

# Local Market Update for September 2025

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Gilpin County

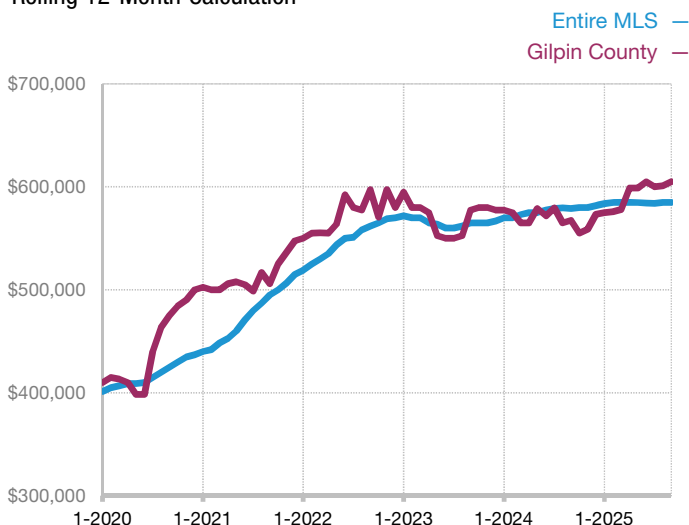
Single Family	September			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
Inventory of Active Listings	60	79	+ 31.7%	--	--	--
Under Contract	18	9	- 50.0%	84	75	- 10.7%
New Listings	17	16	- 5.9%	144	159	+ 10.4%
Sold Listings	11	8	- 27.3%	72	70	- 2.8%
Days on Market Until Sale	65	44	- 32.3%	46	64	+ 39.1%
Median Sales Price*	\$590,000	\$597,500	+ 1.3%	\$567,500	\$613,000	+ 8.0%
Average Sales Price*	\$642,182	\$562,500	- 12.4%	\$592,687	\$687,354	+ 16.0%
Percent of List Price Received*	98.5%	95.1%	- 3.5%	98.1%	96.7%	- 1.4%

\* 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	September			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
Inventory of Active Listings	2	4	+ 100.0%	--	--	--
Under Contract	0	0	--	6	3	- 50.0%
New Listings	0	1	--	8	9	+ 12.5%
Sold Listings	1	0	- 100.0%	8	3	- 62.5%
Days on Market Until Sale	67	0	- 100.0%	54	54	0.0%
Median Sales Price*	\$495,000	\$0	- 100.0%	\$480,500	\$495,000	+ 3.0%
Average Sales Price*	\$495,000	\$0	- 100.0%	\$480,563	\$493,333	+ 2.7%
Percent of List Price Received*	99.2%	0.0%	- 100.0%	98.4%	98.8%	+ 0.4%

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



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

