

# Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Idaho Springs

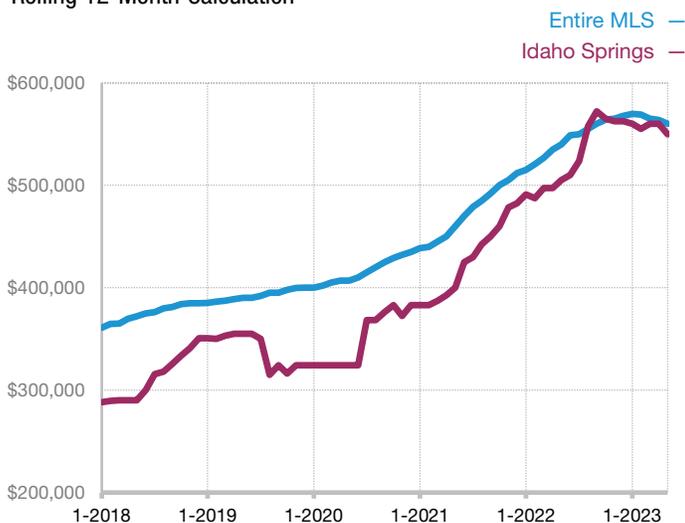
Single Family	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
Inventory of Active Listings	15	17	+ 13.3%	--	--	--
Under Contract	8	4	- 50.0%	22	17	- 22.7%
New Listings	13	9	- 30.8%	30	27	- 10.0%
Sold Listings	7	3	- 57.1%	19	14	- 26.3%
Days on Market Until Sale	27	7	- 74.1%	30	53	+ 76.7%
Median Sales Price*	\$681,000	<b>\$721,000</b>	+ 5.9%	\$587,500	<b>\$567,250</b>	- 3.4%
Average Sales Price*	\$666,914	<b>\$706,667</b>	+ 6.0%	\$645,047	<b>\$589,571</b>	- 8.6%
Percent of List Price Received*	106.4%	<b>98.8%</b>	- 7.1%	104.3%	<b>97.7%</b>	- 6.3%

\* 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	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
Inventory of Active Listings	0	1	--	--	--	--
Under Contract	0	2	--	1	5	+ 400.0%
New Listings	0	2	--	1	6	+ 500.0%
Sold Listings	1	1	0.0%	1	3	+ 200.0%
Days on Market Until Sale	11	3	- 72.7%	11	8	- 27.3%
Median Sales Price*	\$275,100	<b>\$275,000</b>	- 0.0%	\$275,100	<b>\$399,000</b>	+ 45.0%
Average Sales Price*	\$275,100	<b>\$275,000</b>	- 0.0%	\$275,100	<b>\$363,333</b>	+ 32.1%
Percent of List Price Received*	106.2%	<b>100.0%</b>	- 5.8%	106.2%	<b>103.5%</b>	- 2.5%

\* 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

