

# Local Market Update for November 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Idaho Springs

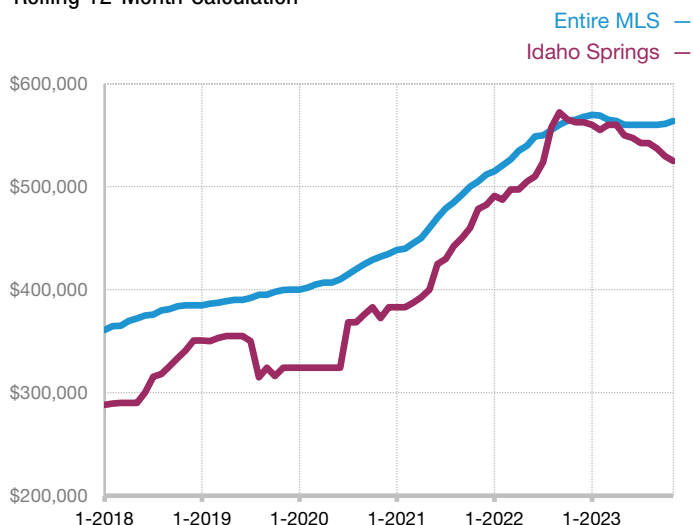
Single Family	November			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
Inventory of Active Listings	18	14	- 22.2%	--	--	--
Under Contract	5	7	+ 40.0%	69	65	- 5.8%
New Listings	5	2	- 60.0%	92	88	- 4.3%
Sold Listings	6	3	- 50.0%	70	59	- 15.7%
Days on Market Until Sale	71	32	- 54.9%	32	37	+ 15.6%
Median Sales Price*	\$655,000	\$840,000	+ 28.2%	\$565,000	\$525,810	- 6.9%
Average Sales Price*	\$715,833	\$746,937	+ 4.3%	\$631,689	\$581,373	- 8.0%
Percent of List Price Received*	97.5%	98.1%	+ 0.6%	100.4%	98.3%	- 2.1%

\* 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	November			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
Inventory of Active Listings	0	3	--	--	--	--
Under Contract	0	0	--	2	7	+ 250.0%
New Listings	0	2	--	2	10	+ 400.0%
Sold Listings	0	0	--	2	7	+ 250.0%
Days on Market Until Sale	0	0	--	41	16	- 61.0%
Median Sales Price*	\$0	\$0	--	\$265,050	\$380,000	+ 43.4%
Average Sales Price*	\$0	\$0	--	\$265,050	\$346,286	+ 30.6%
Percent of List Price Received*	0.0%	0.0%	--	99.5%	101.1%	+ 1.6%

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

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



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

