

Local Market Update for October 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Gilpin County

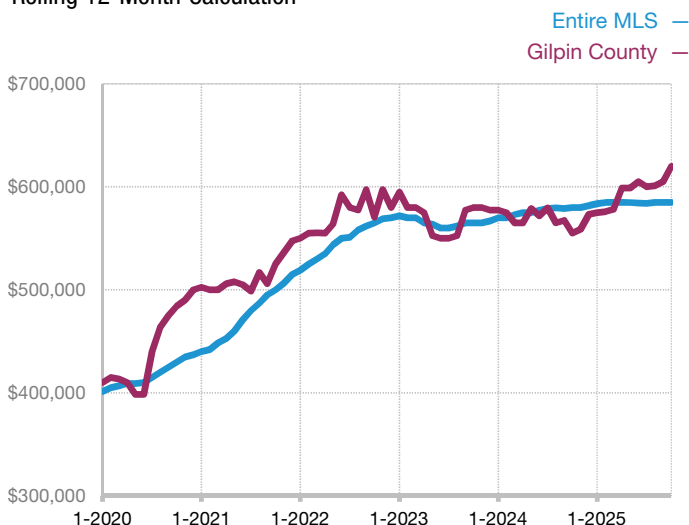
Single Family	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	62	70	+ 12.9%	--	--	--
Under Contract	8	7	- 12.5%	92	81	- 12.0%
New Listings	12	11	- 8.3%	156	169	+ 8.3%
Sold Listings	14	7	- 50.0%	86	77	- 10.5%
Days on Market Until Sale	62	107	+ 72.6%	49	68	+ 38.8%
Median Sales Price*	\$516,000	\$715,000	+ 38.6%	\$558,750	\$617,000	+ 10.4%
Average Sales Price*	\$553,190	\$593,357	+ 7.3%	\$586,257	\$678,809	+ 15.8%
Percent of List Price Received*	97.7%	95.2%	- 2.6%	98.1%	96.6%	- 1.5%

* 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	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
Inventory of Active Listings	1	3	+ 200.0%	--	--	--
Under Contract	2	0	- 100.0%	8	3	- 62.5%
New Listings	2	0	- 100.0%	10	9	- 10.0%
Sold Listings	0	0	--	8	3	- 62.5%
Days on Market Until Sale	0	0	--	54	54	0.0%
Median Sales Price*	\$0	\$0	--	\$480,500	\$495,000	+ 3.0%
Average Sales Price*	\$0	\$0	--	\$480,563	\$493,333	+ 2.7%
Percent of List Price Received*	0.0%	0.0%	--	98.4%	98.8%	+ 0.4%

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

