

Local Market Update for March 2023

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.

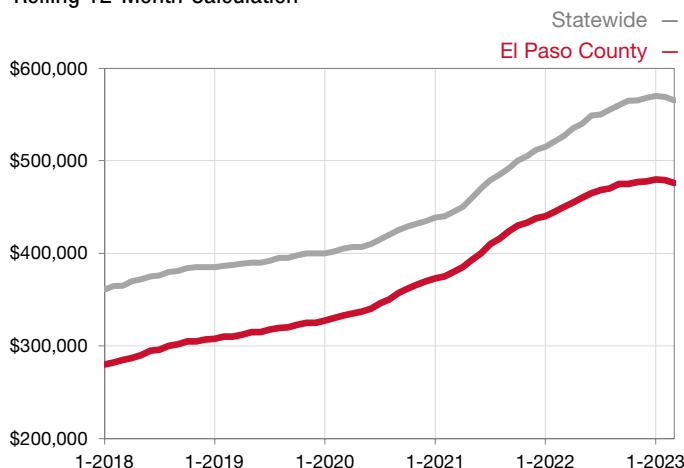
Single Family	March			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	1,629	1,136	- 30.3%	3,731	2,700	- 27.6%
Sold Listings	1,207	943	- 21.9%	2,980	2,241	- 24.8%
Median Sales Price*	\$485,000	\$465,000	- 4.1%	\$469,000	\$450,711	- 3.9%
Average Sales Price*	\$547,213	\$527,355	- 3.6%	\$529,115	\$517,994	- 2.1%
Percent of List Price Received*	104.1%	99.2%	- 4.7%	103.0%	98.8%	- 4.1%
Days on Market Until Sale	12	47	+ 291.7%	13	50	+ 284.6%
Inventory of Homes for Sale	857	1,312	+ 53.1%	--	--	--
Months Supply of Inventory	0.6	1.3	+ 116.7%	--	--	--

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

Townhouse/Condo	March			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	224	188	- 16.1%	599	488	- 18.5%
Sold Listings	218	144	- 33.9%	515	324	- 37.1%
Median Sales Price*	\$357,500	\$335,000	- 6.3%	\$356,000	\$338,500	- 4.9%
Average Sales Price*	\$367,232	\$347,050	- 5.5%	\$355,861	\$350,707	- 1.4%
Percent of List Price Received*	103.0%	99.6%	- 3.3%	102.6%	99.2%	- 3.3%
Days on Market Until Sale	15	32	+ 113.3%	14	34	+ 142.9%
Inventory of Homes for Sale	117	244	+ 108.5%	--	--	--
Months Supply of Inventory	0.6	1.5	+ 150.0%	--	--	--

* 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

