

Idaho Springs 80452

ZIP code · CO · Colorado > Clear Creek County > Idaho Springs

BALANCED MARKET

\$437K

MEDIAN SALE PRICE

+0.0%

1-YR CHANGE

73

SALES (12 MO)

\$480K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

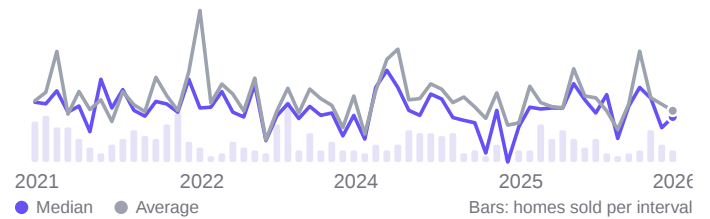
Market temperature (0–100)

53 / 100



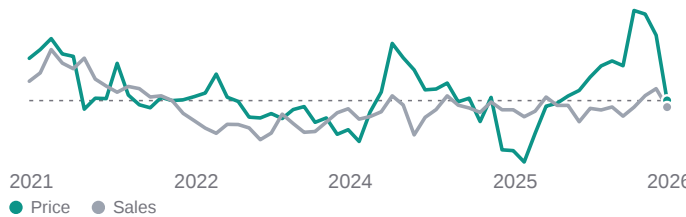
Sale prices

Median \$420K · Average \$458K



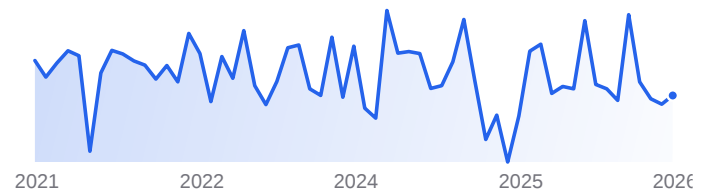
Growth (year over year)

Price +0.0% · Sales -5.2%



Price per square foot

\$309/ft²



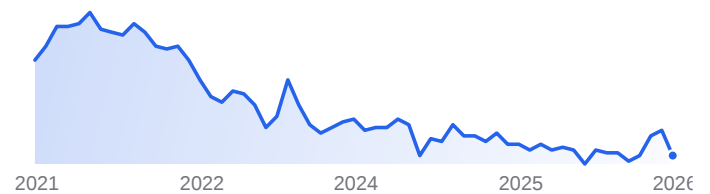
Sale premium vs estimated value

-2.0%



Annual turnover (share of homes sold)

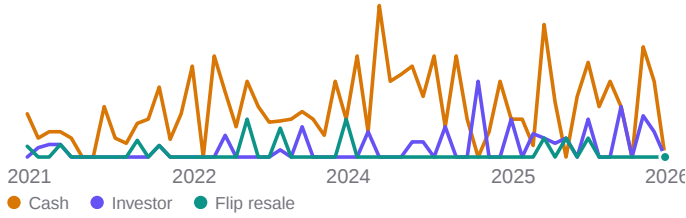
4.0%



BUYERS & OUTCOMES

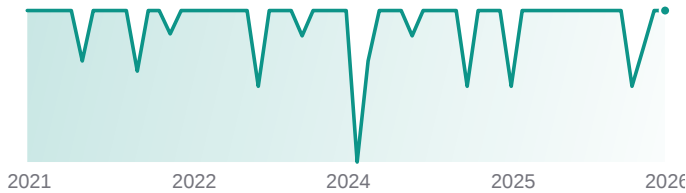
Buyer mix

Cash 0% · Investor 0% · Flip resale 0%



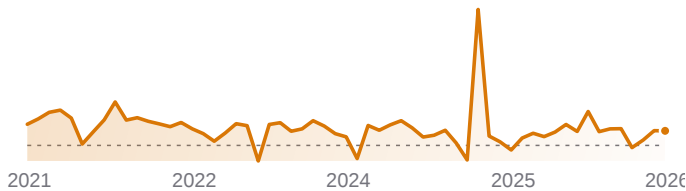
Sellers who sold at a gain

100%

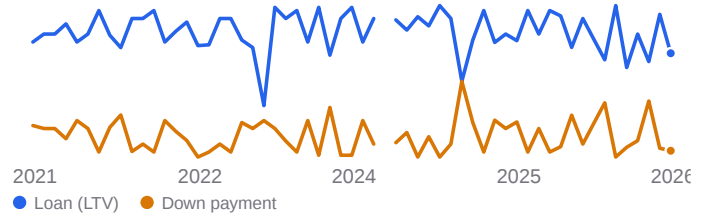


Median annualized return at resale

+7.1%

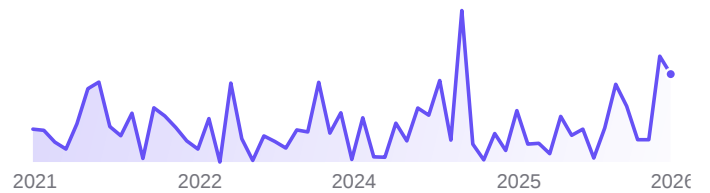


Financing (share of purchase price) Loan (LTV) 68% · Down payment 5.8%



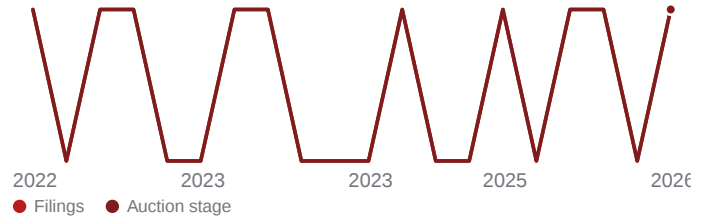
Typical hold before selling

14.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	1,820
Median value (AVM)	\$480K
Median size	1,232 ft²
Median bedrooms	3
Median year built	1972
Single family	88%
Condos	5.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	2.0%
Owner occupied	43%
Company owned	17%
Median loan-to-value	38%

Typical ownership tenure

6.3 yrs

COMMUNITY

Population	6,220
Density	32 / mi²
Median household income	\$74K
Average household income	\$93K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	58
Homes occupied	68%
Bachelor's or higher	26%
Poverty rate	10.0%
Unemployment	1.4%
Average temp	36°F
Annual precip	23 in
Sunshine	69%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.