

Local Market Update for June 2025

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	June			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
New Listings	10	8	- 20.0%	41	52	+ 26.8%
Sold Listings	7	6	- 14.3%	34	23	- 32.4%
Median Sales Price*	\$798,000	\$759,500	- 4.8%	\$775,250	\$837,550	+ 8.0%
Average Sales Price*	\$785,824	\$814,833	+ 3.7%	\$767,822	\$1,155,090	+ 50.4%
Percent of List Price Received*	103.9%	98.2%	- 5.5%	100.8%	97.4%	- 3.4%
Days on Market Until Sale	17	36	+ 111.8%	48	56	+ 16.7%
Inventory of Homes for Sale	49	55	+ 12.2%	--	--	--
Months Supply of Inventory	10.9	11.0	+ 0.9%	--	--	--

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

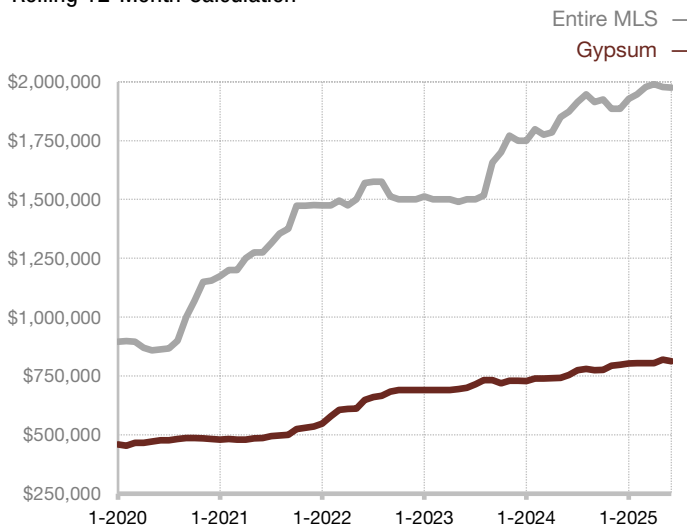
** These monthly reports use Agent Days on Market data.

Townhouse/Condo	June			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
New Listings	0	4	--	8	16	+ 100.0%
Sold Listings	1	3	+ 200.0%	8	9	+ 12.5%
Median Sales Price*	\$490,000	\$535,000	+ 9.2%	\$480,000	\$645,000	+ 34.4%
Average Sales Price*	\$490,000	\$543,333	+ 10.9%	\$501,750	\$600,222	+ 19.6%
Percent of List Price Received*	98.2%	99.7%	+ 1.5%	99.7%	99.5%	- 0.2%
Days on Market Until Sale	69	6	- 91.3%	15	23	+ 53.3%
Inventory of Homes for Sale	1	5	+ 400.0%	--	--	--
Months Supply of Inventory	0.5	2.0	+ 300.0%	--	--	--

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

** 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

