

Local Market Update for August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Idaho Springs

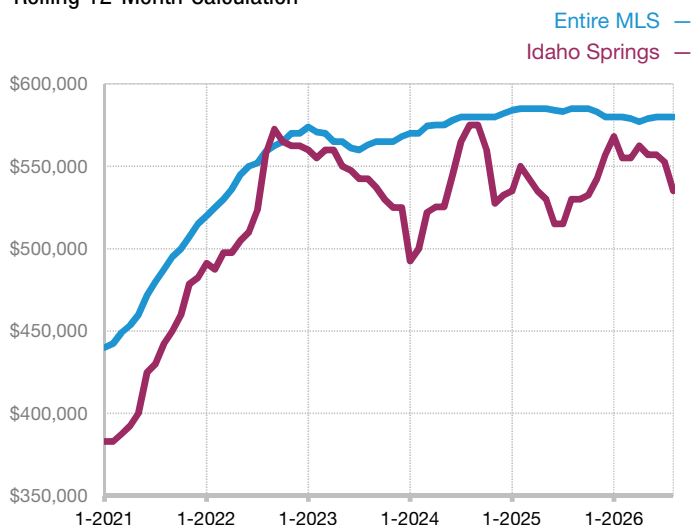
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	47	29	- 38.3%	--	--	--
Under Contract	12	10	- 16.7%	42	37	- 11.9%
New Listings	7	10	+ 42.9%	84	71	- 15.5%
Sold Listings	9	8	- 11.1%	34	28	- 17.6%
Days on Market Until Sale	57	54	- 5.3%	56	64	+ 14.3%
Median Sales Price*	\$592,000	\$490,000	- 17.2%	\$593,500	\$530,000	- 10.7%
Average Sales Price*	\$590,778	\$550,238	- 6.9%	\$595,456	\$599,832	+ 0.7%
Percent of List Price Received*	98.6%	96.1%	- 2.5%	97.7%	98.5%	+ 0.8%

* 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	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	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	0	0	--	1	2	+ 100.0%
Days on Market Until Sale	0	0	--	20	39	+ 95.0%
Median Sales Price*	\$0	\$0	--	\$290,000	\$290,000	0.0%
Average Sales Price*	\$0	\$0	--	\$290,000	\$290,000	0.0%
Percent of List Price Received*	0.0%	0.0%	--	95.1%	94.6%	- 0.5%

* 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

