

Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	2	6	+ 200.0%	161	182	+ 13.0%
Sold Listings	9	9	0.0%	104	92	- 11.5%
Median Sales Price*	\$737,000	\$735,000	- 0.3%	\$573,500	\$613,000	+ 6.9%
Average Sales Price*	\$718,000	\$757,222	+ 5.5%	\$609,645	\$679,329	+ 11.4%
Percent of List Price Received*	98.5%	96.2%	- 2.3%	98.1%	96.3%	- 1.8%
Days on Market Until Sale	75	89	+ 18.7%	52	71	+ 36.5%
Inventory of Homes for Sale	30	32	+ 6.7%	--	--	--
Months Supply of Inventory	3.5	4.2	+ 20.0%	--	--	--

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

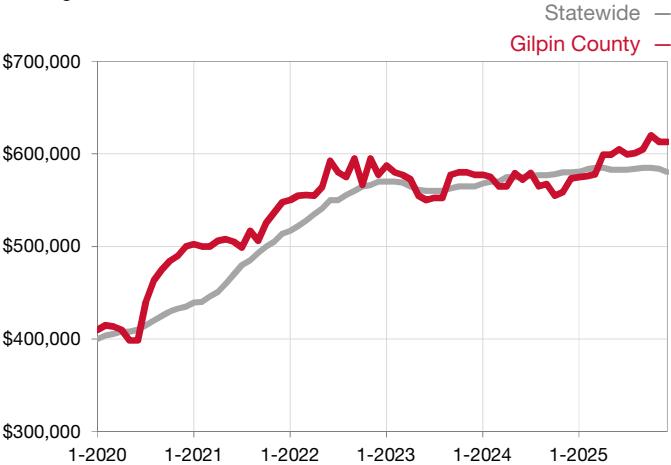
Townhouse/Condo

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	1	0	- 100.0%	11	9	- 18.2%
Sold Listings	0	1	--	10	4	- 60.0%
Median Sales Price*	\$0	\$485,000	--	\$480,500	\$490,000	+ 2.0%
Average Sales Price*	\$0	\$485,000	--	\$481,950	\$491,250	+ 1.9%
Percent of List Price Received*	0.0%	97.0%	--	98.0%	98.3%	+ 0.3%
Days on Market Until Sale	0	81	--	50	61	+ 22.0%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--

* 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

