

Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Idaho Springs

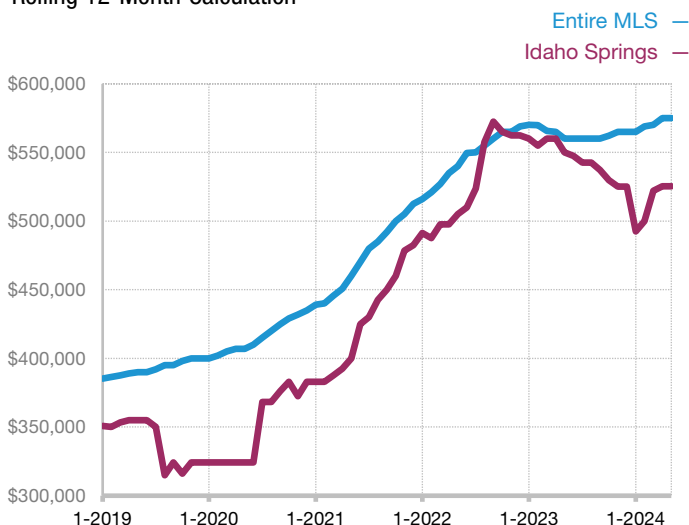
| Single Family | May | | | Year to Date | | |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics | 2023 | 2024 | Percent Change from Previous Year | Thru 05-2023 | Thru 05-2024 | Percent Change from Previous Year |
| Inventory of Active Listings | 23 | 16 | - 30.4% | -- | -- | -- |
| Under Contract | 2 | 5 | + 150.0% | 15 | 18 | + 20.0% |
| New Listings | 9 | 12 | + 33.3% | 27 | 31 | + 14.8% |
| Sold Listings | 3 | 5 | + 66.7% | 14 | 16 | + 14.3% |
| Days on Market Until Sale | 7 | 35 | + 400.0% | 53 | 45 | - 15.1% |
| Median Sales Price* | \$721,000 | \$705,000 | - 2.2% | \$567,250 | \$587,500 | + 3.6% |
| Average Sales Price* | \$706,667 | \$733,800 | + 3.8% | \$589,571 | \$601,156 | + 2.0% |
| Percent of List Price Received* | 98.8% | 100.1% | + 1.3% | 97.7% | 98.6% | + 0.9% |

* 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 | 2023 | 2024 | Percent Change from Previous Year | Thru 05-2023 | Thru 05-2024 | Percent Change from Previous Year |
| Inventory of Active Listings | 1 | 1 | 0.0% | -- | -- | -- |
| Under Contract | 2 | 0 | - 100.0% | 5 | 0 | - 100.0% |
| New Listings | 2 | 0 | - 100.0% | 6 | 0 | - 100.0% |
| Sold Listings | 1 | 0 | - 100.0% | 3 | 1 | - 66.7% |
| Days on Market Until Sale | 3 | 0 | - 100.0% | 8 | 24 | + 200.0% |
| Median Sales Price* | \$275,000 | \$0 | - 100.0% | \$399,000 | \$305,000 | - 23.6% |
| Average Sales Price* | \$275,000 | \$0 | - 100.0% | \$363,333 | \$305,000 | - 16.1% |
| Percent of List Price Received* | 100.0% | 0.0% | - 100.0% | 103.5% | 100.0% | - 3.4% |

* 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

