

# Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Idaho Springs

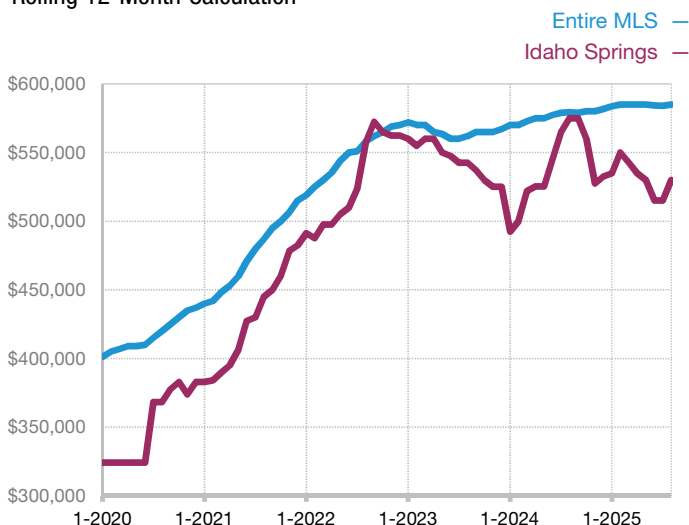
Single Family	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Inventory of Active Listings	38	42	+ 10.5%	--	--	--
Under Contract	9	14	+ 55.6%	44	44	0.0%
New Listings	14	7	- 50.0%	80	84	+ 5.0%
Sold Listings	11	9	- 18.2%	39	34	- 12.8%
Days on Market Until Sale	26	57	+ 119.2%	48	56	+ 16.7%
Median Sales Price*	\$625,000	\$592,000	- 5.3%	\$600,000	\$593,500	- 1.1%
Average Sales Price*	\$677,182	\$590,778	- 12.8%	\$674,468	\$595,456	- 11.7%
Percent of List Price Received*	97.7%	98.6%	+ 0.9%	97.7%	97.7%	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	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Inventory of Active Listings	2	0	- 100.0%	--	--	--
Under Contract	1	0	- 100.0%	2	1	- 50.0%
New Listings	0	0	--	3	2	- 33.3%
Sold Listings	0	0	--	2	1	- 50.0%
Days on Market Until Sale	0	0	--	122	21	- 82.8%
Median Sales Price*	\$0	\$0	--	\$295,000	\$290,000	- 1.7%
Average Sales Price*	\$0	\$0	--	\$295,000	\$290,000	- 1.7%
Percent of List Price Received*	0.0%	0.0%	--	100.0%	95.1%	- 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

