

Local Market Update for August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Gilpin County

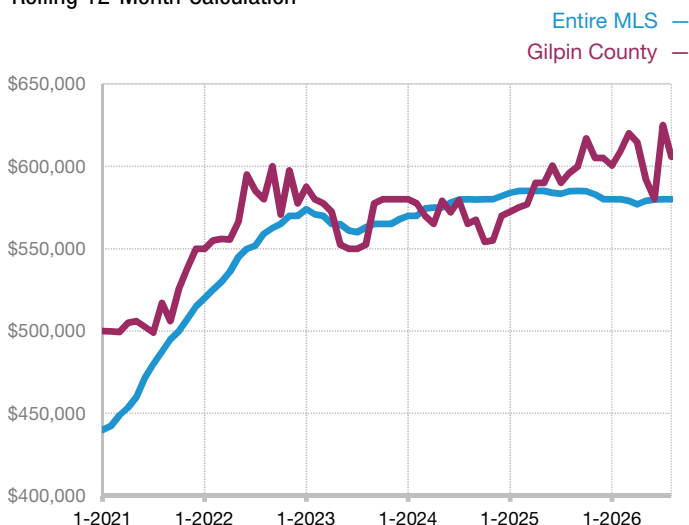
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	81	87	+ 7.4%	--	--	--
Under Contract	9	13	+ 44.4%	64	77	+ 20.3%
New Listings	19	20	+ 5.3%	141	176	+ 24.8%
Sold Listings	12	8	- 33.3%	60	66	+ 10.0%
Days on Market Until Sale	71	52	- 26.8%	68	54	- 20.6%
Median Sales Price*	\$606,000	\$561,000	- 7.4%	\$605,000	\$605,894	+ 0.1%
Average Sales Price*	\$801,875	\$700,723	- 12.6%	\$698,288	\$661,130	- 5.3%
Percent of List Price Received*	95.1%	97.1%	+ 2.1%	96.8%	97.5%	+ 0.7%

* 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	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
Inventory of Active Listings	5	4	- 20.0%	--	--	--
Under Contract	0	0	--	3	2	- 33.3%
New Listings	1	2	+ 100.0%	8	9	+ 12.5%
Sold Listings	0	0	--	3	2	- 33.3%
Days on Market Until Sale	0	0	--	54	117	+ 116.7%
Median Sales Price*	\$0	\$0	--	\$495,000	\$432,500	- 12.6%
Average Sales Price*	\$0	\$0	--	\$493,333	\$432,500	- 12.3%
Percent of List Price Received*	0.0%	0.0%	--	98.8%	99.4%	+ 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

