

Local Market Update for May 2022

A Research Tool Provided by the Colorado Association of REALTORS®

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El Paso County

Contact the Pikes Peak Association of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

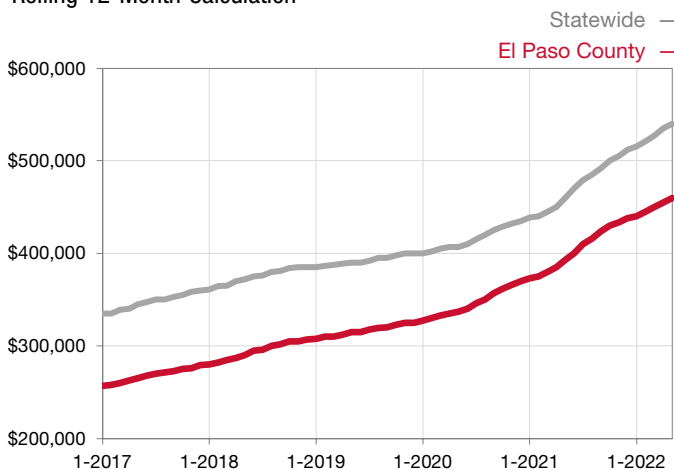
Single Family	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Key Metrics						
New Listings	1,548	1,841	+ 18.9%	6,774	7,347	+ 8.5%
Sold Listings	1,402	1,471	+ 4.9%	5,620	5,774	+ 2.7%
Median Sales Price*	\$432,500	\$490,000	+ 13.3%	\$418,000	\$480,000	+ 14.8%
Average Sales Price*	\$487,618	\$552,896	+ 13.4%	\$469,656	\$543,018	+ 15.6%
Percent of List Price Received*	105.1%	103.3%	- 1.7%	103.6%	103.3%	- 0.3%
Days on Market Until Sale	9	9	0.0%	13	11	- 15.4%
Inventory of Homes for Sale	773	1,266	+ 63.8%	--	--	--
Months Supply of Inventory	0.6	0.9	+ 50.0%	--	--	--

* 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	May			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 05-2021	Thru 05-2022	Percent Change from Previous Year
Key Metrics						
New Listings	207	229	+ 10.6%	965	1,036	+ 7.4%
Sold Listings	206	190	- 7.8%	890	923	+ 3.7%
Median Sales Price*	\$310,000	\$361,572	+ 16.6%	\$298,185	\$357,000	+ 19.7%
Average Sales Price*	\$319,427	\$358,432	+ 12.2%	\$309,216	\$361,818	+ 17.0%
Percent of List Price Received*	104.2%	103.3%	- 0.9%	103.2%	103.1%	- 0.1%
Days on Market Until Sale	5	6	+ 20.0%	9	12	+ 33.3%
Inventory of Homes for Sale	109	128	+ 17.4%	--	--	--
Months Supply of Inventory	0.5	0.6	+ 20.0%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

