

Local Market Update for February 2022

A Research Tool Provided by the Colorado Association of REALTORS®

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are the same!



El Paso County

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

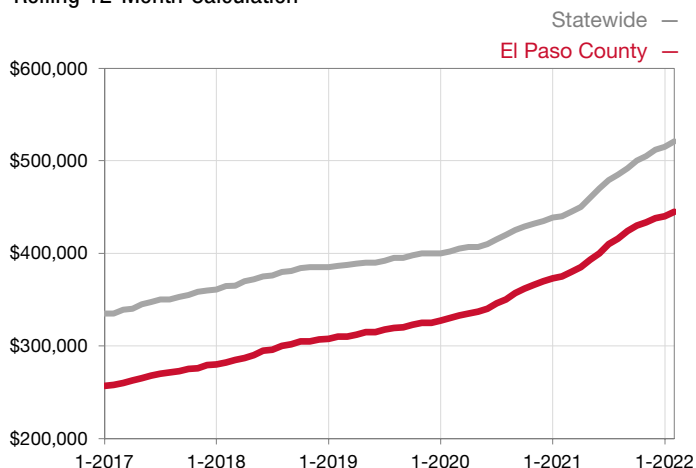
Single Family	February			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 02-2021	Thru 02-2022	Percent Change from Previous Year
New Listings	1,112	1,012	- 9.0%	2,158	2,017	- 6.5%
Sold Listings	858	878	+ 2.3%	1,698	1,766	+ 4.0%
Median Sales Price*	\$405,000	\$472,927	+ 16.8%	\$395,000	\$459,900	+ 16.4%
Average Sales Price*	\$450,173	\$527,144	+ 17.1%	\$445,303	\$517,281	+ 16.2%
Percent of List Price Received*	102.4%	103.0%	+ 0.6%	102.1%	102.3%	+ 0.2%
Days on Market Until Sale	19	12	- 36.8%	19	13	- 31.6%
Inventory of Homes for Sale	657	529	- 19.5%	--	--	--
Months Supply of Inventory	0.5	0.4	- 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.

Townhouse/Condo	February			Year to Date		
Key Metrics	2021	2022	Percent Change from Previous Year	Thru 02-2021	Thru 02-2022	Percent Change from Previous Year
New Listings	176	176	0.0%	314	362	+ 15.3%
Sold Listings	148	150	+ 1.4%	293	294	+ 0.3%
Median Sales Price*	\$296,700	\$362,500	+ 22.2%	\$280,000	\$354,500	+ 26.6%
Average Sales Price*	\$295,883	\$349,868	+ 18.2%	\$284,836	\$345,576	+ 21.3%
Percent of List Price Received*	102.0%	103.0%	+ 1.0%	101.9%	102.1%	+ 0.2%
Days on Market Until Sale	10	11	+ 10.0%	10	14	+ 40.0%
Inventory of Homes for Sale	90	77	- 14.4%	--	--	--
Months Supply of Inventory	0.5	0.4	- 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

