

Local Market Update for June 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.

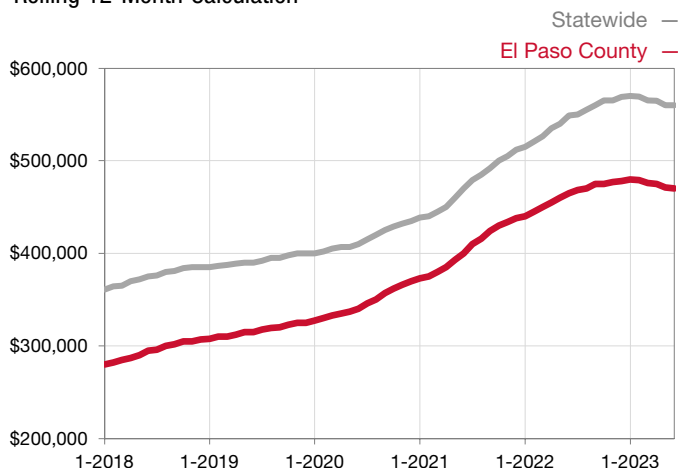
Single Family	June			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
New Listings	2,014	1,428	- 29.1%	9,426	6,695	- 29.0%
Sold Listings	1,496	1,096	- 26.7%	7,288	5,367	- 26.4%
Median Sales Price*	\$499,583	\$498,128	- 0.3%	\$482,000	\$470,000	- 2.5%
Average Sales Price*	\$554,089	\$567,400	+ 2.4%	\$545,605	\$533,509	- 2.2%
Percent of List Price Received*	101.9%	100.0%	- 1.9%	103.1%	99.5%	- 3.5%
Days on Market Until Sale	10	20	+ 100.0%	11	37	+ 236.4%
Inventory of Homes for Sale	2,107	1,827	- 13.3%	--	--	--
Months Supply of Inventory	1.6	1.9	+ 18.8%	--	--	--

* 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	June			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
New Listings	277	220	- 20.6%	1,320	1,085	- 17.8%
Sold Listings	199	188	- 5.5%	1,127	802	- 28.8%
Median Sales Price*	\$340,499	\$345,000	+ 1.3%	\$355,000	\$339,950	- 4.2%
Average Sales Price*	\$358,240	\$402,620	+ 12.4%	\$360,928	\$362,267	+ 0.4%
Percent of List Price Received*	102.5%	99.7%	- 2.7%	103.0%	99.4%	- 3.5%
Days on Market Until Sale	8	33	+ 312.5%	12	32	+ 166.7%
Inventory of Homes for Sale	226	285	+ 26.1%	--	--	--
Months Supply of Inventory	1.1	1.9	+ 72.7%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

