

Local Market Update for September 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Idaho Springs

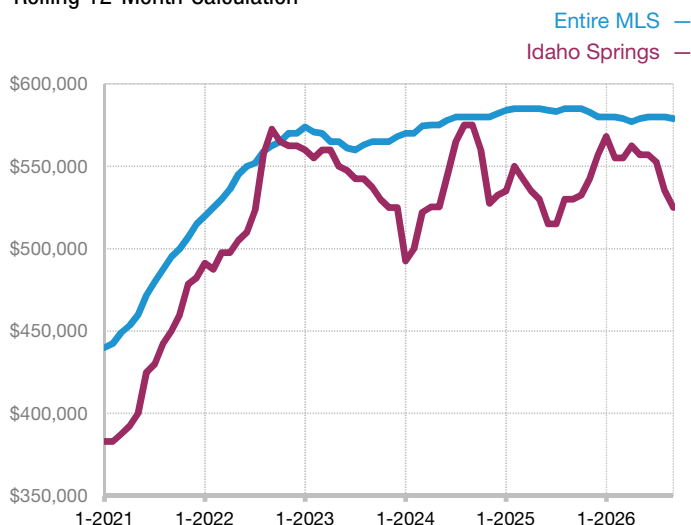
Single Family	September			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
Inventory of Active Listings	43	29	- 32.6%	--	--	--
Under Contract	5	4	- 20.0%	47	40	- 14.9%
New Listings	3	8	+ 166.7%	87	79	- 9.2%
Sold Listings	9	7	- 22.2%	43	35	- 18.6%
Days on Market Until Sale	48	23	- 52.1%	55	56	+ 1.8%
Median Sales Price*	\$535,000	\$421,000	- 21.3%	\$568,000	\$525,000	- 7.6%
Average Sales Price*	\$507,833	\$430,375	- 15.3%	\$577,116	\$565,941	- 1.9%
Percent of List Price Received*	97.3%	99.5%	+ 2.3%	97.6%	98.7%	+ 1.1%

* 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	September			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
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

