

Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Gilpin County

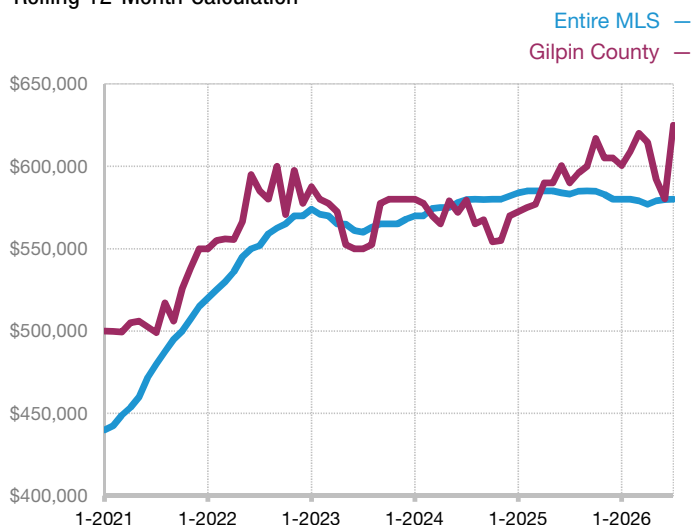
Single Family	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	75	91	+ 21.3%	--	--	--
Under Contract	9	11	+ 22.2%	55	64	+ 16.4%
New Listings	19	28	+ 47.4%	122	156	+ 27.9%
Sold Listings	9	9	0.0%	48	58	+ 20.8%
Days on Market Until Sale	42	54	+ 28.6%	67	55	- 17.9%
Median Sales Price*	\$400,000	\$650,000	+ 62.5%	\$605,000	\$625,000	+ 3.3%
Average Sales Price*	\$419,933	\$789,611	+ 88.0%	\$672,392	\$655,669	- 2.5%
Percent of List Price Received*	96.8%	97.0%	+ 0.2%	97.3%	97.6%	+ 0.3%

* 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	July			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
Inventory of Active Listings	4	3	- 25.0%	--	--	--
Under Contract	0	0	--	3	2	- 33.3%
New Listings	0	0	--	7	7	0.0%
Sold Listings	1	1	0.0%	3	2	- 33.3%
Days on Market Until Sale	46	162	+ 252.2%	54	117	+ 116.7%
Median Sales Price*	\$495,000	\$429,999	- 13.1%	\$495,000	\$432,500	- 12.6%
Average Sales Price*	\$495,000	\$429,999	- 13.1%	\$493,333	\$432,500	- 12.3%
Percent of List Price Received*	97.4%	100.0%	+ 2.7%	98.8%	99.4%	+ 0.6%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

