

Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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El Paso County

Contact the Pikes Peak Association of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

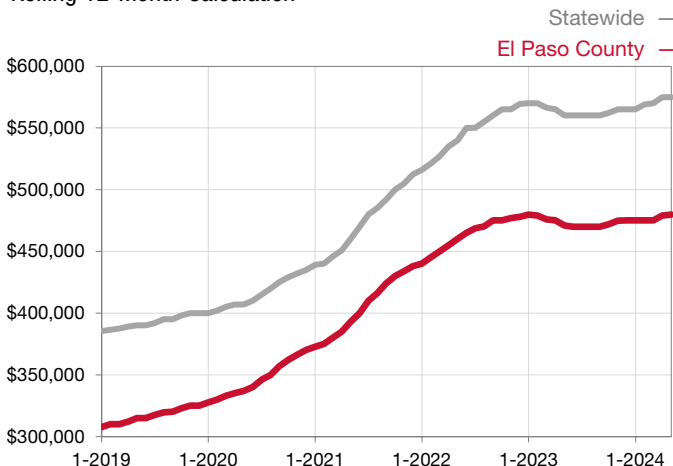
Single Family	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
New Listings	1,315	1,476	+ 12.2%	5,303	5,565	+ 4.9%
Sold Listings	1,090	968	- 11.2%	4,277	3,893	- 9.0%
Median Sales Price*	\$477,500	\$505,180	+ 5.8%	\$462,000	\$479,000	+ 3.7%
Average Sales Price*	\$540,860	\$571,074	+ 5.6%	\$524,869	\$548,828	+ 4.6%
Percent of List Price Received*	100.0%	99.8%	- 0.2%	99.3%	99.5%	+ 0.2%
Days on Market Until Sale	29	33	+ 13.8%	42	45	+ 7.1%
Inventory of Homes for Sale	1,697	2,110	+ 24.3%	--	--	--
Months Supply of Inventory	1.7	2.6	+ 52.9%	--	--	--

* 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	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
Key Metrics						
New Listings	190	278	+ 46.3%	864	1,111	+ 28.6%
Sold Listings	163	173	+ 6.1%	615	648	+ 5.4%
Median Sales Price*	\$330,000	\$334,900	+ 1.5%	\$337,000	\$335,600	- 0.4%
Average Sales Price*	\$347,023	\$367,206	+ 5.8%	\$349,683	\$363,026	+ 3.8%
Percent of List Price Received*	99.7%	98.9%	- 0.8%	99.3%	99.3%	0.0%
Days on Market Until Sale	27	39	+ 44.4%	31	45	+ 45.2%
Inventory of Homes for Sale	259	492	+ 90.0%	--	--	--
Months Supply of Inventory	1.7	3.7	+ 117.6%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

