

Local Market Update for December 2024

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	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Key Metrics						
New Listings	2	7	+ 250.0%	121	85	- 29.8%
Sold Listings	3	5	+ 66.7%	51	71	+ 39.2%
Median Sales Price*	\$660,000	\$826,400	+ 25.2%	\$730,000	\$798,000	+ 9.3%
Average Sales Price*	\$736,667	\$838,093	+ 13.8%	\$750,427	\$829,745	+ 10.6%
Percent of List Price Received*	99.8%	100.9%	+ 1.1%	98.9%	100.6%	+ 1.7%
Days on Market Until Sale	9	38	+ 322.2%	51	51	0.0%
Inventory of Homes for Sale	45	39	- 13.3%	--	--	--
Months Supply of Inventory	10.6	6.6	- 37.7%	--	--	--

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

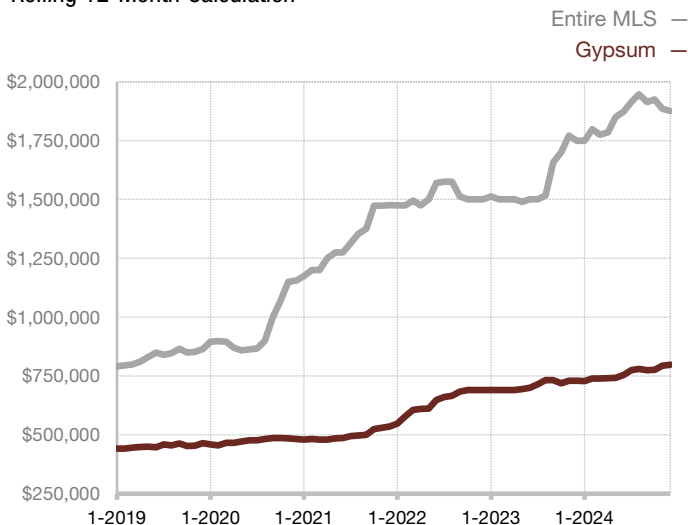
** These monthly reports use Agent Days on Market data.

Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
Key Metrics						
New Listings	0	1	--	23	17	- 26.1%
Sold Listings	2	0	- 100.0%	21	14	- 33.3%
Median Sales Price*	\$592,000	\$0	- 100.0%	\$475,000	\$467,500	- 1.6%
Average Sales Price*	\$592,000	\$0	- 100.0%	\$502,260	\$484,490	- 3.5%
Percent of List Price Received*	100.7%	0.0%	- 100.0%	100.6%	99.1%	- 1.5%
Days on Market Until Sale	39	0	- 100.0%	10	17	+ 70.0%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--

* 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

