

Local Market Update for February 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	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Key Metrics						
New Listings	8	4	- 50.0%	13	10	- 23.1%
Sold Listings	7	1	- 85.7%	12	3	- 75.0%
Median Sales Price*	\$795,000	\$849,000	+ 6.8%	\$732,750	\$873,300	+ 19.2%
Average Sales Price*	\$769,792	\$849,000	+ 10.3%	\$722,587	\$1,000,767	+ 38.5%
Percent of List Price Received*	100.7%	100.0%	- 0.7%	99.6%	96.8%	- 2.8%
Days on Market Until Sale	148	0	- 100.0%	97	16	- 83.5%
Inventory of Homes for Sale	44	42	- 4.5%	--	--	--
Months Supply of Inventory	9.6	8.1	- 15.6%	--	--	--

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

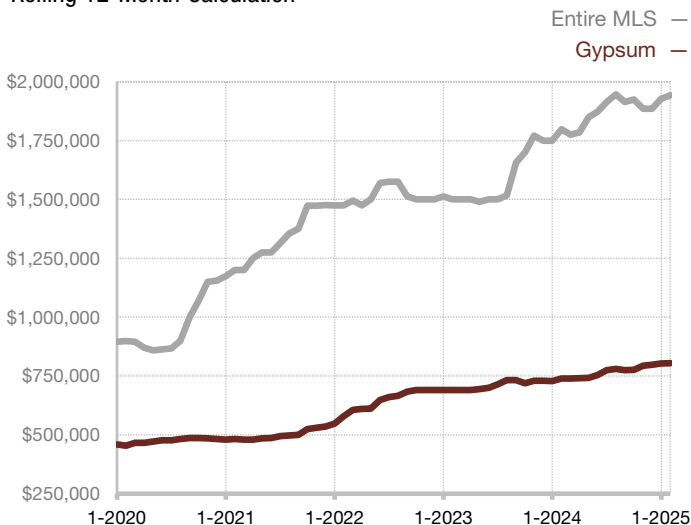
** These monthly reports use Agent Days on Market data.

Townhouse/Condo	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Key Metrics						
New Listings	0	3	--	2	5	+ 150.0%
Sold Listings	1	2	+ 100.0%	2	2	0.0%
Median Sales Price*	\$415,000	\$677,000	+ 63.1%	\$442,500	\$677,000	+ 53.0%
Average Sales Price*	\$415,000	\$677,000	+ 63.1%	\$442,500	\$677,000	+ 53.0%
Percent of List Price Received*	97.6%	100.0%	+ 2.5%	98.3%	100.0%	+ 1.7%
Days on Market Until Sale	7	2	- 71.4%	19	2	- 89.5%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.4	--	--	--	--

* 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

