

Local Market Update for September 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	September			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
New Listings	5	3	- 40.0%	56	65	+ 16.1%
Sold Listings	4	11	+ 175.0%	50	47	- 6.0%
Median Sales Price*	\$743,590	\$770,000	+ 3.6%	\$780,250	\$800,000	+ 2.5%
Average Sales Price*	\$741,656	\$775,121	+ 4.5%	\$776,208	\$968,888	+ 24.8%
Percent of List Price Received*	100.0%	100.2%	+ 0.2%	101.0%	98.6%	- 2.4%
Days on Market Until Sale	35	32	- 8.6%	40	43	+ 7.5%
Inventory of Homes for Sale	50	45	- 10.0%	--	--	--
Months Supply of Inventory	10.0	7.9	- 21.0%	--	--	--

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

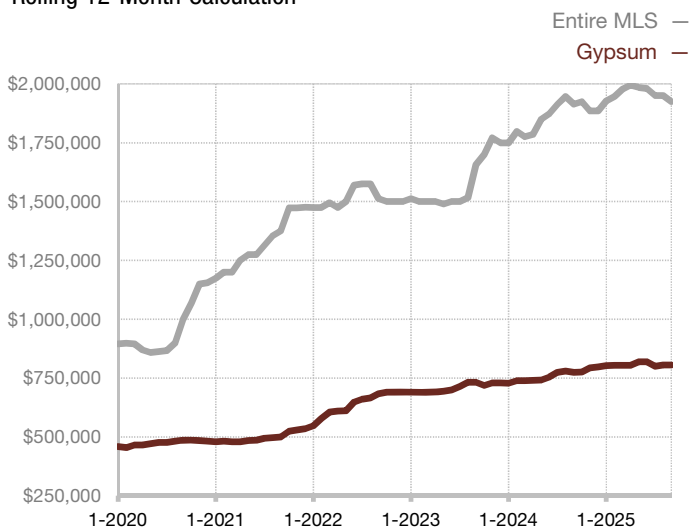
** These monthly reports use Agent Days on Market data.

Townhouse/Condo	September			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 09-2024	Thru 09-2025	Percent Change from Previous Year
New Listings	2	3	+ 50.0%	15	25	+ 66.7%
Sold Listings	0	1	--	9	14	+ 55.6%
Median Sales Price*	\$0	\$680,000	--	\$470,000	\$542,500	+ 15.4%
Average Sales Price*	\$0	\$680,000	--	\$489,333	\$570,107	+ 16.5%
Percent of List Price Received*	0.0%	99.3%	--	99.0%	97.8%	- 1.2%
Days on Market Until Sale	0	59	--	23	30	+ 30.4%
Inventory of Homes for Sale	0	8	--	--	--	--
Months Supply of Inventory	0.0	3.4	--	--	--	--

* 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.

Median Sales Price – Single Family-Duplex
Rolling 12-Month Calculation



Median Sales Price – Townhouse/Condo
Rolling 12-Month Calculation

