

# Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Idaho Springs

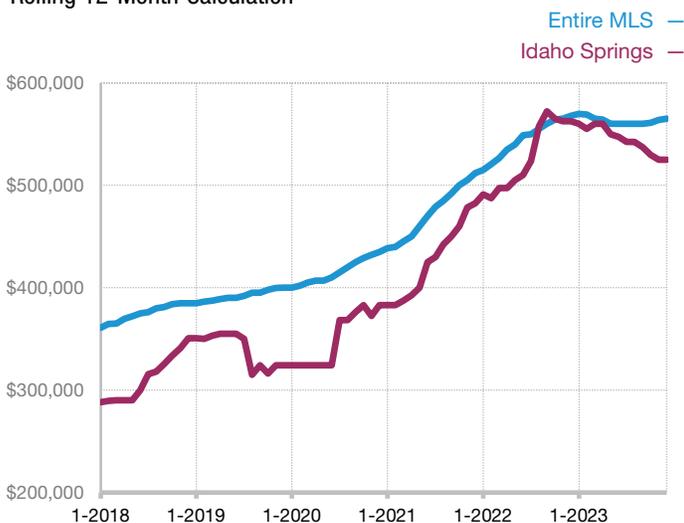
Single Family	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	15	12	- 20.0%	--	--	--
Under Contract	0	3	--	69	67	- 2.9%
New Listings	1	7	+ 600.0%	93	95	+ 2.2%
Sold Listings	4	5	+ 25.0%	74	64	- 13.5%
Days on Market Until Sale	35	43	+ 22.9%	33	38	+ 15.2%
Median Sales Price*	\$445,000	\$445,000	0.0%	\$562,500	\$525,000	- 6.7%
Average Sales Price*	\$451,875	\$453,900	+ 0.4%	\$621,969	\$571,414	- 8.1%
Percent of List Price Received*	98.9%	93.8%	- 5.2%	100.3%	97.9%	- 2.4%

\* 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	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
Inventory of Active Listings	0	2	--	--	--	--
Under Contract	0	1	--	2	8	+ 300.0%
New Listings	0	0	--	2	10	+ 400.0%
Sold Listings	0	0	--	2	7	+ 250.0%
Days on Market Until Sale	0	0	--	41	16	- 61.0%
Median Sales Price*	\$0	\$0	--	\$265,050	\$380,000	+ 43.4%
Average Sales Price*	\$0	\$0	--	\$265,050	\$346,286	+ 30.6%
Percent of List Price Received*	0.0%	0.0%	--	99.5%	101.1%	+ 1.6%

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

