

# Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

## Gilpin County

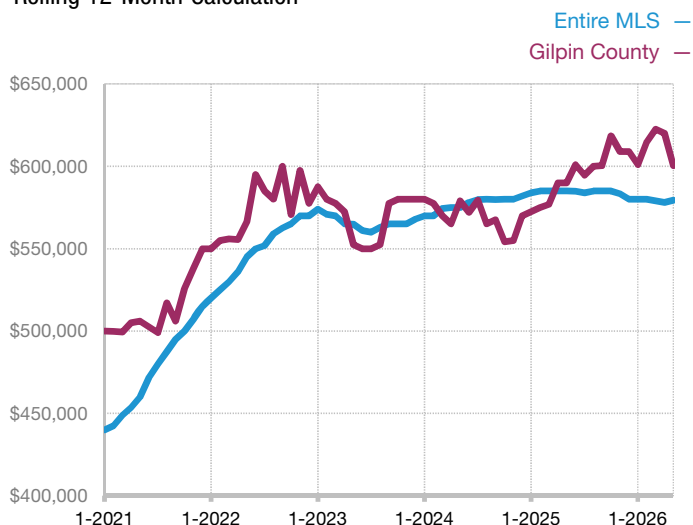
Single Family	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	47	67	+ 42.6%	--	--	--
Under Contract	8	9	+ 12.5%	35	44	+ 25.7%
New Listings	25	19	- 24.0%	68	92	+ 35.3%
Sold Listings	5	18	+ 260.0%	29	40	+ 37.9%
Days on Market Until Sale	54	55	+ 1.9%	62	52	- 16.1%
Median Sales Price*	\$600,000	\$550,000	- 8.3%	\$635,000	\$633,500	- 0.2%
Average Sales Price*	\$650,000	\$603,496	- 7.2%	\$698,273	\$641,379	- 8.1%
Percent of List Price Received*	96.9%	99.8%	+ 3.0%	97.9%	98.5%	+ 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	May			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Inventory of Active Listings	5	5	0.0%	--	--	--
Under Contract	1	0	- 100.0%	2	1	- 50.0%
New Listings	1	0	- 100.0%	6	7	+ 16.7%
Sold Listings	1	1	0.0%	2	1	- 50.0%
Days on Market Until Sale	31	72	+ 132.3%	59	72	+ 22.0%
Median Sales Price*	\$470,000	\$435,000	- 7.4%	\$492,500	\$435,000	- 11.7%
Average Sales Price*	\$470,000	\$435,000	- 7.4%	\$492,500	\$435,000	- 11.7%
Percent of List Price Received*	98.9%	98.9%	0.0%	99.5%	98.9%	- 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.

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



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

