

Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Gilpin County

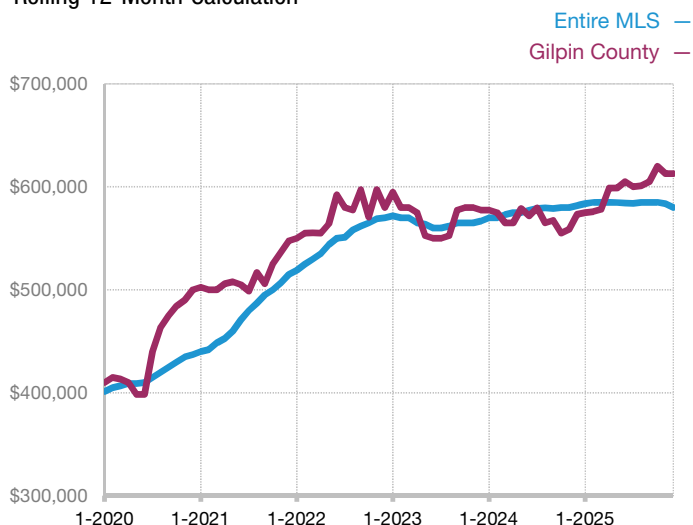
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	30	32	+ 6.7%	--	--	--
Under Contract	4	4	0.0%	104	91	- 12.5%
New Listings	2	6	+ 200.0%	161	182	+ 13.0%
Sold Listings	9	9	0.0%	104	92	- 11.5%
Days on Market Until Sale	75	89	+ 18.7%	52	71	+ 36.5%
Median Sales Price*	\$737,000	\$735,000	- 0.3%	\$573,500	\$613,000	+ 6.9%
Average Sales Price*	\$718,000	\$757,222	+ 5.5%	\$609,645	\$679,329	+ 11.4%
Percent of List Price Received*	98.5%	96.2%	- 2.3%	98.1%	96.3%	- 1.8%

* 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	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
Inventory of Active Listings	2	1	- 50.0%	--	--	--
Under Contract	0	0	--	8	4	- 50.0%
New Listings	1	0	- 100.0%	11	9	- 18.2%
Sold Listings	0	1	--	10	4	- 60.0%
Days on Market Until Sale	0	81	--	50	61	+ 22.0%
Median Sales Price*	\$0	\$485,000	--	\$480,500	\$490,000	+ 2.0%
Average Sales Price*	\$0	\$485,000	--	\$481,950	\$491,250	+ 1.9%
Percent of List Price Received*	0.0%	97.0%	--	98.0%	98.3%	+ 0.3%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

