

Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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

Key Metrics	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	1,265	1,298	+ 2.6%	3,988	4,086	+ 2.5%
Sold Listings	936	860	- 8.1%	3,187	2,924	- 8.3%
Median Sales Price*	\$465,000	\$498,000	+ 7.1%	\$455,000	\$470,000	+ 3.3%
Average Sales Price*	\$522,694	\$578,669	+ 10.7%	\$519,400	\$541,466	+ 4.2%
Percent of List Price Received*	99.8%	99.7%	- 0.1%	99.1%	99.5%	+ 0.4%
Days on Market Until Sale	37	39	+ 5.4%	46	49	+ 6.5%
Inventory of Homes for Sale	1,564	1,777	+ 13.6%	--	--	--
Months Supply of Inventory	1.5	2.2	+ 46.7%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

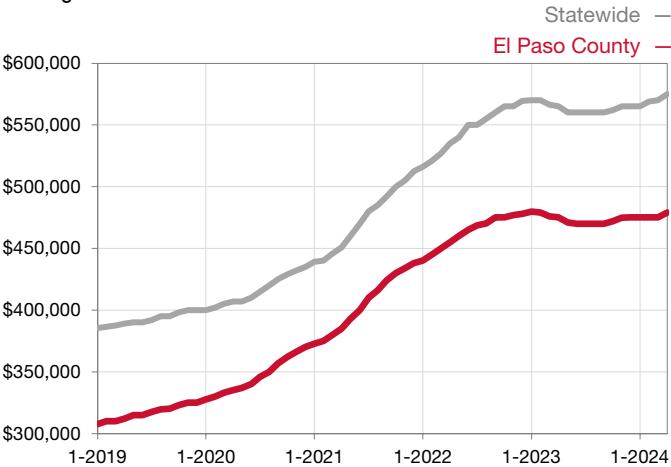
Townhouse/Condo

Key Metrics	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
New Listings	178	257	+ 44.4%	674	831	+ 23.3%
Sold Listings	128	129	+ 0.8%	452	474	+ 4.9%
Median Sales Price*	\$342,000	\$340,000	- 0.6%	\$340,000	\$337,250	- 0.8%
Average Sales Price*	\$353,191	\$370,688	+ 5.0%	\$350,642	\$361,572	+ 3.1%
Percent of List Price Received*	99.4%	99.2%	- 0.2%	99.2%	99.4%	+ 0.2%
Days on Market Until Sale	29	39	+ 34.5%	33	47	+ 42.4%
Inventory of Homes for Sale	251	417	+ 66.1%	--	--	--
Months Supply of Inventory	1.6	3.2	+ 100.0%	--	--	--

* 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

