

Local Market Update for April 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.

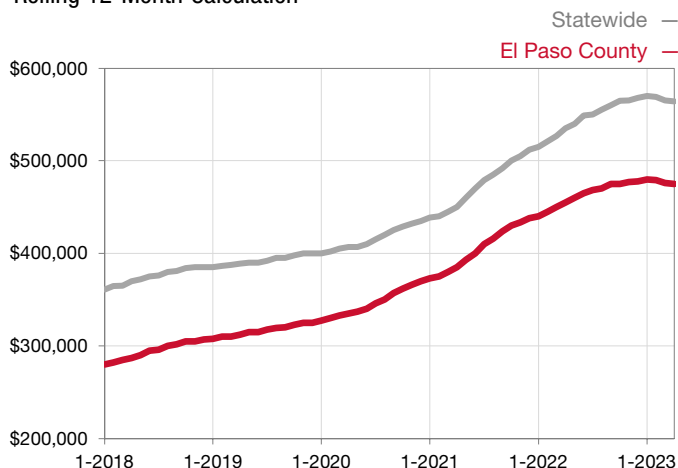
Single Family	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	1,832	1,263	- 31.1%	5,564	3,965	- 28.7%
Sold Listings	1,327	930	- 29.9%	4,307	3,171	- 26.4%
Median Sales Price*	\$489,000	\$465,000	- 4.9%	\$475,000	\$455,000	- 4.2%
Average Sales Price*	\$564,173	\$525,279	- 6.9%	\$539,917	\$520,020	- 3.7%
Percent of List Price Received*	104.2%	99.8%	- 4.2%	103.3%	99.1%	- 4.1%
Days on Market Until Sale	11	37	+ 236.4%	12	46	+ 283.3%
Inventory of Homes for Sale	1,107	1,374	+ 24.1%	--	--	--
Months Supply of Inventory	0.8	1.4	+ 75.0%	--	--	--

* 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	April			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	216	177	- 18.1%	815	671	- 17.7%
Sold Listings	219	126	- 42.5%	734	450	- 38.7%
Median Sales Price*	\$360,000	\$341,250	- 5.2%	\$356,000	\$340,000	- 4.5%
Average Sales Price*	\$378,447	\$352,449	- 6.9%	\$362,600	\$351,195	- 3.1%
Percent of List Price Received*	104.2%	99.5%	- 4.5%	103.1%	99.3%	- 3.7%
Days on Market Until Sale	15	28	+ 86.7%	14	33	+ 135.7%
Inventory of Homes for Sale	124	225	+ 81.5%	--	--	--
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

