

Local Market Update for January 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Gypsum

Includes the MLS areas of Gypsum, Cotton Ranch, Gypsum Valley and Brightwater Club

Single Family-Duplex

Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	6	3	- 50.0%	6	3	- 50.0%
Sold Listings	2	4	+ 100.0%	2	4	+ 100.0%
Median Sales Price*	\$1,076,650	\$787,131	- 26.9%	\$1,076,650	\$787,131	- 26.9%
Average Sales Price*	\$1,076,650	\$1,127,316	+ 4.7%	\$1,076,650	\$1,127,316	+ 4.7%
Percent of List Price Received*	95.2%	99.6%	+ 4.6%	95.2%	99.6%	+ 4.6%
Days on Market Until Sale	24	80	+ 233.3%	24	80	+ 233.3%
Inventory of Homes for Sale	59	41	- 30.5%	--	--	--
Months Supply of Inventory	10.4	6.3	- 39.4%	--	--	--

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

** These monthly reports use Agent Days on Market data.

Townhouse/Condo

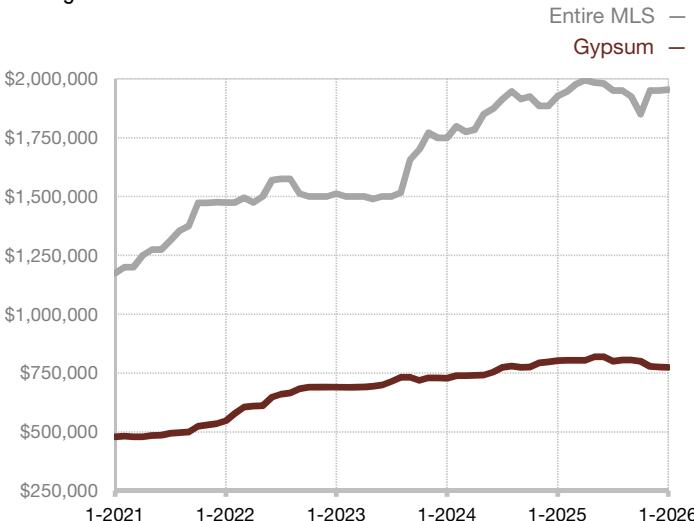
Key Metrics	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	2	1	- 50.0%	2	1	- 50.0%
Sold Listings	0	1	--	0	1	--
Median Sales Price*	\$0	\$535,000	--	\$0	\$535,000	--
Average Sales Price*	\$0	\$535,000	--	\$0	\$535,000	--
Percent of List Price Received*	0.0%	98.2%	--	0.0%	98.2%	--
Days on Market Until Sale	0	48	--	0	48	--
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.9	1.6	+ 77.8%	--	--	--

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

** These monthly reports use Agent Days on Market data.

Median Sales Price – Single Family-Duplex

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

