

Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Idaho Springs

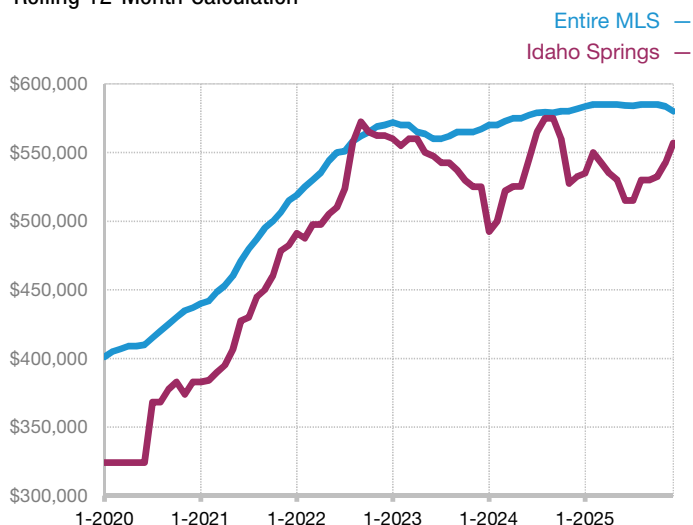
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	25	16	- 36.0%	--	--	--
Under Contract	3	2	- 33.3%	63	62	- 1.6%
New Listings	1	0	- 100.0%	101	94	- 6.9%
Sold Listings	1	8	+ 700.0%	64	63	- 1.6%
Days on Market Until Sale	88	149	+ 69.3%	47	68	+ 44.7%
Median Sales Price*	\$400,000	\$620,150	+ 55.0%	\$532,500	\$557,000	+ 4.6%
Average Sales Price*	\$400,000	\$610,038	+ 52.5%	\$607,004	\$585,423	- 3.6%
Percent of List Price Received*	96.6%	97.3%	+ 0.7%	98.2%	97.5%	- 0.7%

* 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	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	1	1	0.0%	--	--	--
Under Contract	0	0	--	2	1	- 50.0%
New Listings	0	0	--	3	3	0.0%
Sold Listings	0	0	--	3	1	- 66.7%
Days on Market Until Sale	0	0	--	87	21	- 75.9%
Median Sales Price*	\$0	\$0	--	\$305,000	\$290,000	- 4.9%
Average Sales Price*	\$0	\$0	--	\$331,667	\$290,000	- 12.6%
Percent of List Price Received*	0.0%	0.0%	--	100.8%	95.1%	- 5.7%

* 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

