

Local Market Update for August 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.

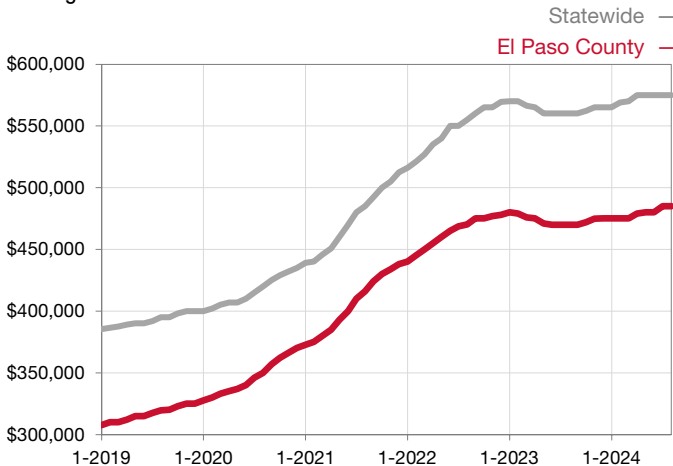
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	1,161	1,296	+ 11.6%	9,083	9,538	+ 5.0%
Sold Listings	893	886	- 0.8%	7,199	6,707	- 6.8%
Median Sales Price*	\$480,000	\$500,000	+ 4.2%	\$474,000	\$490,000	+ 3.4%
Average Sales Price*	\$558,410	\$570,748	+ 2.2%	\$538,761	\$558,988	+ 3.8%
Percent of List Price Received*	99.4%	99.3%	- 0.1%	99.5%	99.5%	0.0%
Days on Market Until Sale	28	36	+ 28.6%	35	40	+ 14.3%
Inventory of Homes for Sale	2,268	2,713	+ 19.6%	--	--	--
Months Supply of Inventory	2.5	3.4	+ 36.0%	--	--	--

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

Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	213	233	+ 9.4%	1,511	1,833	+ 21.3%
Sold Listings	166	143	- 13.9%	1,107	1,086	- 1.9%
Median Sales Price*	\$340,000	\$345,000	+ 1.5%	\$340,000	\$340,950	+ 0.3%
Average Sales Price*	\$347,342	\$363,672	+ 4.7%	\$359,166	\$369,276	+ 2.8%
Percent of List Price Received*	99.5%	98.4%	- 1.1%	99.4%	99.1%	- 0.3%
Days on Market Until Sale	26	45	+ 73.1%	30	44	+ 46.7%
Inventory of Homes for Sale	387	594	+ 53.5%	--	--	--
Months Supply of Inventory	2.7	4.7	+ 74.1%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

