

Local Market Update for July 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Gilpin County

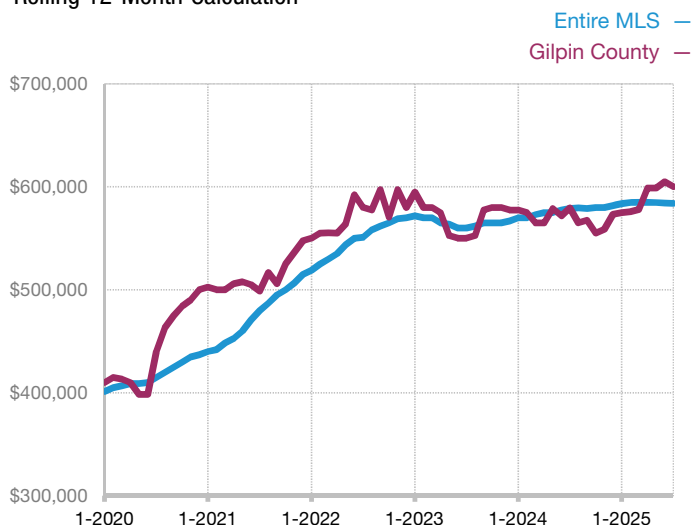
Single Family	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Inventory of Active Listings	66	71	+ 7.6%	--	--	--
Under Contract	15	11	- 26.7%	56	59	+ 5.4%
New Listings	19	20	+ 5.3%	115	125	+ 8.7%
Sold Listings	10	8	- 20.0%	42	49	+ 16.7%
Days on Market Until Sale	19	28	+ 47.4%	48	65	+ 35.4%
Median Sales Price*	\$572,000	\$431,000	- 24.7%	\$554,250	\$617,000	+ 11.3%
Average Sales Price*	\$579,045	\$422,425	- 27.0%	\$592,618	\$685,557	+ 15.7%
Percent of List Price Received*	96.0%	97.0%	+ 1.0%	98.1%	97.4%	- 0.7%

* 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	July			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 07-2024	Thru 07-2025	Percent Change from Previous Year
Inventory of Active Listings	2	3	+ 50.0%	--	--	--
Under Contract	0	0	--	5	3	- 40.0%
New Listings	1	0	- 100.0%	7	7	0.0%
Sold Listings	2	1	- 50.0%	7	3	- 57.1%
Days on Market Until Sale	23	46	+ 100.0%	52	54	+ 3.8%
Median Sales Price*	\$481,250	\$495,000	+ 2.9%	\$480,000	\$495,000	+ 3.1%
Average Sales Price*	\$481,250	\$495,000	+ 2.9%	\$478,500	\$493,333	+ 3.1%
Percent of List Price Received*	96.7%	97.4%	+ 0.7%	98.3%	98.8%	+ 0.5%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

