

# Local Market Update for April 2026

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Gilpin County

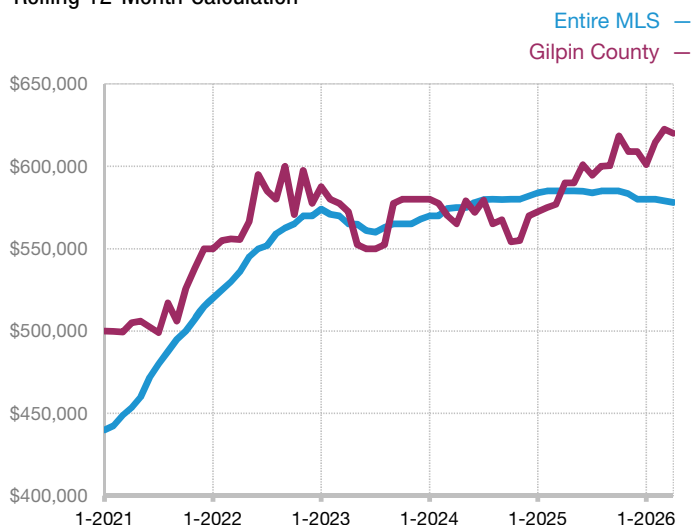
| Single Family                   | April     |           |                                   | Year to Date |              |                                   |
|---------------------------------|-----------|-----------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2025      | 2026      | Percent Change from Previous Year | Thru 04-2025 | Thru 04-2026 | Percent Change from Previous Year |
| Inventory of Active Listings    | 32        | 58        | + 81.3%                           | --           | --           | --                                |
| Under Contract                  | 6         | 15        | + 150.0%                          | 27           | 36           | + 33.3%                           |
| New Listings                    | 16        | 33        | + 106.3%                          | 43           | 73           | + 69.8%                           |
| Sold Listings                   | 7         | 8         | + 14.3%                           | 24           | 22           | - 8.3%                            |
| Days on Market Until Sale       | 55        | 28        | - 49.1%                           | 64           | 49           | - 23.4%                           |
| Median Sales Price*             | \$875,000 | \$764,000 | - 12.7%                           | \$680,000    | \$702,500    | + 3.3%                            |
| Average Sales Price*            | \$846,786 | \$851,500 | + 0.6%                            | \$708,330    | \$672,375    | - 5.1%                            |
| Percent of List Price Received* | 99.2%     | 100.1%    | + 0.9%                            | 98.1%        | 97.5%        | - 0.6%                            |

\* 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                 | April |      |                                   | Year to Date |              |                                   |
|---------------------------------|-------|------|-----------------------------------|--------------|--------------|-----------------------------------|
| Key Metrics                     | 2025  | 2026 | Percent Change from Previous Year | Thru 04-2025 | Thru 04-2026 | Percent Change from Previous Year |
| Inventory of Active Listings    | 5     | 6    | + 20.0%                           | --           | --           | --                                |
| Under Contract                  | 0     | 1    | --                                | 1            | 1            | 0.0%                              |
| New Listings                    | 1     | 1    | 0.0%                              | 5            | 7            | + 40.0%                           |
| Sold Listings                   | 0     | 0    | --                                | 1            | 0            | - 100.0%                          |
| Days on Market Until Sale       | 0     | 0    | --                                | 86           | 0            | - 100.0%                          |
| Median Sales Price*             | \$0   | \$0  | --                                | \$515,000    | \$0          | - 100.0%                          |
| Average Sales Price*            | \$0   | \$0  | --                                | \$515,000    | \$0          | - 100.0%                          |
| Percent of List Price Received* | 0.0%  | 0.0% | --                                | 100.0%       | 0.0%         | - 100.0%                          |

\* 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

