

# Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Idaho Springs

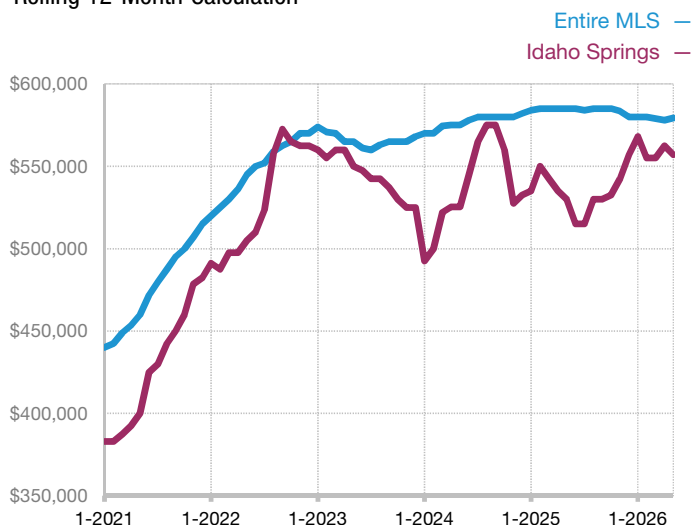
Single Family	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	41	37	- 9.8%	--	--	--
Under Contract	7	3	- 57.1%	14	17	+ 21.4%
New Listings	29	18	- 37.9%	43	48	+ 11.6%
Sold Listings	2	3	+ 50.0%	10	14	+ 40.0%
Days on Market Until Sale	181	41	- 77.3%	96	85	- 11.5%
Median Sales Price*	\$572,500	\$535,000	- 6.6%	\$565,000	\$572,500	+ 1.3%
Average Sales Price*	\$572,500	\$697,167	+ 21.8%	\$623,700	\$643,314	+ 3.1%
Percent of List Price Received*	92.3%	95.4%	+ 3.4%	96.1%	98.7%	+ 2.7%

\* 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	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	1	0	- 100.0%	--	--	--
Under Contract	0	2	--	0	2	--
New Listings	0	0	--	1	2	+ 100.0%
Sold Listings	0	1	--	0	1	--
Days on Market Until Sale	0	5	--	0	5	--
Median Sales Price*	\$0	\$230,000	--	\$0	\$230,000	--
Average Sales Price*	\$0	\$230,000	--	\$0	\$230,000	--
Percent of List Price Received*	0.0%	92.0%	--	0.0%	92.0%	--

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



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

