

Local Market Update for February 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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Your Agent is a REALTOR®

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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.

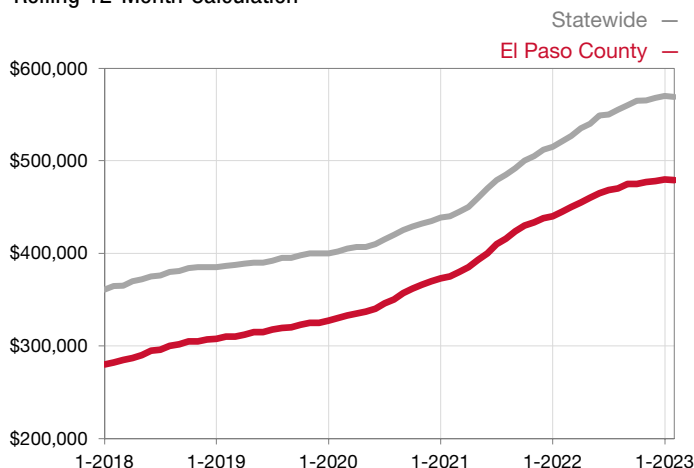
Single Family	February			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	1,069	781	- 26.9%	2,100	1,561	- 25.7%
Sold Listings	885	663	- 25.1%	1,773	1,302	- 26.6%
Median Sales Price*	\$470,000	\$447,000	- 4.9%	\$459,000	\$445,495	- 2.9%
Average Sales Price*	\$525,863	\$503,966	- 4.2%	\$516,795	\$511,835	- 1.0%
Percent of List Price Received*	102.9%	98.7%	- 4.1%	102.2%	98.5%	- 3.6%
Days on Market Until Sale	13	54	+ 315.4%	13	52	+ 300.0%
Inventory of Homes for Sale	674	1,296	+ 92.3%	--	--	--
Months Supply of Inventory	0.5	1.2	+ 140.0%	--	--	--

* 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	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	183	132	- 27.9%	375	299	- 20.3%
Sold Listings	150	94	- 37.3%	297	178	- 40.1%
Median Sales Price*	\$362,500	\$339,000	- 6.5%	\$355,000	\$339,500	- 4.4%
Average Sales Price*	\$350,134	\$363,237	+ 3.7%	\$347,514	\$352,000	+ 1.3%
Percent of List Price Received*	103.0%	98.7%	- 4.2%	102.3%	98.9%	- 3.3%
Days on Market Until Sale	11	36	+ 227.3%	14	37	+ 164.3%
Inventory of Homes for Sale	102	214	+ 109.8%	--	--	--
Months Supply of Inventory	0.5	1.3	+ 160.0%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

