

# Local Market Update for November 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Idaho Springs

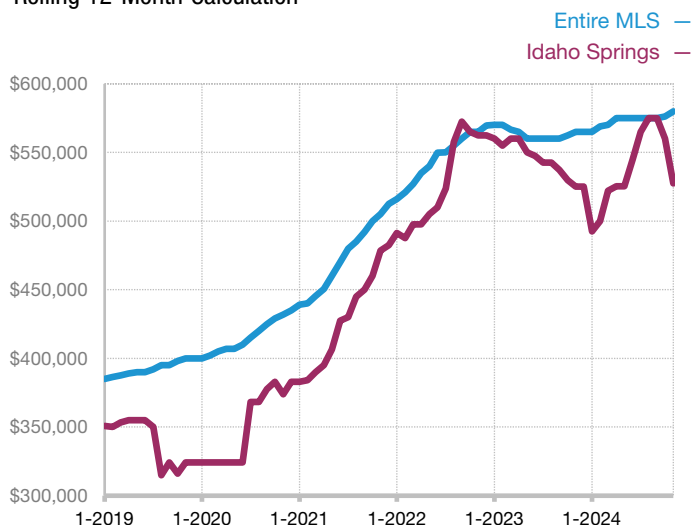
Single Family	November			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
Inventory of Active Listings	21	24	+ 14.3%	--	--	--
Under Contract	6	0	- 100.0%	63	61	- 3.2%
New Listings	2	3	+ 50.0%	88	100	+ 13.6%
Sold Listings	3	10	+ 233.3%	59	63	+ 6.8%
Days on Market Until Sale	32	58	+ 81.3%	37	46	+ 24.3%
Median Sales Price*	\$840,000	\$438,500	- 47.8%	\$525,810	\$535,000	+ 1.7%
Average Sales Price*	\$746,937	\$507,400	- 32.1%	\$581,373	\$610,290	+ 5.0%
Percent of List Price Received*	98.1%	99.3%	+ 1.2%	98.3%	98.3%	0.0%

\* 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	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
Inventory of Active Listings	3	1	- 66.7%	--	--	--
Under Contract	0	0	--	7	2	- 71.4%
New Listings	2	0	- 100.0%	10	3	- 70.0%
Sold Listings	0	0	--	7	3	- 57.1%
Days on Market Until Sale	0	0	--	16	87	+ 443.8%
Median Sales Price*	\$0	\$0	--	\$380,000	\$305,000	- 19.7%
Average Sales Price*	\$0	\$0	--	\$346,286	\$331,667	- 4.2%
Percent of List Price Received*	0.0%	0.0%	--	101.1%	100.8%	- 0.3%

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



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

