

Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®

**Make Sure
Your Agent is a REALTOR®**

Not all agents
are the same!



Gunnison County

Contact the Gunnison County Association of REALTORS® or Steamboat Springs Board of REALTORS® 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	9	23	+ 155.6%	312	370	+ 18.6%
Sold Listings	13	11	- 15.4%	191	203	+ 6.3%
Median Sales Price*	\$2,000,000	\$1,100,000	- 45.0%	\$950,000	\$967,500	+ 1.8%
Average Sales Price*	\$2,356,952	\$1,396,091	- 40.8%	\$1,548,487	\$1,509,892	- 2.5%
Percent of List Price Received*	95.2%	93.0%	- 2.3%	96.0%	95.1%	- 0.9%
Days on Market Until Sale	149	144	- 3.4%	125	123	- 1.6%
Inventory of Homes for Sale	109	126	+ 15.6%	--	--	--
Months Supply of Inventory	6.8	7.4	+ 8.8%	--	--	--

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

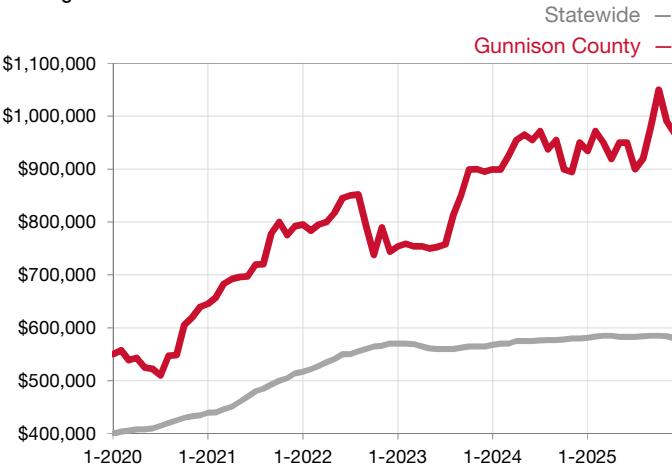
Townhouse/Condo

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	10	14	+ 40.0%	231	255	+ 10.4%
Sold Listings	14	10	- 28.6%	171	166	- 2.9%
Median Sales Price*	\$680,000	\$679,750	- 0.0%	\$665,000	\$611,000	- 8.1%
Average Sales Price*	\$748,786	\$768,450	+ 2.6%	\$752,885	\$757,293	+ 0.6%
Percent of List Price Received*	97.3%	96.7%	- 0.6%	96.9%	97.1%	+ 0.2%
Days on Market Until Sale	110	141	+ 28.2%	133	135	+ 1.5%
Inventory of Homes for Sale	81	93	+ 14.8%	--	--	--
Months Supply of Inventory	5.7	6.7	+ 17.5%	--	--	--

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

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

