

Local Market Update for September 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.

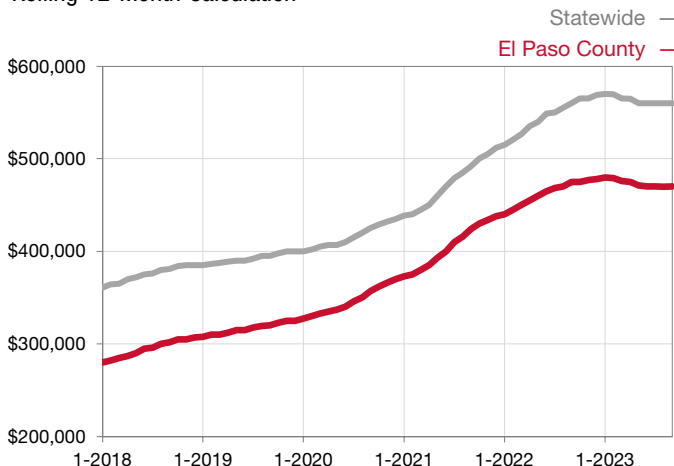
Single Family	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
New Listings	1,229	1,031	- 16.1%	13,975	10,064	- 28.0%
Sold Listings	1,121	864	- 22.9%	10,797	8,060	- 25.3%
Median Sales Price*	\$465,000	\$480,000	+ 3.2%	\$480,000	\$475,000	- 1.0%
Average Sales Price*	\$528,919	\$556,996	+ 5.3%	\$546,157	\$540,672	- 1.0%
Percent of List Price Received*	99.0%	99.2%	+ 0.2%	101.9%	99.5%	- 2.4%
Days on Market Until Sale	24	38	+ 58.3%	13	35	+ 169.2%
Inventory of Homes for Sale	2,736	2,156	- 21.2%	--	--	--
Months Supply of Inventory	2.2	2.5	+ 13.6%	--	--	--

* 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	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
New Listings	192	172	- 10.4%	2,010	1,676	- 16.6%
Sold Listings	224	112	- 50.0%	1,753	1,218	- 30.5%
Median Sales Price*	\$342,500	\$347,750	+ 1.5%	\$351,050	\$340,000	- 3.1%
Average Sales Price*	\$357,299	\$366,693	+ 2.6%	\$360,844	\$359,894	- 0.3%
Percent of List Price Received*	99.8%	99.4%	- 0.4%	102.0%	99.4%	- 2.5%
Days on Market Until Sale	17	30	+ 76.5%	13	30	+ 130.8%
Inventory of Homes for Sale	296	365	+ 23.3%	--	--	--
Months Supply of Inventory	1.5	2.7	+ 80.0%	--	--	--

* 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

