

Local Market Update for September 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Idaho Springs

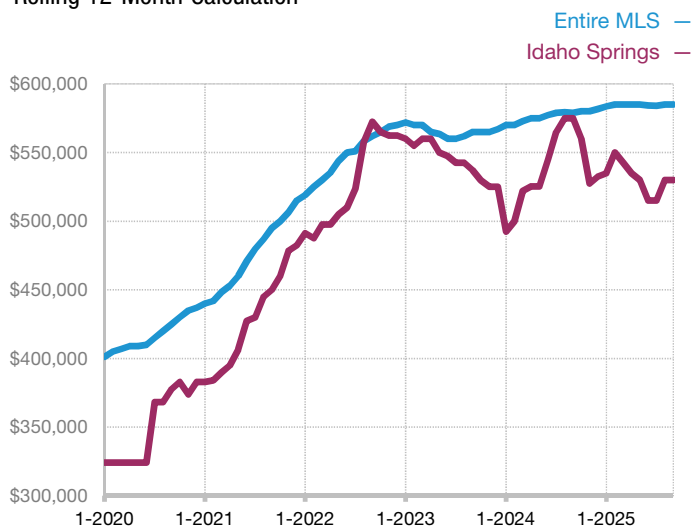
Single Family	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
Inventory of Active Listings	38	37	- 2.6%	--	--	--
Under Contract	5	7	+ 40.0%	49	49	0.0%
New Listings	5	3	- 40.0%	85	87	+ 2.4%
Sold Listings	6	9	+ 50.0%	45	43	- 4.4%
Days on Market Until Sale	16	48	+ 200.0%	44	55	+ 25.0%
Median Sales Price*	\$467,500	\$535,000	+ 14.4%	\$600,000	\$568,000	- 5.3%
Average Sales Price*	\$460,833	\$507,833	+ 10.2%	\$645,983	\$577,116	- 10.7%
Percent of List Price Received*	101.2%	97.3%	- 3.9%	98.2%	97.6%	- 0.6%

* 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	September			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
Inventory of Active Listings	2	0	- 100.0%	--	--	--
Under Contract	0	0	--	2	1	- 50.0%
New Listings	0	0	--	3	2	- 33.3%
Sold Listings	1	0	- 100.0%	3	1	- 66.7%
Days on Market Until Sale	18	0	- 100.0%	87	21	- 75.9%
Median Sales Price*	\$405,000	\$0	- 100.0%	\$305,000	\$290,000	- 4.9%
Average Sales Price*	\$405,000	\$0	- 100.0%	\$331,667	\$290,000	- 12.6%
Percent of List Price Received*	102.5%	0.0%	- 100.0%	100.8%	95.1%	- 5.7%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

