

Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Idaho Springs

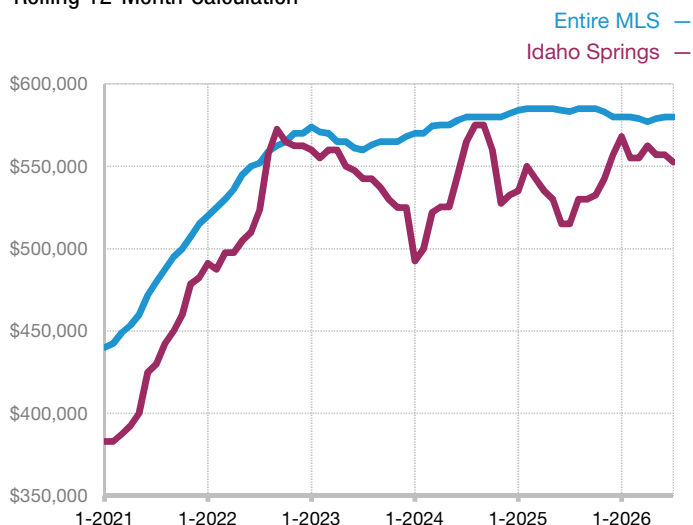
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	53	30	- 43.4%	--	--	--
Under Contract	4	7	+ 75.0%	30	28	- 6.7%
New Listings	19	6	- 68.4%	77	61	- 20.8%
Sold Listings	11	4	- 63.6%	25	20	- 20.0%
Days on Market Until Sale	34	36	+ 5.9%	56	68	+ 21.4%
Median Sales Price*	\$595,000	\$507,000	- 14.8%	\$595,000	\$545,000	- 8.4%
Average Sales Price*	\$557,864	\$506,750	- 9.2%	\$597,140	\$619,670	+ 3.8%
Percent of List Price Received*	98.8%	99.9%	+ 1.1%	97.4%	99.4%	+ 2.1%

* 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	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	0	1	--	--	--	--
Under Contract	0	0	--	1	2	+ 100.0%
New Listings	0	0	--	2	3	+ 50.0%
Sold Listings	1	0	- 100.0%	1	2	+ 100.0%
Days on Market Until Sale	20	0	- 100.0%	20	39	+ 95.0%
Median Sales Price*	\$290,000	\$0	- 100.0%	\$290,000	\$290,000	0.0%
Average Sales Price*	\$290,000	\$0	- 100.0%	\$290,000	\$290,000	0.0%
Percent of List Price Received*	95.1%	0.0%	- 100.0%	95.1%	94.6%	- 0.5%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

