

Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Idaho Springs

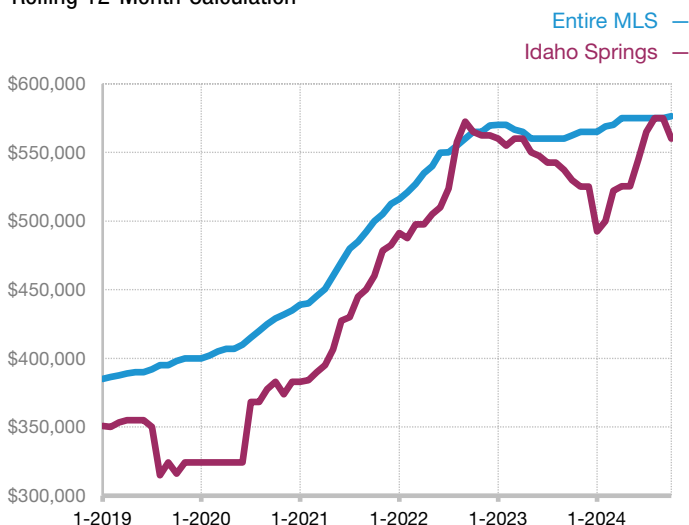
Single Family	October			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Inventory of Active Listings	29	31	+ 6.9%	--	--	--
Under Contract	2	12	+ 500.0%	57	61	+ 7.0%
New Listings	9	12	+ 33.3%	86	97	+ 12.8%
Sold Listings	10	8	- 20.0%	56	53	- 5.4%
Days on Market Until Sale	55	45	- 18.2%	37	44	+ 18.9%
Median Sales Price*	\$457,500	\$512,500	+ 12.0%	\$512,500	\$575,000	+ 12.2%
Average Sales Price*	\$574,820	\$538,125	- 6.4%	\$572,504	\$629,703	+ 10.0%
Percent of List Price Received*	96.2%	97.2%	+ 1.0%	98.3%	98.0%	- 0.3%

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	October			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Inventory of Active Listings	1	1	0.0%	--	--	--
Under Contract	0	0	--	7	2	- 71.4%
New Listings	1	0	- 100.0%	8	3	- 62.5%
Sold Listings	1	0	- 100.0%	7	3	- 57.1%
Days on Market Until Sale	22	0	- 100.0%	16	87	+ 443.8%
Median Sales Price*	\$280,000	\$0	- 100.0%	\$380,000	\$305,000	- 19.7%
Average Sales Price*	\$280,000	\$0	- 100.0%	\$346,286	\$331,667	- 4.2%
Percent of List Price Received*	96.9%	0.0%	- 100.0%	101.1%	100.8%	- 0.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

