

Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Idaho Springs

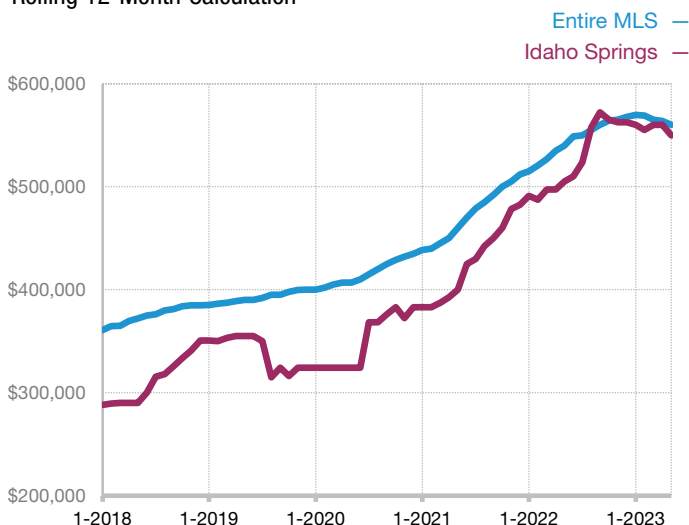
Single Family	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
Inventory of Active Listings	15	17	+ 13.3%	--	--	--
Under Contract	8	4	- 50.0%	22	17	- 22.7%
New Listings	13	9	- 30.8%	30	27	- 10.0%
Sold Listings	7	3	- 57.1%	19	14	- 26.3%
Days on Market Until Sale	27	7	- 74.1%	30	53	+ 76.7%
Median Sales Price*	\$681,000	\$721,000	+ 5.9%	\$587,500	\$567,250	- 3.4%
Average Sales Price*	\$666,914	\$706,667	+ 6.0%	\$645,047	\$589,571	- 8.6%
Percent of List Price Received*	106.4%	98.8%	- 7.1%	104.3%	97.7%	- 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		
Key Metrics	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	\$275,000	- 0.0%	\$275,100	\$399,000	+ 45.0%
Average Sales Price*	\$275,100	\$275,000	- 0.0%	\$275,100	\$363,333	+ 32.1%
Percent of List Price Received*	106.2%	100.0%	- 5.8%	106.2%	103.5%	- 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

