

Local Market Update for December 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.

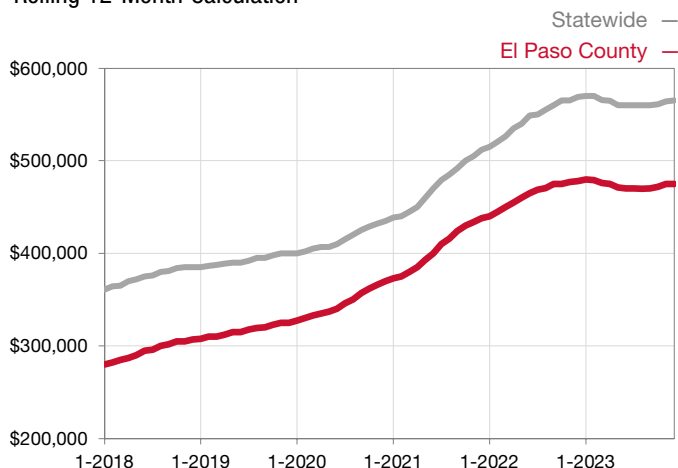
Single Family	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	545	465	- 14.7%	16,359	12,247	- 25.1%
Sold Listings	738	638	- 13.6%	13,296	10,035	- 24.5%
Median Sales Price*	\$444,995	\$467,635	+ 5.1%	\$478,000	\$475,000	- 0.6%
Average Sales Price*	\$499,980	\$520,842	+ 4.2%	\$542,476	\$540,726	- 0.3%
Percent of List Price Received*	98.6%	99.0%	+ 0.4%	101.3%	99.4%	- 1.9%
Days on Market Until Sale	41	45	+ 9.8%	18	36	+ 100.0%
Inventory of Homes for Sale	2,017	1,663	- 17.6%	--	--	--
Months Supply of Inventory	1.8	2.0	+ 11.1%	--	--	--

* 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	December			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	97	105	+ 8.2%	2,399	2,088	- 13.0%
Sold Listings	109	113	+ 3.7%	2,142	1,547	- 27.8%
Median Sales Price*	\$315,000	\$330,500	+ 4.9%	\$350,000	\$339,040	- 3.1%
Average Sales Price*	\$352,537	\$344,287	- 2.3%	\$360,242	\$359,105	- 0.3%
Percent of List Price Received*	99.1%	99.2%	+ 0.1%	101.5%	99.4%	- 2.1%
Days on Market Until Sale	32	57	+ 78.1%	16	33	+ 106.3%
Inventory of Homes for Sale	269	311	+ 15.6%	--	--	--
Months Supply of Inventory	1.5	2.4	+ 60.0%	--	--	--

* 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

