

Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Idaho Springs

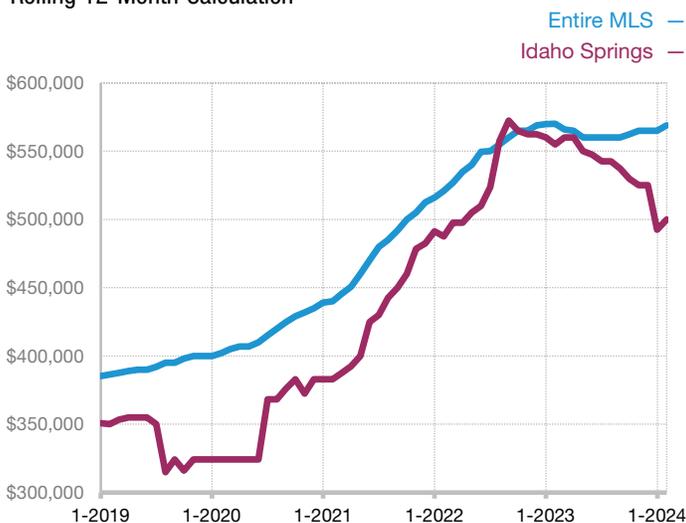
Single Family	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	11	8	- 27.3%	--	--	--
Under Contract	4	3	- 25.0%	7	6	- 14.3%
New Listings	1	4	+ 300.0%	4	6	+ 50.0%
Sold Listings	2	3	+ 50.0%	3	6	+ 100.0%
Days on Market Until Sale	39	41	+ 5.1%	47	33	- 29.8%
Median Sales Price*	\$530,000	\$522,000	- 1.5%	\$534,500	\$445,000	- 16.7%
Average Sales Price*	\$530,000	\$586,833	+ 10.7%	\$531,500	\$474,083	- 10.8%
Percent of List Price Received*	99.0%	98.2%	- 0.8%	98.4%	96.1%	- 2.3%

* 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	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
Inventory of Active Listings	0	2	--	--	--	--
Under Contract	2	0	- 100.0%	2	0	- 100.0%
New Listings	2	0	- 100.0%	2	0	- 100.0%
Sold Listings	1	0	- 100.0%	1	1	0.0%
Days on Market Until Sale	2	0	- 100.0%	2	24	+ 1100.0%
Median Sales Price*	\$416,000	\$0	- 100.0%	\$416,000	\$305,000	- 26.7%
Average Sales Price*	\$416,000	\$0	- 100.0%	\$416,000	\$305,000	- 26.7%
Percent of List Price Received*	104.0%	0.0%	- 100.0%	104.0%	100.0%	- 3.8%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

