

# Local Market Update for December 2024

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.

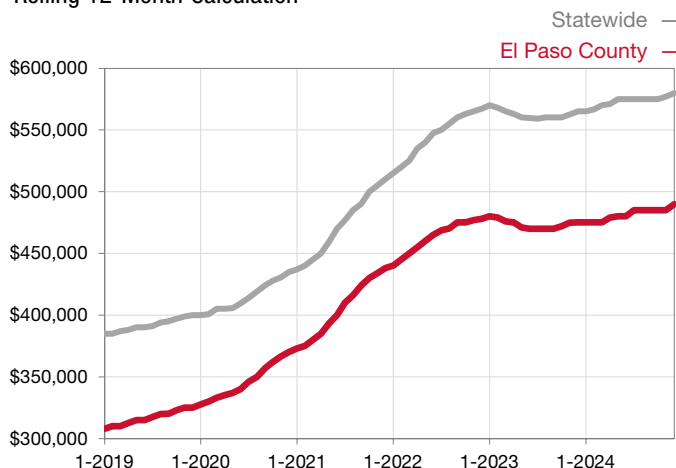
Single Family	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	471	565	+ 20.0%	12,266	13,027	+ 6.2%
Sold Listings	640	767	+ 19.8%	10,037	9,828	- 2.1%
Median Sales Price*	\$466,660	\$498,000	+ 6.7%	\$475,000	\$489,900	+ 3.1%
Average Sales Price*	\$520,321	\$552,555	+ 6.2%	\$540,681	\$559,329	+ 3.4%
Percent of List Price Received*	99.0%	98.9%	- 0.1%	99.4%	99.3%	- 0.1%
Days on Market Until Sale	45	56	+ 24.4%	36	42	+ 16.7%
Inventory of Homes for Sale	1,861	2,065	+ 11.0%	--	--	--
Months Supply of Inventory	2.2	2.5	+ 13.6%	--	--	--

\* 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	December			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
New Listings	104	107	+ 2.9%	2,091	2,496	+ 19.4%
Sold Listings	114	109	- 4.4%	1,548	1,582	+ 2.2%
Median Sales Price*	\$331,500	\$340,000	+ 2.6%	\$339,140	\$342,000	+ 0.8%
Average Sales Price*	\$345,102	\$352,111	+ 2.0%	\$359,145	\$365,063	+ 1.6%
Percent of List Price Received*	99.0%	98.5%	- 0.5%	99.4%	99.0%	- 0.4%
Days on Market Until Sale	57	64	+ 12.3%	33	49	+ 48.5%
Inventory of Homes for Sale	358	506	+ 41.3%	--	--	--
Months Supply of Inventory	2.8	3.8	+ 35.7%	--	--	--

\* 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

