

Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Idaho Springs

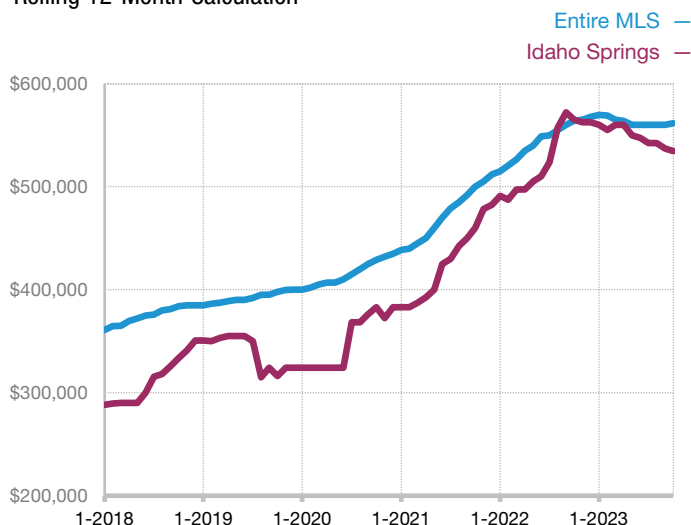
Single Family	October			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	20	25	+ 25.0%	--	--	--
Under Contract	5	3	- 40.0%	64	58	- 9.4%
New Listings	9	9	0.0%	87	86	- 1.1%
Sold Listings	12	9	- 25.0%	64	55	- 14.1%
Days on Market Until Sale	38	60	+ 57.9%	29	38	+ 31.0%
Median Sales Price*	\$527,500	\$485,000	- 8.1%	\$557,500	\$525,000	- 5.8%
Average Sales Price*	\$547,525	\$590,911	+ 7.9%	\$623,800	\$575,095	- 7.8%
Percent of List Price Received*	96.7%	95.8%	- 0.9%	100.7%	98.2%	- 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.

Townhouse/Condo	October			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Inventory of Active Listings	0	1	--	--	--	--
Under Contract	0	0	--	2	7	+ 250.0%
New Listings	0	1	--	2	8	+ 300.0%
Sold Listings	1	1	0.0%	2	7	+ 250.0%
Days on Market Until Sale	70	22	- 68.6%	41	16	- 61.0%
Median Sales Price*	\$255,000	\$280,000	+ 9.8%	\$265,050	\$380,000	+ 43.4%
Average Sales Price*	\$255,000	\$280,000	+ 9.8%	\$265,050	\$346,286	+ 30.6%
Percent of List Price Received*	92.7%	96.9%	+ 4.5%	99.5%	101.1%	+ 1.6%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

