

# Local Market Update for March 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Idaho Springs

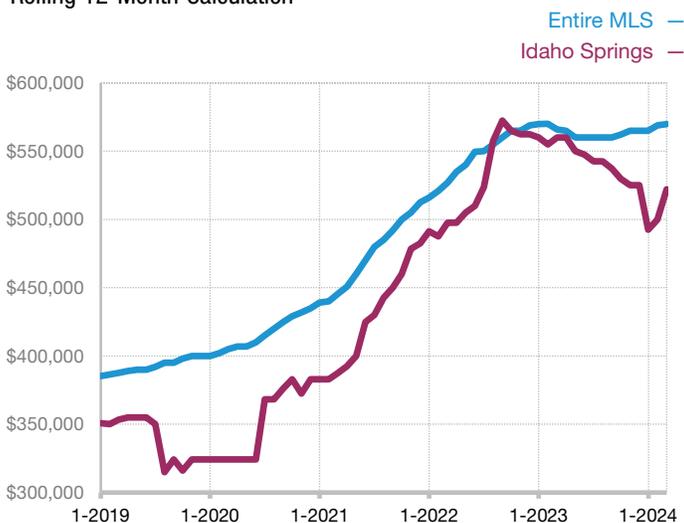
Single Family	March			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
Inventory of Active Listings	13	9	- 30.8%	--	--	--
Under Contract	3	2	- 33.3%	10	8	- 20.0%
New Listings	6	4	- 33.3%	10	10	0.0%
Sold Listings	4	2	- 50.0%	7	8	+ 14.3%
Days on Market Until Sale	67	63	- 6.0%	58	40	- 31.0%
Median Sales Price*	\$557,500	<b>\$607,500</b>	+ 9.0%	\$534,500	<b>\$491,000</b>	- 8.1%
Average Sales Price*	\$626,125	<b>\$607,500</b>	- 3.0%	\$585,571	<b>\$507,438</b>	- 13.3%
Percent of List Price Received*	95.3%	<b>97.3%</b>	+ 2.1%	96.6%	<b>96.4%</b>	- 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		
	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	<b>\$0</b>	- 100.0%	\$407,500	<b>\$305,000</b>	- 25.2%
Average Sales Price*	\$399,000	<b>\$0</b>	- 100.0%	\$407,500	<b>\$305,000</b>	- 25.2%
Percent of List Price Received*	106.4%	<b>0.0%</b>	- 100.0%	105.2%	<b>100.0%</b>	- 4.9%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

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



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

