

# Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Gilpin County

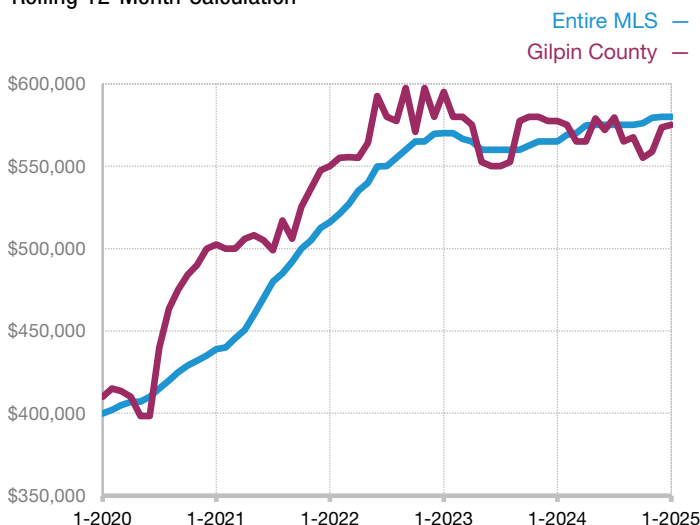
Single Family	January			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Inventory of Active Listings	26	19	- 26.9%	--	--	--
Under Contract	6	9	+ 50.0%	6	9	+ 50.0%
New Listings	5	12	+ 140.0%	5	12	+ 140.0%
Sold Listings	5	4	- 20.0%	5	4	- 20.0%
Days on Market Until Sale	52	73	+ 40.4%	52	73	+ 40.4%
Median Sales Price*	\$595,000	<b>\$714,000</b>	+ 20.0%	\$595,000	<b>\$714,000</b>	+ 20.0%
Average Sales Price*	\$565,600	<b>\$711,000</b>	+ 25.7%	\$565,600	<b>\$711,000</b>	+ 25.7%
Percent of List Price Received*	98.3%	<b>92.6%</b>	- 5.8%	98.3%	<b>92.6%</b>	- 5.8%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	January			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Inventory of Active Listings	0	2	--	--	--	--
Under Contract	0	0	--	0	0	--
New Listings	0	0	--	0	0	--
Sold Listings	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	189	0	- 100.0%	189	0	- 100.0%
Median Sales Price*	\$475,000	<b>\$0</b>	- 100.0%	\$475,000	<b>\$0</b>	- 100.0%
Average Sales Price*	\$475,000	<b>\$0</b>	- 100.0%	\$475,000	<b>\$0</b>	- 100.0%
Percent of List Price Received*	100.0%	<b>0.0%</b>	- 100.0%	100.0%	<b>0.0%</b>	- 100.0%

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

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



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

