

# Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Idaho Springs

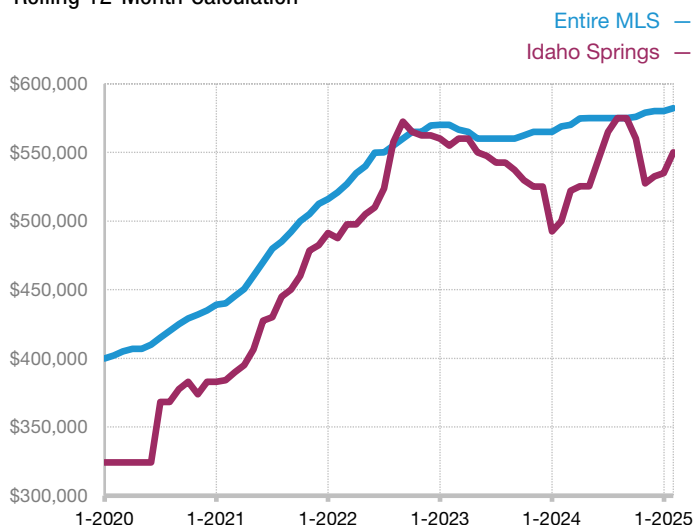
Single Family	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Inventory of Active Listings	14	14	0.0%	--	--	--
Under Contract	3	1	- 66.7%	6	3	- 50.0%
New Listings	4	2	- 50.0%	6	5	- 16.7%
Sold Listings	3	1	- 66.7%	6	3	- 50.0%
Days on Market Until Sale	41	7	- 82.9%	33	70	+ 112.1%
Median Sales Price*	\$522,000	\$624,500	+ 19.6%	\$445,000	\$500,000	+ 12.4%
Average Sales Price*	\$586,833	\$624,500	+ 6.4%	\$474,083	\$503,167	+ 6.1%
Percent of List Price Received*	98.2%	99.3%	+ 1.1%	96.1%	99.3%	+ 3.3%

\* 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	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Inventory of Active Listings	2	0	- 100.0%	--	--	--
Under Contract	0	0	--	0	0	--
New Listings	0	0	--	0	1	--
Sold Listings	0	0	--	1	0	- 100.0%
Days on Market Until Sale	0	0	--	24	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$305,000	\$0	- 100.0%
Average Sales Price*	\$0	\$0	--	\$305,000	\$0	- 100.0%
Percent of List Price Received*	0.0%	0.0%	--	100.0%	0.0%	- 100.0%

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



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

