

# Local Market Update for March 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Gunnison City

| Single Family                   | March       |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-------------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| Key Metrics                     | 2024        | 2025             | Percent Change from Previous Year | Thru 03-2024 | Thru 03-2025     | Percent Change from Previous Year |
| New Listings                    | 3           | 5                | + 66.7%                           | 6            | 10               | + 66.7%                           |
| Sold Listings                   | 1           | 1                | 0.0%                              | 5            | 5                | 0.0%                              |
| Median Sales Price*             | \$1,050,000 | <b>\$682,500</b> | - 35.0%                           | \$620,000    | <b>\$682,500</b> | + 10.1%                           |
| Average Sales Price*            | \$1,050,000 | <b>\$682,500</b> | - 35.0%                           | \$663,000    | <b>\$742,500</b> | + 12.0%                           |
| Percent of List Price Received* | 93.8%       | <b>98.2%</b>     | + 4.7%                            | 97.0%        | <b>96.2%</b>     | - 0.8%                            |
| Days on Market Until Sale       | 333         | <b>53</b>        | - 84.1%                           | 170          | <b>101</b>       | - 40.6%                           |
| Inventory of Homes for Sale     | 5           | <b>10</b>        | + 100.0%                          | --           | --               | --                                |
| Months Supply of Inventory      | 1.3         | <b>3.0</b>       | + 130.8%                          | --           | --               | --                                |

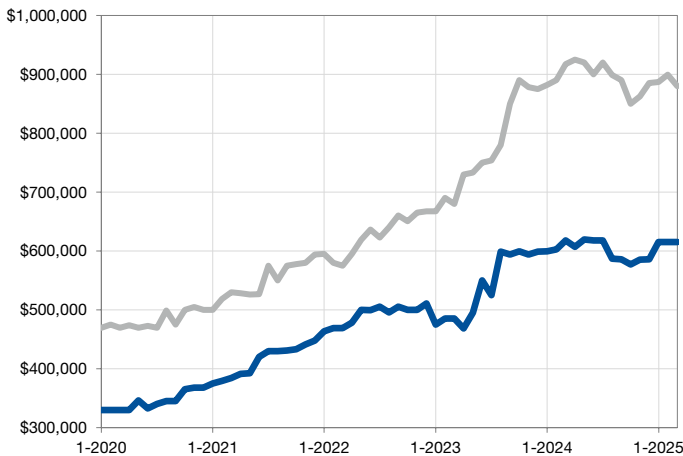
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

| Townhouse/Condo                 | March     |                  |                                   | Year to Date |                  |                                   |
|---------------------------------|-----------|------------------|-----------------------------------|--------------|------------------|-----------------------------------|
| Key Metrics                     | 2024      | 2025             | Percent Change from Previous Year | Thru 03-2024 | Thru 03-2025     | Percent Change from Previous Year |
| New Listings                    | 5         | 3                | - 40.0%                           | 6            | 8                | + 33.3%                           |
| Sold Listings                   | 1         | 3                | + 200.0%                          | 4            | 8                | + 100.0%                          |
| Median Sales Price*             | \$547,000 | <b>\$375,000</b> | - 31.4%                           | \$369,252    | <b>\$363,750</b> | - 1.5%                            |
| Average Sales Price*            | \$547,000 | <b>\$406,333</b> | - 25.7%                           | \$378,876    | <b>\$398,438</b> | + 5.2%                            |
| Percent of List Price Received* | 98.0%     | <b>98.8%</b>     | + 0.8%                            | 96.7%        | <b>96.2%</b>     | - 0.5%                            |
| Days on Market Until Sale       | 56        | <b>89</b>        | + 58.9%                           | 75           | <b>125</b>       | + 66.7%                           |
| Inventory of Homes for Sale     | 4         | <b>7</b>         | + 75.0%                           | --           | --               | --                                |
| Months Supply of Inventory      | 1.4       | <b>2.6</b>       | + 85.7%                           | --           | --               | --                                |

\* 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

Gunnison Country Association —  
Gunnison City —



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

Gunnison Country Association —  
Gunnison City —

