

# Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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## El Paso County

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

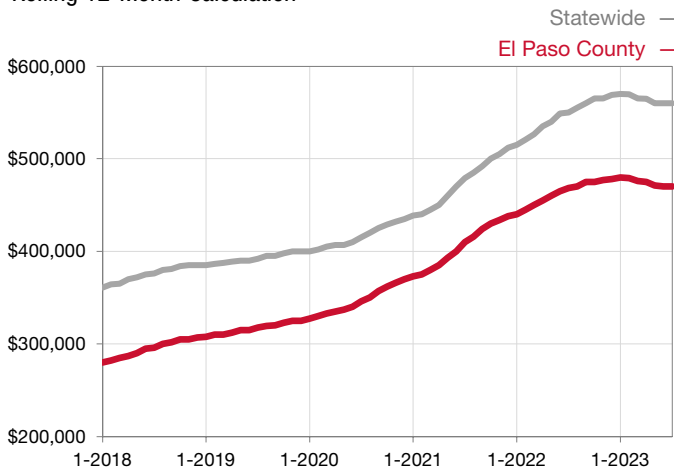
Single Family	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	1,777	<b>1,188</b>	- 33.1%	11,203	<b>7,891</b>	- 29.6%
Sold Listings	1,222	<b>929</b>	- 24.0%	8,510	<b>6,298</b>	- 26.0%
Median Sales Price*	\$485,000	<b>\$476,000</b>	- 1.9%	\$482,480	<b>\$470,000</b>	- 2.6%
Average Sales Price*	\$567,997	<b>\$548,159</b>	- 3.5%	\$548,821	<b>\$535,756</b>	- 2.4%
Percent of List Price Received*	100.2%	<b>99.7%</b>	- 0.5%	102.6%	<b>99.5%</b>	- 3.0%
Days on Market Until Sale	14	<b>25</b>	+ 78.6%	12	<b>36</b>	+ 200.0%
Inventory of Homes for Sale	2,566	<b>1,943</b>	- 24.3%	--	--	--
Months Supply of Inventory	2.0	<b>2.1</b>	+ 5.0%	--	--	--

\* 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	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	254	<b>212</b>	- 16.5%	1,574	<b>1,294</b>	- 17.8%
Sold Listings	201	<b>139</b>	- 30.8%	1,328	<b>943</b>	- 29.0%
Median Sales Price*	\$355,000	<b>\$335,000</b>	- 5.6%	\$355,000	<b>\$339,000</b>	- 4.5%
Average Sales Price*	\$370,763	<b>\$353,198</b>	- 4.7%	\$362,418	<b>\$361,112</b>	- 0.4%
Percent of List Price Received*	100.8%	<b>99.5%</b>	- 1.3%	102.7%	<b>99.4%</b>	- 3.2%
Days on Market Until Sale	15	<b>26</b>	+ 73.3%	12	<b>31</b>	+ 158.3%
Inventory of Homes for Sale	277	<b>303</b>	+ 9.4%	--	--	--
Months Supply of Inventory	1.3	<b>2.1</b>	+ 61.5%	--	--	--

\* 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

