

# Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Idaho Springs

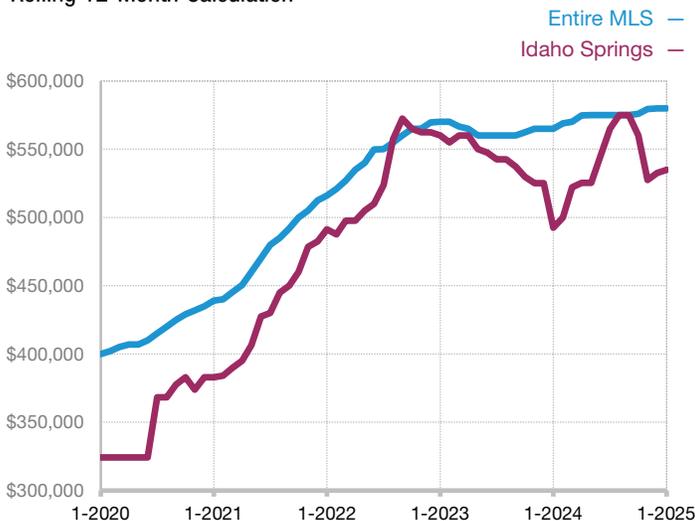
Single Family	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	16	15	- 6.3%	--	--	--
Under Contract	3	2	- 33.3%	3	2	- 33.3%
New Listings	2	3	+ 50.0%	2	3	+ 50.0%
Sold Listings	3	2	- 33.3%	3	2	- 33.3%
Days on Market Until Sale	25	102	+ 308.0%	25	102	+ 308.0%
Median Sales Price*	\$430,000	<b>\$442,500</b>	+ 2.9%	\$430,000	<b>\$442,500</b>	+ 2.9%
Average Sales Price*	\$361,333	<b>\$442,500</b>	+ 22.5%	\$361,333	<b>\$442,500</b>	+ 22.5%
Percent of List Price Received*	94.0%	<b>99.4%</b>	+ 5.7%	94.0%	<b>99.4%</b>	+ 5.7%

\* 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	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	2	0	- 100.0%	--	--	--
Under Contract	0	0	--	0	0	--
New Listings	0	1	--	0	1	--
Sold Listings	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	24	0	- 100.0%	24	0	- 100.0%
Median Sales Price*	\$305,000	<b>\$0</b>	- 100.0%	\$305,000	<b>\$0</b>	- 100.0%
Average Sales Price*	\$305,000	<b>\$0</b>	- 100.0%	\$305,000	<b>\$0</b>	- 100.0%
Percent of List Price Received*	100.0%	<b>0.0%</b>	- 100.0%	100.0%	<b>0.0%</b>	- 100.0%

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

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



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

