

Gilpin County, CO

County · CO · Colorado

BUYER'S MARKET

\$538K

MEDIAN SALE PRICE

-5.2%

1-YR CHANGE

116

SALES (12 MO)

\$529K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



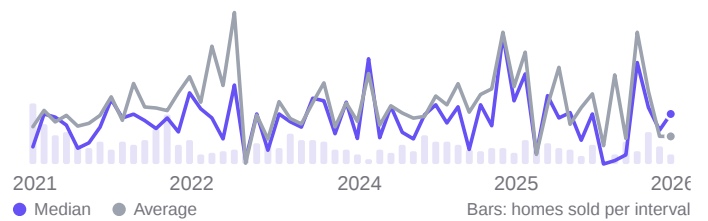
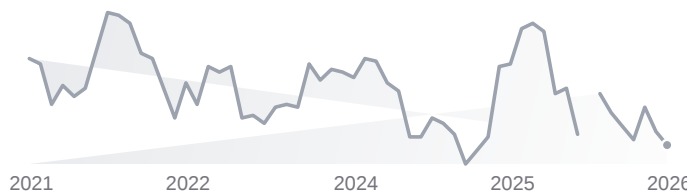
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$550K · Average \$465K

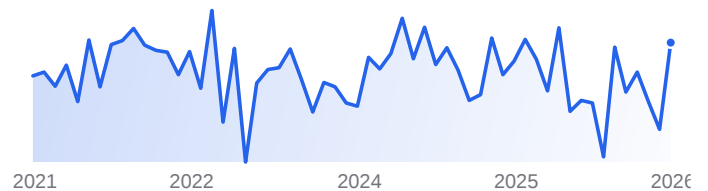
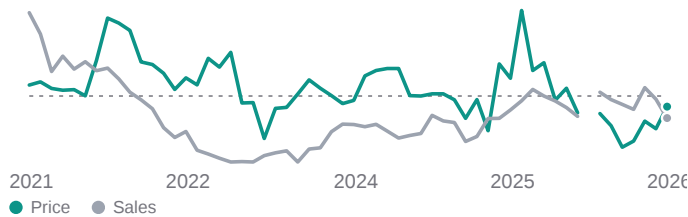


Growth (year over year)

Price -5.2% · Sales -10.8%

Price per square foot

\$367/ft²

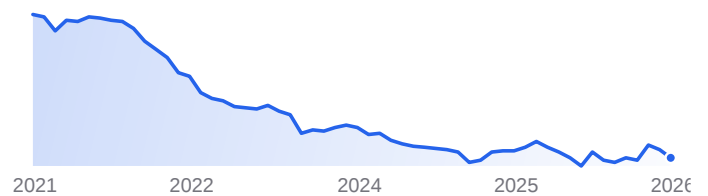
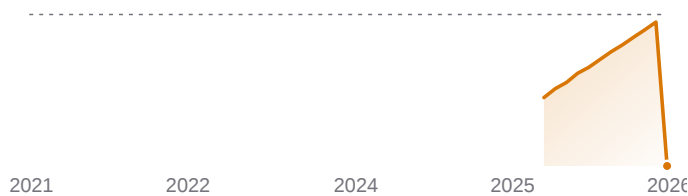


Sale premium vs estimated value

-4.3%

Annual turnover (share of homes sold)

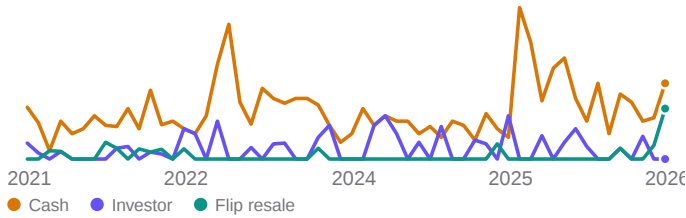
3.2%



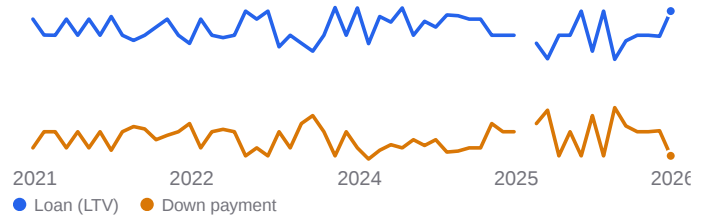
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 33%

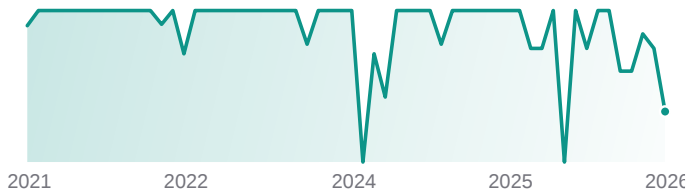


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



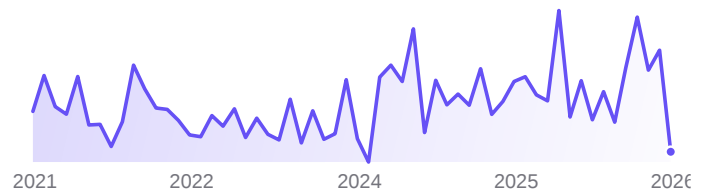
Sellers who sold at a gain

67%



Typical hold before selling

2.2 yrs



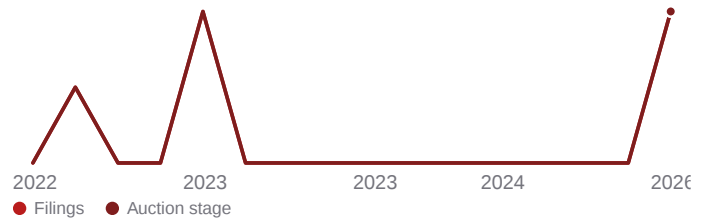
Median annualized return at resale

+4.2%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	3,658
Median value (AVM)	\$529K
Median size	1,591 ft²
Median bedrooms	3
Median year built	1978
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.6%
Owner occupied	49%
Company owned	19%
Median loan-to-value	34%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	6,003
Density	40 / mi²
Median household income	\$92K
Average household income	\$133K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	57
Homes occupied	78%
Bachelor's or higher	19%
Poverty rate	11.5%
Unemployment	1.3%
Average temp	39°F
Annual precip	23 in
Sunshine	69%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.