

# Local Market Update for March 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Idaho Springs

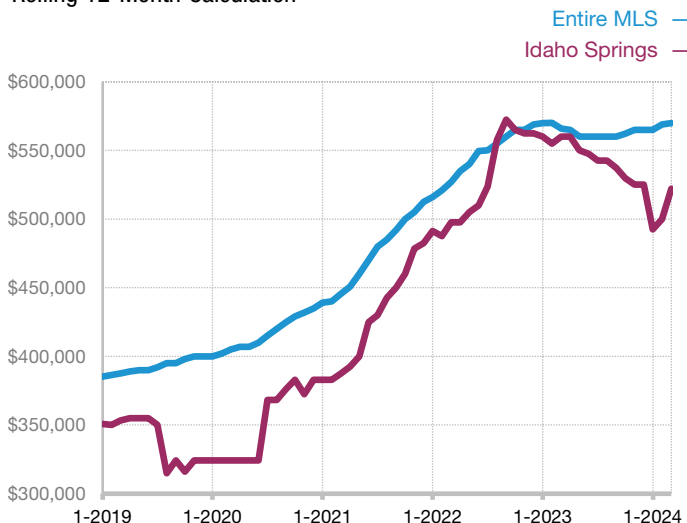
Single Family	March			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	13	9	- 30.8%	--	--	--
Under Contract	3	2	- 33.3%	10	8	- 20.0%
New Listings	6	4	- 33.3%	10	10	0.0%
Sold Listings	4	2	- 50.0%	7	8	+ 14.3%
Days on Market Until Sale	67	63	- 6.0%	58	40	- 31.0%
Median Sales Price*	\$557,500	\$607,500	+ 9.0%	\$534,500	\$491,000	- 8.1%
Average Sales Price*	\$626,125	\$607,500	- 3.0%	\$585,571	\$507,438	- 13.3%
Percent of List Price Received*	95.3%	97.3%	+ 2.1%	96.6%	96.4%	- 0.2%

\* 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	March			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	0	2	--	--	--	--
Under Contract	0	0	--	2	0	- 100.0%
New Listings	0	0	--	2	0	- 100.0%
Sold Listings	1	0	- 100.0%	2	1	- 50.0%
Days on Market Until Sale	18	0	- 100.0%	10	24	+ 140.0%
Median Sales Price*	\$399,000	\$0	- 100.0%	\$407,500	\$305,000	- 25.2%
Average Sales Price*	\$399,000	\$0	- 100.0%	\$407,500	\$305,000	- 25.2%
Percent of List Price Received*	106.4%	0.0%	- 100.0%	105.2%	100.0%	- 4.9%

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



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

