

Local Market Update for November 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.

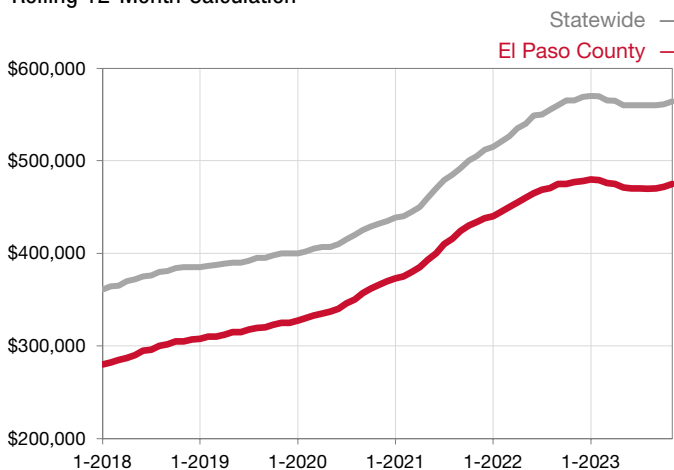
Single Family	November			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
Key Metrics						
New Listings	779	753	- 3.3%	15,815	11,779	- 25.5%
Sold Listings	819	612	- 25.3%	12,558	9,394	- 25.2%
Median Sales Price*	\$455,000	\$472,893	+ 3.9%	\$480,000	\$475,000	- 1.0%
Average Sales Price*	\$523,891	\$541,602	+ 3.4%	\$544,975	\$542,128	- 0.5%
Percent of List Price Received*	98.6%	99.0%	+ 0.4%	101.5%	99.4%	- 2.1%
Days on Market Until Sale	34	37	+ 8.8%	16	36	+ 125.0%
Inventory of Homes for Sale	2,479	2,105	- 15.1%	--	--	--
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	November			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 11-2022	Thru 11-2023	Percent Change from Previous Year
Key Metrics						
New Listings	134	140	+ 4.5%	2,302	1,980	- 14.0%
Sold Listings	128	104	- 18.8%	2,033	1,432	- 29.6%
Median Sales Price*	\$350,000	\$335,800	- 4.1%	\$350,000	\$340,000	- 2.9%
Average Sales Price*	\$357,547	\$370,698	+ 3.7%	\$360,656	\$360,375	- 0.1%
Percent of List Price Received*	99.0%	98.8%	- 0.2%	101.6%	99.4%	- 2.2%
Days on Market Until Sale	31	31	0.0%	15	31	+ 106.7%
Inventory of Homes for Sale	301	357	+ 18.6%	--	--	--
Months Supply of Inventory	1.6	2.8	+ 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

