

Local Market Update for January 2025

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

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.

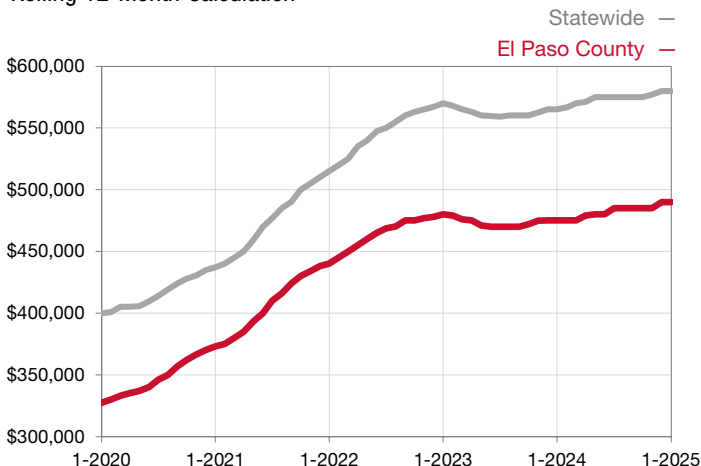
Single Family	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Key Metrics						
New Listings	769	1,007	+ 30.9%	769	1,007	+ 30.9%
Sold Listings	564	578	+ 2.5%	564	578	+ 2.5%
Median Sales Price*	\$452,508	\$485,000	+ 7.2%	\$452,508	\$485,000	+ 7.2%
Average Sales Price*	\$526,999	\$549,699	+ 4.3%	\$526,999	\$549,699	+ 4.3%
Percent of List Price Received*	99.2%	98.7%	- 0.5%	99.2%	98.7%	- 0.5%
Days on Market Until Sale	52	66	+ 26.9%	52	66	+ 26.9%
Inventory of Homes for Sale	1,670	2,110	+ 26.3%	--	--	--
Months Supply of Inventory	2.0	2.6	+ 30.0%	--	--	--

* 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	January			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 01-2024	Thru 01-2025	Percent Change from Previous Year
Key Metrics						
New Listings	194	185	- 4.6%	194	185	- 4.6%
Sold Listings	93	82	- 11.8%	93	82	- 11.8%
Median Sales Price*	\$359,287	\$326,000	- 9.3%	\$359,287	\$326,000	- 9.3%
Average Sales Price*	\$368,582	\$365,355	- 0.9%	\$368,582	\$365,355	- 0.9%
Percent of List Price Received*	99.2%	97.9%	- 1.3%	99.2%	97.9%	- 1.3%
Days on Market Until Sale	52	74	+ 42.3%	52	74	+ 42.3%
Inventory of Homes for Sale	360	498	+ 38.3%	--	--	--
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

