

# Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Idaho Springs

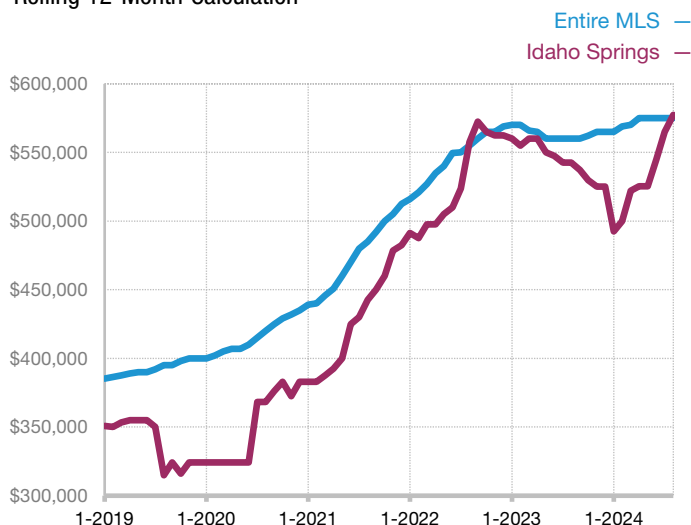
Single Family	August			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	31	33	+ 6.5%	--	--	--
Under Contract	9	11	+ 22.2%	47	45	- 4.3%
New Listings	10	14	+ 40.0%	70	79	+ 12.9%
Sold Listings	17	10	- 41.2%	42	38	- 9.5%
Days on Market Until Sale	23	22	- 4.3%	35	48	+ 37.1%
Median Sales Price*	\$565,000	\$642,500	+ 13.7%	\$537,250	\$607,500	+ 13.1%
Average Sales Price*	\$634,765	\$728,650	+ 14.8%	\$584,929	\$687,941	+ 17.6%
Percent of List Price Received*	99.6%	97.6%	- 2.0%	98.9%	97.7%	- 1.2%

\* 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		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	1	3	+ 200.0%	--	--	--
Under Contract	0	1	--	6	1	- 83.3%
New Listings	1	0	- 100.0%	7	3	- 57.1%
Sold Listings	0	0	--	6	1	- 83.3%
Days on Market Until Sale	0	0	--	16	24	+ 50.0%
Median Sales Price*	\$0	\$0	--	\$386,000	\$305,000	- 21.0%
Average Sales Price*	\$0	\$0	--	\$357,333	\$305,000	- 14.6%
Percent of List Price Received*	0.0%	0.0%	--	101.8%	100.0%	- 1.8%

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



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

