

Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®

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Not all agents 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.

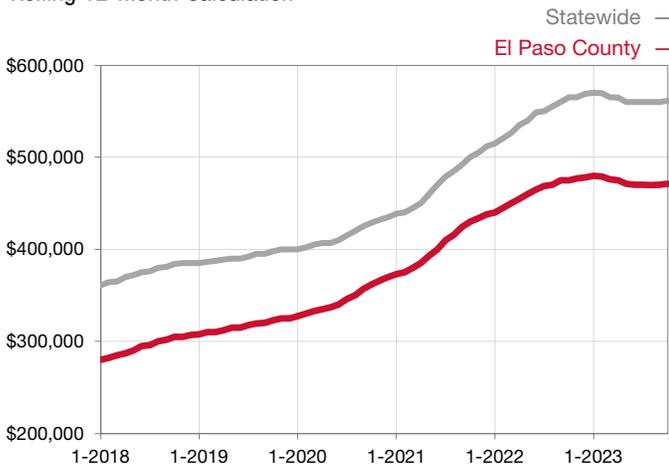
Single Family	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Key Metrics						
New Listings	1,060	950	- 10.4%	15,035	11,016	- 26.7%
Sold Listings	939	716	- 23.7%	11,737	8,780	- 25.2%
Median Sales Price*	\$471,250	\$485,000	+ 2.9%	\$480,000	\$475,000	- 1.0%
Average Sales Price*	\$541,045	\$556,997	+ 2.9%	\$545,866	\$541,987	- 0.7%
Percent of List Price Received*	98.8%	99.3%	+ 0.5%	101.7%	99.4%	- 2.3%
Days on Market Until Sale	32	40	+ 25.0%	15	35	+ 133.3%
Inventory of Homes for Sale	2,667	2,180	- 18.3%	--	--	--
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	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
Key Metrics						
New Listings	158	167	+ 5.7%	2,168	1,842	- 15.0%
Sold Listings	152	109	- 28.3%	1,905	1,328	- 30.3%
Median Sales Price*	\$333,000	\$338,000	+ 1.5%	\$350,000	\$340,000	- 2.9%
Average Sales Price*	\$361,120	\$355,238	- 1.6%	\$360,865	\$359,567	- 0.4%
Percent of List Price Received*	99.5%	99.5%	0.0%	101.8%	99.4%	- 2.4%
Days on Market Until Sale	23	36	+ 56.5%	14	31	+ 121.4%
Inventory of Homes for Sale	298	369	+ 23.8%	--	--	--
Months Supply of Inventory	1.5	2.8	+ 86.7%	--	--	--

* 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

