

Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Gunnison City

Single Family	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	11	3	- 72.7%	40	43	+ 7.5%
Sold Listings	5	3	- 40.0%	24	27	+ 12.5%
Median Sales Price*	\$520,000	\$615,000	+ 18.3%	\$586,000	\$626,000	+ 6.8%
Average Sales Price*	\$475,224	\$596,000	+ 25.4%	\$585,880	\$731,778	+ 24.9%
Percent of List Price Received*	97.8%	92.0%	- 5.9%	98.2%	96.6%	- 1.6%
Days on Market Until Sale	68	85	+ 25.0%	81	99	+ 22.2%
Inventory of Homes for Sale	13	15	+ 15.4%	--	--	--
Months Supply of Inventory	3.6	4.2	+ 16.7%	--	--	--

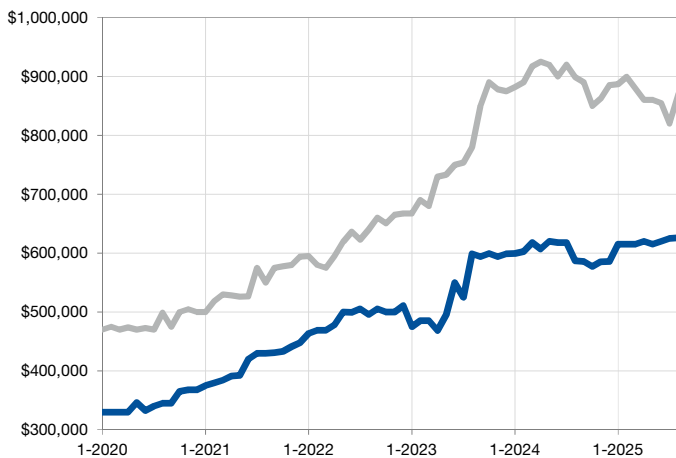
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	6	8	+ 33.3%	24	33	+ 37.5%
Sold Listings	3	6	+ 100.0%	19	24	+ 26.3%
Median Sales Price*	\$220,000	\$327,500	+ 48.9%	\$375,000	\$317,500	- 15.3%
Average Sales Price*	\$318,333	\$332,500	+ 4.5%	\$380,143	\$344,027	- 9.5%
Percent of List Price Received*	97.8%	96.1%	- 1.7%	98.0%	97.3%	- 0.7%
Days on Market Until Sale	53	87	+ 64.2%	110	103	- 6.4%
Inventory of Homes for Sale	10	12	+ 20.0%	--	--	--
Months Supply of Inventory	3.9	3.9	0.0%	--	--	--

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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 —

