

# Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Idaho Springs

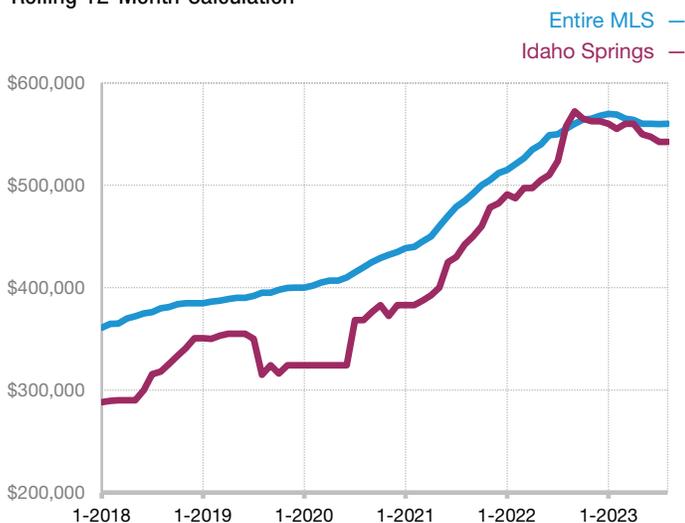
Single Family	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	29	29	0.0%	--	--	--
Under Contract	18	9	- 50.0%	50	47	- 6.0%
New Listings	13	10	- 23.1%	75	70	- 6.7%
Sold Listings	7	17	+ 142.9%	38	42	+ 10.5%
Days on Market Until Sale	35	23	- 34.3%	24	35	+ 45.8%
Median Sales Price*	\$550,000	\$565,000	+ 2.7%	\$572,500	\$537,250	- 6.2%
Average Sales Price*	\$695,714	\$634,765	- 8.8%	\$634,905	\$584,929	- 7.9%
Percent of List Price Received*	99.6%	99.6%	0.0%	103.1%	98.9%	- 4.1%

\* 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	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
Inventory of Active Listings	0	1	--	--	--	--
Under Contract	1	0	- 100.0%	2	6	+ 200.0%
New Listings	0	1	--	2	7	+ 250.0%
Sold Listings	0	0	--	1	6	+ 500.0%
Days on Market Until Sale	0	0	--	11	16	+ 45.5%
Median Sales Price*	\$0	\$0	--	\$275,100	\$386,000	+ 40.3%
Average Sales Price*	\$0	\$0	--	\$275,100	\$357,333	+ 29.9%
Percent of List Price Received*	0.0%	0.0%	--	106.2%	101.8%	- 4.1%

\* 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

