

Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Idaho Springs

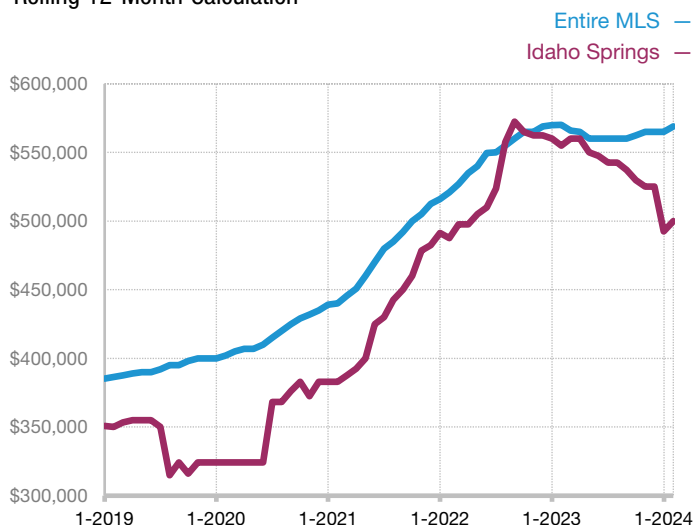
| Single Family | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2023 | 2024 | Percent Change from Previous Year | Thru 02-2023 | Thru 02-2024 | Percent Change from Previous Year |
| Inventory of Active Listings | 11 | 8 | - 27.3% | -- | -- | -- |
| Under Contract | 4 | 3 | - 25.0% | 7 | 6 | - 14.3% |
| New Listings | 1 | 4 | + 300.0% | 4 | 6 | + 50.0% |
| Sold Listings | 2 | 3 | + 50.0% | 3 | 6 | + 100.0% |
| Days on Market Until Sale | 39 | 41 | + 5.1% | 47 | 33 | - 29.8% |
| Median Sales Price* | \$530,000 | \$522,000 | - 1.5% | \$534,500 | \$445,000 | - 16.7% |
| Average Sales Price* | \$530,000 | \$586,833 | + 10.7% | \$531,500 | \$474,083 | - 10.8% |
| Percent of List Price Received* | 99.0% | 98.2% | - 0.8% | 98.4% | 96.1% | - 2.3% |

* 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 | February | | | Year to Date | | |
|---------------------------------|-----------|------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2023 | 2024 | Percent Change from Previous Year | Thru 02-2023 | Thru 02-2024 | Percent Change from Previous Year |
| Inventory of Active Listings | 0 | 2 | -- | -- | -- | -- |
| Under Contract | 2 | 0 | - 100.0% | 2 | 0 | - 100.0% |
| New Listings | 2 | 0 | - 100.0% | 2 | 0 | - 100.0% |
| Sold Listings | 1 | 0 | - 100.0% | 1 | 1 | 0.0% |
| Days on Market Until Sale | 2 | 0 | - 100.0% | 2 | 24 | + 1100.0% |
| Median Sales Price* | \$416,000 | \$0 | - 100.0% | \$416,000 | \$305,000 | - 26.7% |
| Average Sales Price* | \$416,000 | \$0 | - 100.0% | \$416,000 | \$305,000 | - 26.7% |
| Percent of List Price Received* | 104.0% | 0.0% | - 100.0% | 104.0% | 100.0% | - 3.8% |

* 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

