

# Local Market Update for April 2025

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.

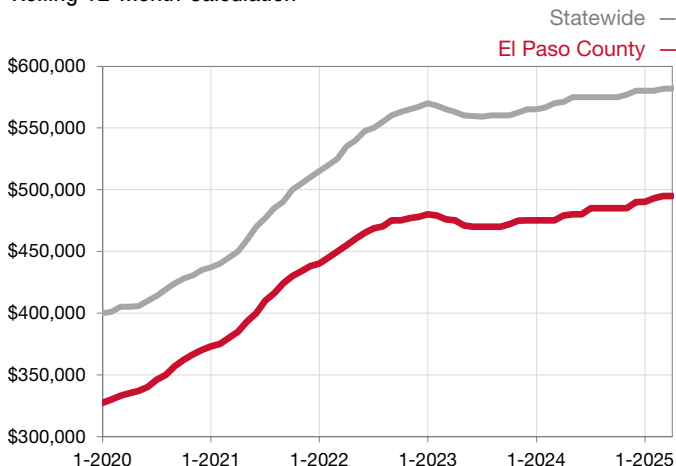
Single Family	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	1,293	1,568	+ 21.3%	4,103	4,873	+ 18.8%
Sold Listings	858	943	+ 9.9%	2,924	3,080	+ 5.3%
Median Sales Price*	\$499,000	\$495,000	- 0.8%	\$470,000	\$490,000	+ 4.3%
Average Sales Price*	\$578,684	\$581,352	+ 0.5%	\$541,347	\$560,387	+ 3.5%
Percent of List Price Received*	99.8%	99.4%	- 0.4%	99.5%	99.2%	- 0.3%
Days on Market Until Sale	39	45	+ 15.4%	49	56	+ 14.3%
Inventory of Homes for Sale	1,936	2,524	+ 30.4%	--	--	--
Months Supply of Inventory	2.4	3.0	+ 25.0%	--	--	--

\* 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	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	260	240	- 7.7%	834	837	+ 0.4%
Sold Listings	130	151	+ 16.2%	476	471	- 1.1%
Median Sales Price*	\$339,500	\$355,000	+ 4.6%	\$337,250	\$345,000	+ 2.3%
Average Sales Price*	\$370,375	\$360,383	- 2.7%	\$361,458	\$363,343	+ 0.5%
Percent of List Price Received*	99.2%	99.0%	- 0.2%	99.4%	98.7%	- 0.7%
Days on Market Until Sale	40	57	+ 42.5%	47	68	+ 44.7%
Inventory of Homes for Sale	456	551	+ 20.8%	--	--	--
Months Supply of Inventory	3.5	4.2	+ 20.0%	--	--	--

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

Median Sales Price – Single Family  
Rolling 12-Month Calculation



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

