

Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Rural Gunnison

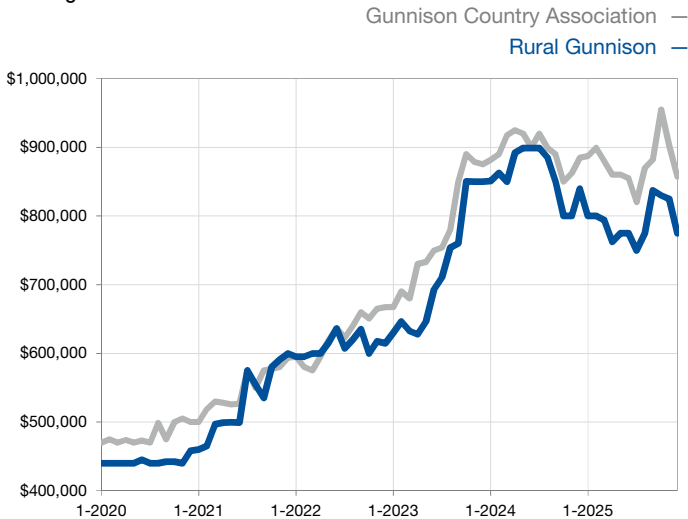
Single Family	December			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	2	2	0.0%	76	92	+ 21.1%
Sold Listings	2	3	+ 50.0%	45	59	+ 31.1%
Median Sales Price*	\$1,261,500	\$635,000	- 49.7%	\$839,900	\$775,000	- 7.7%
Average Sales Price*	\$1,261,500	\$618,333	- 51.0%	\$1,034,245	\$884,576	- 14.5%
Percent of List Price Received*	94.4%	88.1%	- 6.7%	95.6%	95.2%	- 0.4%
Days on Market Until Sale	116	196	+ 69.0%	101	123	+ 21.8%
Inventory of Homes for Sale	29	28	- 3.4%	--	--	--
Months Supply of Inventory	7.7	5.7	- 26.0%	--	--	--

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

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	0	--	8	15	+ 87.5%
Sold Listings	0	1	--	6	16	+ 166.7%
Median Sales Price*	\$0	\$500,000	--	\$457,500	\$552,000	+ 20.7%
Average Sales Price*	\$0	\$500,000	--	\$545,917	\$507,788	- 7.0%
Percent of List Price Received*	0.0%	90.9%	--	95.1%	97.0%	+ 2.0%
Days on Market Until Sale	0	158	--	148	91	- 38.5%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.7	0.6	- 64.7%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

