

Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Gunnison City

Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	1	3	+ 200.0%	49	60	+ 22.4%
Sold Listings	3	3	0.0%	40	40	0.0%
Median Sales Price*	\$650,000	\$500,000	- 23.1%	\$586,000	\$625,500	+ 6.7%
Average Sales Price*	\$656,667	\$535,000	- 18.5%	\$581,159	\$682,010	+ 17.4%
Percent of List Price Received*	94.9%	94.1%	- 0.8%	97.7%	96.7%	- 1.0%
Days on Market Until Sale	86	97	+ 12.8%	78	96	+ 23.1%
Inventory of Homes for Sale	8	18	+ 125.0%	--	--	--
Months Supply of Inventory	2.4	5.0	+ 108.3%	--	--	--

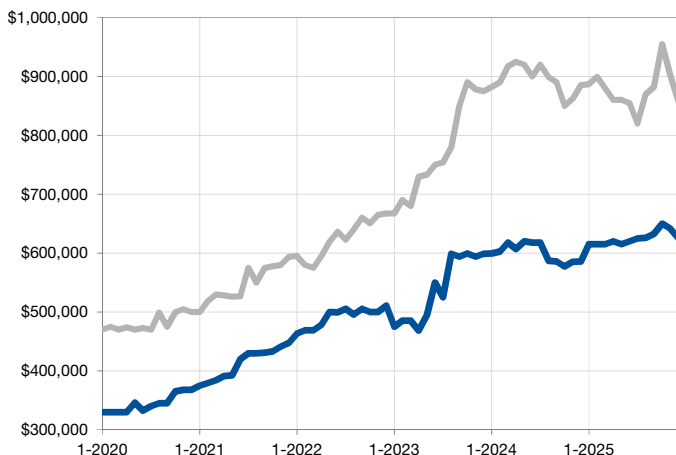
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	0	3	--	32	49	+ 53.1%
Sold Listings	3	2	- 33.3%	26	35	+ 34.6%
Median Sales Price*	\$530,000	\$445,000	- 16.0%	\$369,252	\$330,000	- 10.6%
Average Sales Price*	\$439,333	\$445,000	+ 1.3%	\$383,143	\$359,701	- 6.1%
Percent of List Price Received*	95.0%	97.7%	+ 2.8%	98.2%	97.4%	- 0.8%
Days on Market Until Sale	123	98	- 20.3%	108	108	0.0%
Inventory of Homes for Sale	11	15	+ 36.4%	--	--	--
Months Supply of Inventory	4.7	4.3	- 8.5%	--	--	--

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

Median Sales Price – Single Family Rolling 12-Month Calculation

Gunnison Country Association —
Gunnison City —



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

Gunnison Country Association —
Gunnison City —

