Local Market Update for October 2026

A Research Tool Provided by the Colorado Association of REALTORS®

DENVER METRO ASSOCIATION OF REALTORS®

Idaho Springs

Single Family

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	39	**24**	- 38.5%	--	**--**	--
Under Contract	6	**8**	+ 33.3%	53	**48**	- 9.4%
New Listings	6	**5**	- 16.7%	93	**84**	- 9.7%
Sold Listings	8	**6**	- 25.0%	51	**41**	- 19.6%
Days on Market Until Sale	62	**95**	+ 53.2%	56	**61**	+ 8.9%
Median Sales Price*	$583,750	**$632,500**	+ 8.4%	$568,000	**$539,000**	- 5.1%
Average Sales Price*	$699,063	**$677,833**	- 3.0%	$596,245	**$582,315**	- 2.3%
Percent of List Price Received*	96.7%	**97.3%**	+ 0.6%	97.5%	**98.5%**	+ 1.0%

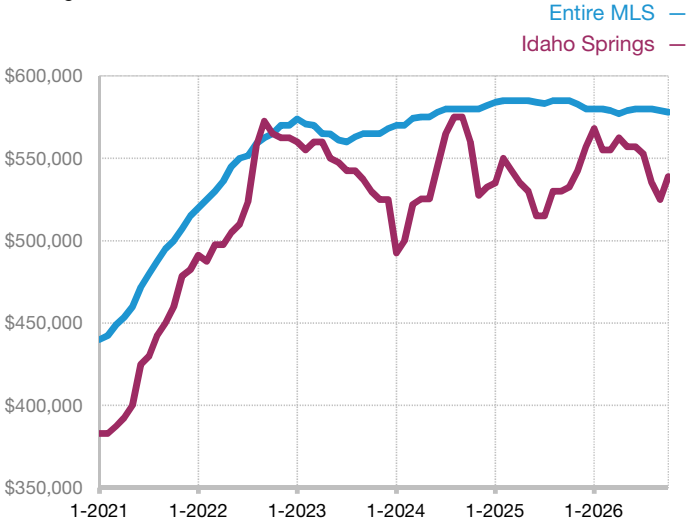
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo

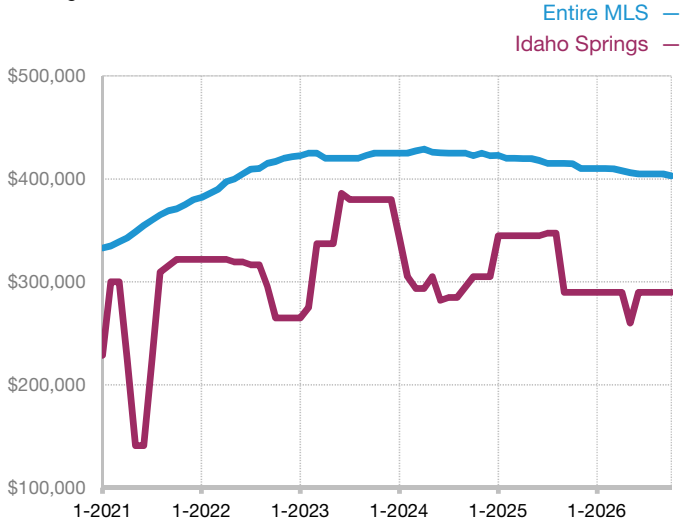
	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
Inventory of Active Listings	0	**1**	--	--	**--**	--
Under Contract	0	**0**	--	1	**2**	+ 100.0%
New Listings	0	**1**	--	2	**4**	+ 100.0%
Sold Listings	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



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