

# Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Gilpin County

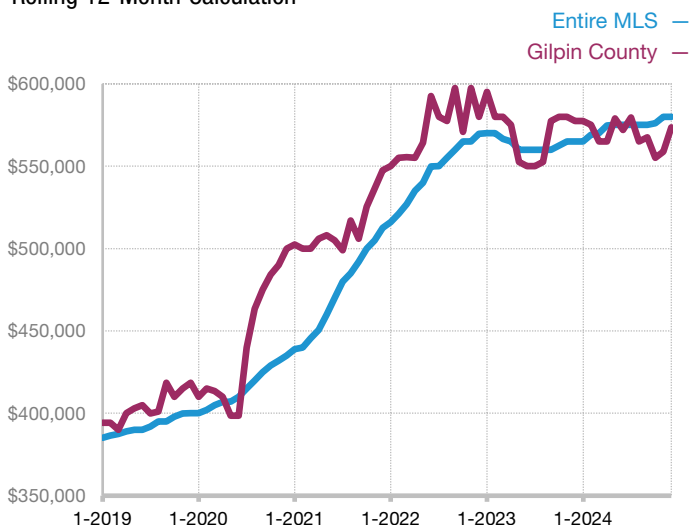
Single Family	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	28	23	- 17.9%	--	--	--
Under Contract	3	5	+ 66.7%	116	106	- 8.6%
New Listings	1	2	+ 100.0%	142	161	+ 13.4%
Sold Listings	7	9	+ 28.6%	116	104	- 10.3%
Days on Market Until Sale	122	75	- 38.5%	53	52	- 1.9%
Median Sales Price*	\$495,000	\$737,000	+ 48.9%	\$577,500	\$573,500	- 0.7%
Average Sales Price*	\$531,737	\$718,000	+ 35.0%	\$616,231	\$609,645	- 1.1%
Percent of List Price Received*	95.3%	98.5%	+ 3.4%	97.2%	98.1%	+ 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	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Inventory of Active Listings	0	2	--	--	--	--
Under Contract	2	0	- 100.0%	8	8	0.0%
New Listings	0	1	--	9	11	+ 22.2%
Sold Listings	1	0	- 100.0%	6	10	+ 66.7%
Days on Market Until Sale	57	0	- 100.0%	35	50	+ 42.9%
Median Sales Price*	\$460,000	\$0	- 100.0%	\$495,000	\$480,500	- 2.9%
Average Sales Price*	\$460,000	\$0	- 100.0%	\$495,167	\$481,950	- 2.7%
Percent of List Price Received*	100.0%	0.0%	- 100.0%	99.8%	98.0%	- 1.8%

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



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

