

# Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Gilpin County

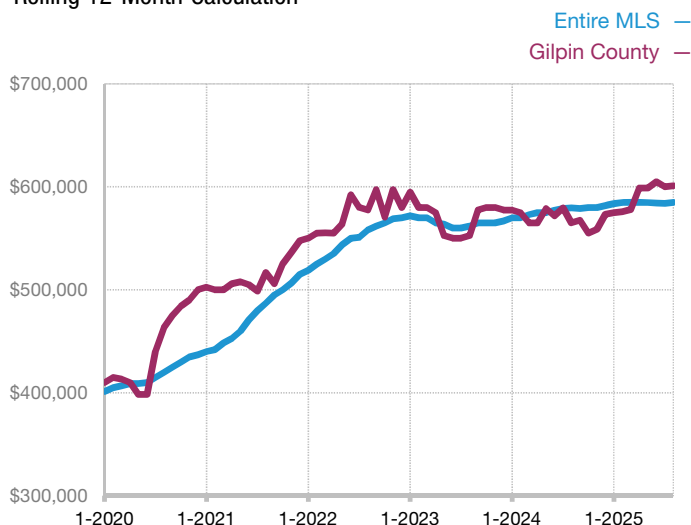
Single Family	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Inventory of Active Listings	66	77	+ 16.7%	--	--	--
Under Contract	10	9	- 10.0%	66	66	0.0%
New Listings	12	19	+ 58.3%	127	143	+ 12.6%
Sold Listings	19	12	- 36.8%	61	62	+ 1.6%
Days on Market Until Sale	32	71	+ 121.9%	43	67	+ 55.8%
Median Sales Price*	\$562,500	\$606,000	+ 7.7%	\$555,000	\$613,000	+ 10.5%
Average Sales Price*	\$564,184	\$801,875	+ 42.1%	\$583,761	\$703,465	+ 20.5%
Percent of List Price Received*	98.0%	95.1%	- 3.0%	98.1%	96.9%	- 1.2%

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

Townhouse/Condo	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
Inventory of Active Listings	2	4	+ 100.0%	--	--	--
Under Contract	1	0	- 100.0%	6	3	- 50.0%
New Listings	1	1	0.0%	8	8	0.0%
Sold Listings	0	0	--	7	3	- 57.1%
Days on Market Until Sale	0	0	--	52	54	+ 3.8%
Median Sales Price*	\$0	\$0	--	\$480,000	\$495,000	+ 3.1%
Average Sales Price*	\$0	\$0	--	\$478,500	\$493,333	+ 3.1%
Percent of List Price Received*	0.0%	0.0%	--	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

