

# Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Gilpin County

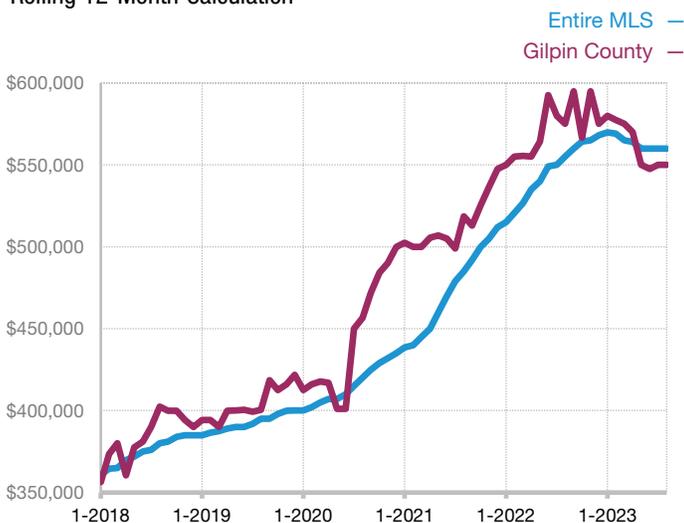
Single Family	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	39	36	- 7.7%	--	--	--
Under Contract	27	12	- 55.6%	99	83	- 16.2%
New Listings	16	21	+ 31.3%	148	111	- 25.0%
Sold Listings	16	16	0.0%	80	76	- 5.0%
Days on Market Until Sale	26	17	- 34.6%	26	50	+ 92.3%
Median Sales Price*	\$562,500	<b>\$583,500</b>	+ 3.7%	\$600,000	<b>\$547,500</b>	- 8.8%
Average Sales Price*	\$667,431	<b>\$548,188</b>	- 17.9%	\$641,634	<b>\$595,772</b>	- 7.1%
Percent of List Price Received*	96.6%	<b>97.6%</b>	+ 1.0%	101.0%	<b>97.0%</b>	- 4.0%

\* 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	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
Inventory of Active Listings	1	3	+ 200.0%	--	--	--
Under Contract	1	0	- 100.0%	6	3	- 50.0%
New Listings	2	1	- 50.0%	6	6	0.0%
Sold Listings	2	1	- 50.0%	5	3	- 40.0%
Days on Market Until Sale	3	6	+ 100.0%	12	17	+ 41.7%
Median Sales Price*	\$497,500	<b>\$521,000</b>	+ 4.7%	\$495,000	<b>\$521,000</b>	+ 5.3%
Average Sales Price*	\$497,500	<b>\$521,000</b>	+ 4.7%	\$473,000	<b>\$523,667</b>	+ 10.7%
Percent of List Price Received*	99.7%	<b>100.0%</b>	+ 0.3%	100.8%	<b>100.0%</b>	- 0.8%

\* 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

