

# Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Gilpin County

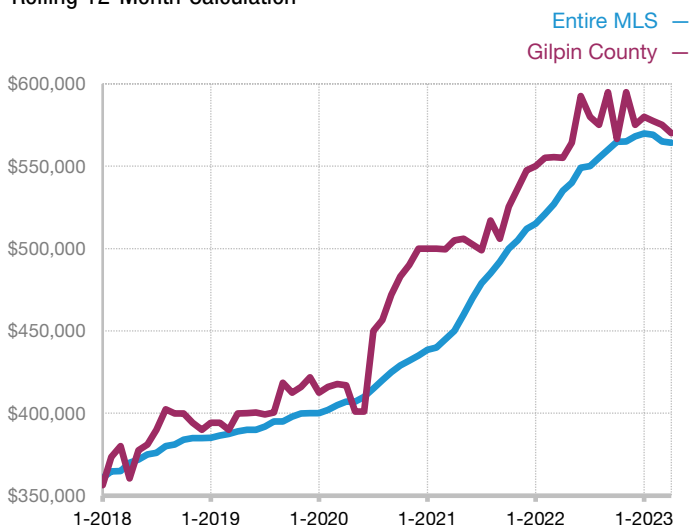
Single Family	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	25	13	- 48.0%	--	--	--
Under Contract	10	12	+ 20.0%	31	37	+ 19.4%
New Listings	23	13	- 43.5%	47	33	- 29.8%
Sold Listings	8	8	0.0%	28	26	- 7.1%
Days on Market Until Sale	13	125	+ 861.5%	36	79	+ 119.4%
Median Sales Price*	\$655,000	\$545,000	- 16.8%	\$621,250	\$560,000	- 9.9%
Average Sales Price*	\$625,191	\$495,250	- 20.8%	\$621,470	\$696,408	+ 12.1%
Percent of List Price Received*	107.9%	88.3%	- 18.2%	103.5%	95.3%	- 7.9%

\* 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	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Inventory of Active Listings	0	0	--	--	--	--
Under Contract	0	1	--	3	2	- 33.3%
New Listings	0	1	--	2	2	0.0%
Sold Listings	0	0	--	3	1	- 66.7%
Days on Market Until Sale	0	0	--	18	42	+ 133.3%
Median Sales Price*	\$0	\$0	--	\$470,000	\$500,000	+ 6.4%
Average Sales Price*	\$0	\$0	--	\$456,667	\$500,000	+ 9.5%
Percent of List Price Received*	0.0%	0.0%	--	101.5%	100.0%	- 1.5%

\* 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

