

# Local Market Update for July 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Idaho Springs

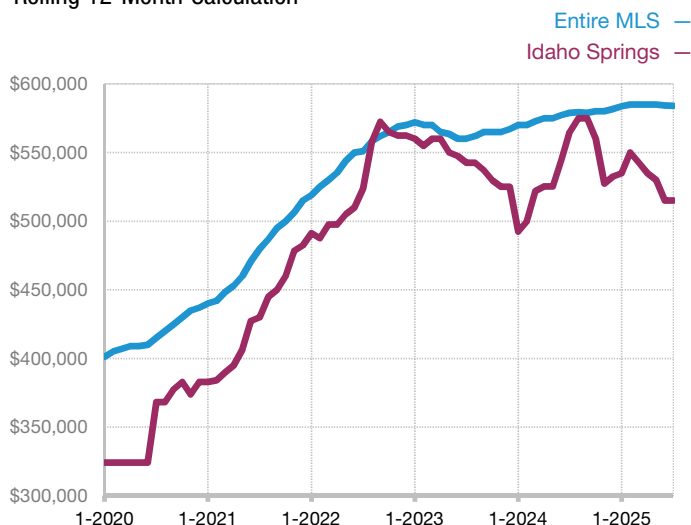
Single Family	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Inventory of Active Listings	35	50	+ 42.9%	--	--	--
Under Contract	9	4	- 55.6%	35	31	- 11.4%
New Listings	14	19	+ 35.7%	66	77	+ 16.7%
Sold Listings	9	11	+ 22.2%	28	25	- 10.7%
Days on Market Until Sale	17	33	+ 94.1%	57	56	- 1.8%
Median Sales Price*	\$600,000	\$595,000	- 0.8%	\$600,000	\$595,000	- 0.8%
Average Sales Price*	\$587,972	\$557,864	- 5.1%	\$673,402	\$597,140	- 11.3%
Percent of List Price Received*	97.7%	98.8%	+ 1.1%	97.7%	97.4%	- 0.3%

\* 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	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Inventory of Active Listings	3	0	- 100.0%	--	--	--
Under Contract	1	0	- 100.0%	1	1	0.0%
New Listings	2	0	- 100.0%	3	2	- 33.3%
Sold Listings	1	1	0.0%	2	1	- 50.0%
Days on Market Until Sale	219	21	- 90.4%	122	21	- 82.8%
Median Sales Price*	\$285,000	\$290,000	+ 1.8%	\$295,000	\$290,000	- 1.7%
Average Sales Price*	\$285,000	\$290,000	+ 1.8%	\$295,000	\$290,000	- 1.7%
Percent of List Price Received*	100.0%	95.1%	- 4.9%	100.0%	95.1%	- 4.9%

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



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

