

Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Gilpin County

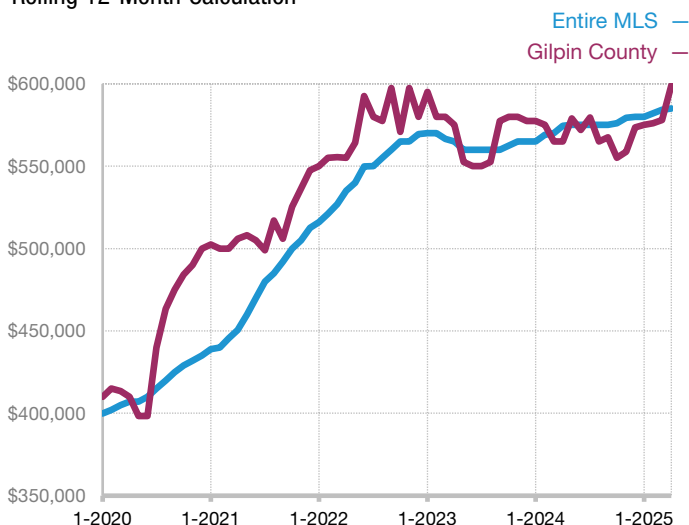
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
Inventory of Active Listings	34	29	- 14.7%	--	--	--
Under Contract	4	6	+ 50.0%	20	28	+ 40.0%
New Listings	12	15	+ 25.0%	34	43	+ 26.5%
Sold Listings	7	8	+ 14.3%	20	25	+ 25.0%
Days on Market Until Sale	87	50	- 42.5%	68	61	- 10.3%
Median Sales Price*	\$525,000	\$875,000	+ 66.7%	\$539,500	\$725,000	+ 34.4%
Average Sales Price*	\$569,143	\$856,875	+ 50.6%	\$609,195	\$717,097	+ 17.7%
Percent of List Price Received*	98.5%	99.4%	+ 0.9%	99.0%	98.2%	- 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.

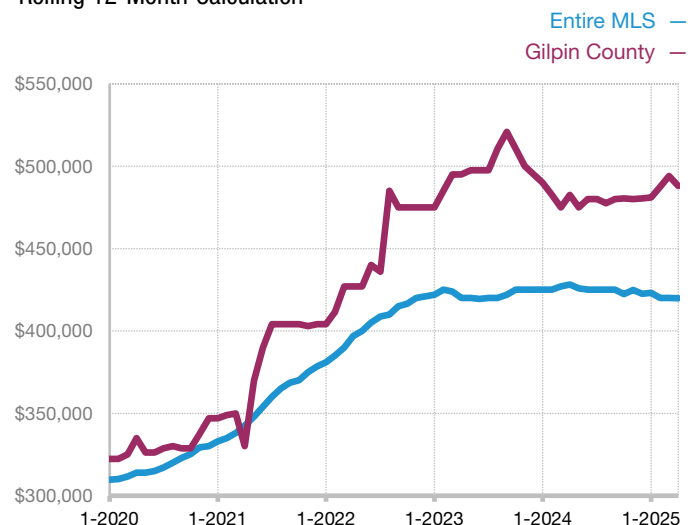
Townhouse/Condo	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
Inventory of Active Listings	1	5	+ 400.0%	--	--	--
Under Contract	0	0	--	1	1	0.0%
New Listings	1	1	0.0%	2	5	+ 150.0%
Sold Listings	1	0	- 100.0%	3	1	- 66.7%
Days on Market Until Sale	12	0	- 100.0%	95	86	- 9.5%
Median Sales Price*	\$494,000	\$0	- 100.0%	\$475,000	\$515,000	+ 8.4%
Average Sales Price*	\$494,000	\$0	- 100.0%	\$475,333	\$515,000	+ 8.3%
Percent of List Price Received*	100.0%	0.0%	- 100.0%	99.8%	100.0%	+ 0.2%

* 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



Current as of May 5, 2025. All data from REcolorado® and IRES®. Copyright ShowingTime Plus, LLC.