

# Local Market Update for October 2022

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Idaho Springs

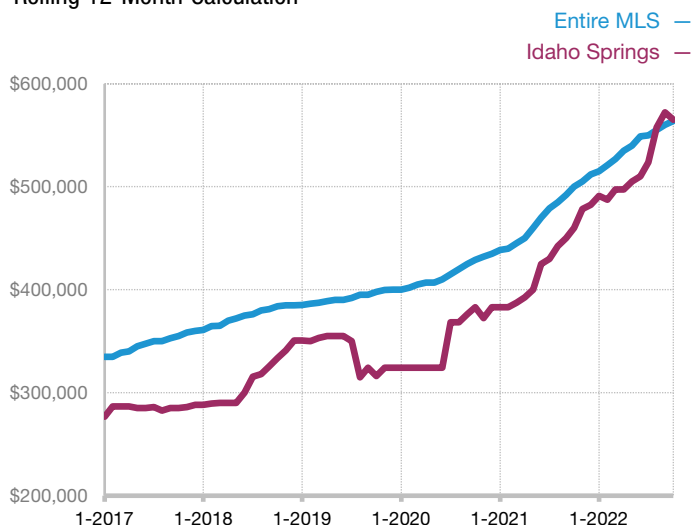
Single Family	October			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	18	14	- 22.2%	--	--	--
Under Contract	13	5	- 61.5%	80	64	- 20.0%
New Listings	16	9	- 43.8%	98	86	- 12.2%
Sold Listings	15	12	- 20.0%	73	64	- 12.3%
Days on Market Until Sale	33	38	+ 15.2%	26	29	+ 11.5%
Median Sales Price*	\$545,000	\$527,500	- 3.2%	\$480,000	\$557,500	+ 16.1%
Average Sales Price*	\$606,733	\$547,525	- 9.8%	\$520,554	\$623,800	+ 19.8%
Percent of List Price Received*	100.1%	96.7%	- 3.4%	103.4%	100.7%	- 2.6%

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

Townhouse/Condo	October			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 10-2021	Thru 10-2022	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	1	0	- 100.0%	3	2	- 33.3%
New Listings	1	0	- 100.0%	4	2	- 50.0%
Sold Listings	1	1	0.0%	3	2	- 33.3%
Days on Market Until Sale	0	70	--	2	41	+ 1950.0%
Median Sales Price*	\$316,500	\$255,000	- 19.4%	\$322,000	\$265,050	- 17.7%
Average Sales Price*	\$316,500	\$255,000	- 19.4%	\$396,167	\$265,050	- 33.1%
Percent of List Price Received*	100.5%	92.7%	- 7.8%	100.5%	99.5%	- 1.0%

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



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

