

# Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure  
Your Agent is a REALTOR®

Not all agents  
are the same!



## Gilpin County

Contact the Denver Metro Association of REALTORS® or Boulder Area REALTOR® Association for more detailed local statistics or to find a REALTOR® in the area.

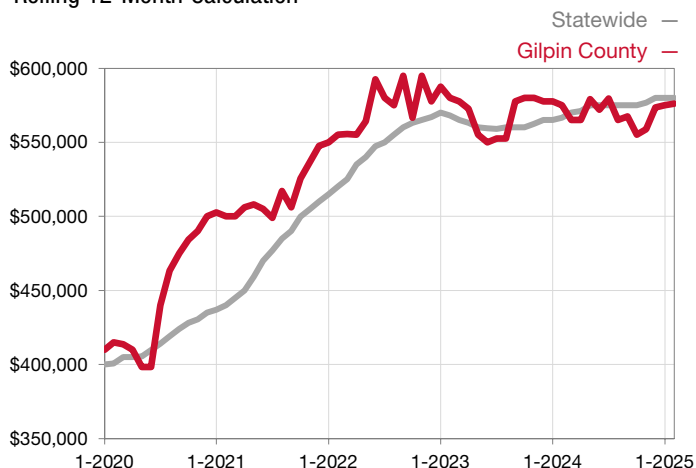
Single Family	February			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	9	7	- 22.2%	14	19	+ 35.7%
Sold Listings	5	8	+ 60.0%	10	12	+ 20.0%
Median Sales Price*	\$565,000	<b>\$545,000</b>	- 3.5%	\$580,000	<b>\$580,000</b>	0.0%
Average Sales Price*	\$667,400	<b>\$562,803</b>	- 15.7%	\$616,500	<b>\$612,202</b>	- 0.7%
Percent of List Price Received*	100.0%	<b>100.1%</b>	+ 0.1%	99.1%	<b>97.6%</b>	- 1.5%
Days on Market Until Sale	47	<b>54</b>	+ 14.9%	50	<b>61</b>	+ 22.0%
Inventory of Homes for Sale	30	<b>21</b>	- 30.0%	--	--	--
Months Supply of Inventory	3.2	<b>2.4</b>	- 25.0%	--	--	--

\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

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
New Listings	1	2	+ 100.0%	1	2	+ 100.0%
Sold Listings	1	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$457,000	<b>\$0</b>	- 100.0%	\$466,000	<b>\$0</b>	- 100.0%
Average Sales Price*	\$457,000	<b>\$0</b>	- 100.0%	\$466,000	<b>\$0</b>	- 100.0%
Percent of List Price Received*	99.3%	<b>0.0%</b>	- 100.0%	99.7%	<b>0.0%</b>	- 100.0%
Days on Market Until Sale	84	0	- 100.0%	137	0	- 100.0%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	1.0	<b>2.5</b>	+ 150.0%	--	--	--

\* 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

