

# Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Gilpin County

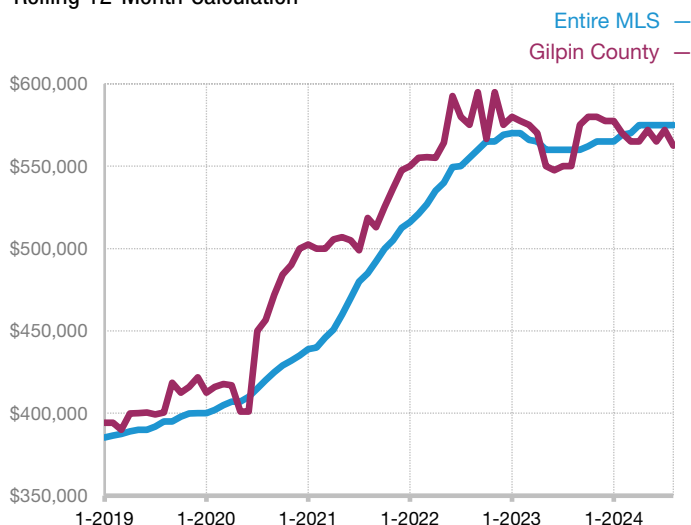
Single Family	August			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	38	58	+ 52.6%	--	--	--
Under Contract	12	7	- 41.7%	83	58	- 30.1%
New Listings	21	11	- 47.6%	110	108	- 1.8%
Sold Listings	16	15	- 6.3%	76	53	- 30.3%
Days on Market Until Sale	17	26	+ 52.9%	50	41	- 18.0%
Median Sales Price*	\$583,500	\$535,000	- 8.3%	\$547,500	\$540,000	- 1.4%
Average Sales Price*	\$548,188	\$542,967	- 1.0%	\$595,772	\$567,952	- 4.7%
Percent of List Price Received*	97.6%	97.6%	0.0%	97.0%	97.9%	+ 0.9%

\* 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	August			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Inventory of Active Listings	4	2	- 50.0%	--	--	--
Under Contract	0	1	--	3	6	+ 100.0%
New Listings	1	1	0.0%	7	8	+ 14.3%
Sold Listings	1	0	- 100.0%	3	7	+ 133.3%
Days on Market Until Sale	6	0	- 100.0%	17	52	+ 205.9%
Median Sales Price*	\$521,000	\$0	- 100.0%	\$521,000	\$480,000	- 7.9%
Average Sales Price*	\$521,000	\$0	- 100.0%	\$523,667	\$478,500	- 8.6%
Percent of List Price Received*	100.0%	0.0%	- 100.0%	100.0%	98.3%	- 1.7%

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



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

