

Local Market Update for September 2024

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.

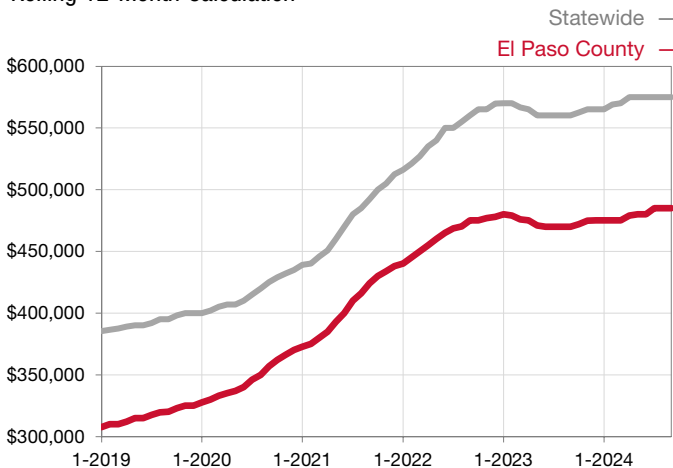
Single Family	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
Key Metrics						
New Listings	1,025	1,081	+ 5.5%	10,108	10,626	+ 5.1%
Sold Listings	867	770	- 11.2%	8,066	7,474	- 7.3%
Median Sales Price*	\$480,000	\$486,614	+ 1.4%	\$475,000	\$490,000	+ 3.2%
Average Sales Price*	\$557,829	\$544,578	- 2.4%	\$540,811	\$557,519	+ 3.1%
Percent of List Price Received*	99.2%	99.1%	- 0.1%	99.5%	99.5%	0.0%
Days on Market Until Sale	38	40	+ 5.3%	35	40	+ 14.3%
Inventory of Homes for Sale	2,358	2,747	+ 16.5%	--	--	--
Months Supply of Inventory	2.7	3.5	+ 29.6%	--	--	--

* 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	September			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 09-2023	Thru 09-2024	Percent Change from Previous Year
Key Metrics						
New Listings	170	223	+ 31.2%	1,681	2,054	+ 22.2%
Sold Listings	112	128	+ 14.3%	1,219	1,215	- 0.3%
Median Sales Price*	\$350,000	\$370,000	+ 5.7%	\$340,000	\$345,000	+ 1.5%
Average Sales Price*	\$367,742	\$380,440	+ 3.5%	\$359,954	\$370,592	+ 3.0%
Percent of List Price Received*	99.5%	98.6%	- 0.9%	99.4%	99.1%	- 0.3%
Days on Market Until Sale	32	57	+ 78.1%	30	45	+ 50.0%
Inventory of Homes for Sale	400	609	+ 52.3%	--	--	--
Months Supply of Inventory	3.0	4.7	+ 56.7%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

