

Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®



DENVER METRO
ASSOCIATION OF REALTORS®

Gilpin County

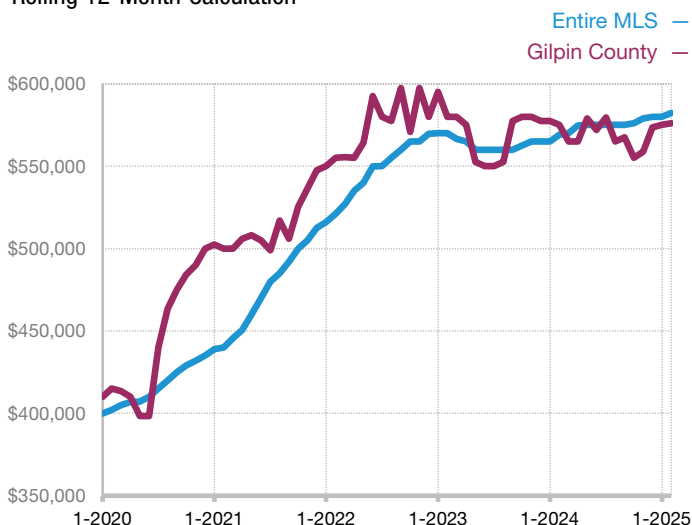
Single Family	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Inventory of Active Listings	30	21	- 30.0%	--	--	--
Under Contract	4	5	+ 25.0%	10	14	+ 40.0%
New Listings	9	7	- 22.2%	14	19	+ 35.7%
Sold Listings	5	8	+ 60.0%	10	12	+ 20.0%
Days on Market Until Sale	47	54	+ 14.9%	50	61	+ 22.0%
Median Sales Price*	\$565,000	\$545,000	- 3.5%	\$580,000	\$580,000	0.0%
Average Sales Price*	\$667,400	\$562,803	- 15.7%	\$616,500	\$612,202	- 0.7%
Percent of List Price Received*	100.0%	100.1%	+ 0.1%	99.1%	97.6%	- 1.5%

* 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	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Inventory of Active Listings	1	4	+ 300.0%	--	--	--
Under Contract	0	0	--	0	0	--
New Listings	1	2	+ 100.0%	1	2	+ 100.0%
Sold Listings	1	0	- 100.0%	2	0	- 100.0%
Days on Market Until Sale	84	0	- 100.0%	137	0	- 100.0%
Median Sales Price*	\$457,000	\$0	- 100.0%	\$466,000	\$0	- 100.0%
Average Sales Price*	\$457,000	\$0	- 100.0%	\$466,000	\$0	- 100.0%
Percent of List Price Received*	99.3%	0.0%	- 100.0%	99.7%	0.0%	- 100.0%

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

