

Local Market Update for August 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Gunnison City

Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
New Listings	3	4	+ 33.3%	39	35	- 10.3%
Sold Listings	2	7	+ 250.0%	24	28	+ 16.7%
Median Sales Price*	\$690,000	\$667,245	- 3.3%	\$667,500	\$605,000	- 9.4%
Average Sales Price*	\$690,000	\$745,892	+ 8.1%	\$764,729	\$627,384	- 18.0%
Percent of List Price Received*	96.7%	96.9%	+ 0.2%	96.9%	95.1%	- 1.9%
Days on Market Until Sale	57	54	- 5.3%	105	132	+ 25.7%
Inventory of Homes for Sale	15	15	0.0%	--	--	--
Months Supply of Inventory	4.5	4.1	- 8.9%	--	--	--

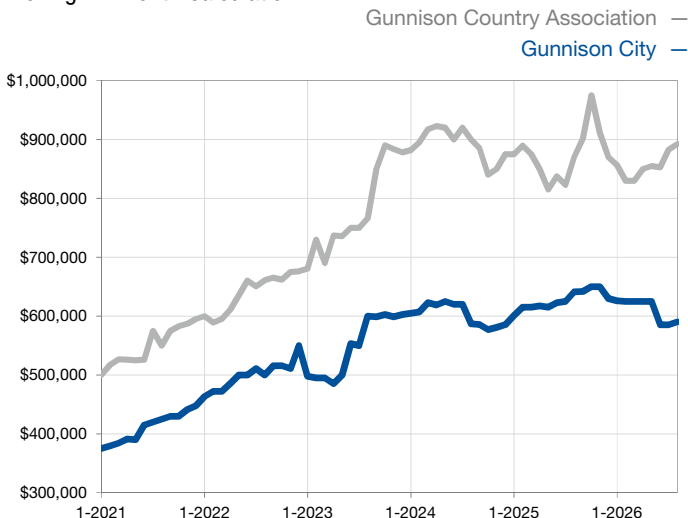
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
New Listings	7	7	0.0%	30	32	+ 6.7%
Sold Listings	5	3	- 40.0%	22	21	- 4.5%
Median Sales Price*	\$340,000	\$412,850	+ 21.4%	\$325,000	\$365,000	+ 12.3%
Average Sales Price*	\$365,000	\$427,783	+ 17.2%	\$355,370	\$359,013	+ 1.0%
Percent of List Price Received*	95.3%	97.7%	+ 2.5%	97.0%	95.9%	- 1.1%
Days on Market Until Sale	97	264	+ 172.2%	109	148	+ 35.8%
Inventory of Homes for Sale	14	20	+ 42.9%	--	--	--
Months Supply of Inventory	4.8	6.7	+ 39.6%	--	--	--

* 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

