

Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	566	609	+ 7.6%	13,048	14,300	+ 9.6%
Sold Listings	767	775	+ 1.0%	9,821	10,084	+ 2.7%
Median Sales Price*	\$498,000	\$469,950	- 5.6%	\$489,950	\$490,000	+ 0.0%
Average Sales Price*	\$553,102	\$535,436	- 3.2%	\$559,409	\$564,105	+ 0.8%
Percent of List Price Received*	98.9%	98.5%	- 0.4%	99.3%	99.0%	- 0.3%
Days on Market Until Sale	57	64	+ 12.3%	42	49	+ 16.7%
Inventory of Homes for Sale	2,268	2,471	+ 9.0%	--	--	--
Months Supply of Inventory	2.8	2.9	+ 3.6%	--	--	--

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

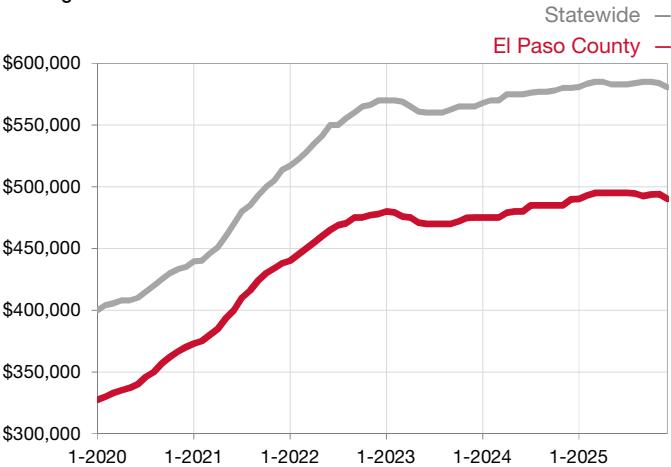
Townhouse/Condo

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	108	89	- 17.6%	2,497	2,412	- 3.4%
Sold Listings	109	106	- 2.8%	1,580	1,489	- 5.8%
Median Sales Price*	\$340,000	\$333,000	- 2.1%	\$342,250	\$337,000	- 1.5%
Average Sales Price*	\$352,111	\$367,316	+ 4.3%	\$365,203	\$362,915	- 0.6%
Percent of List Price Received*	98.5%	97.7%	- 0.8%	99.0%	98.7%	- 0.3%
Days on Market Until Sale	64	73	+ 14.1%	49	64	+ 30.6%
Inventory of Homes for Sale	533	486	- 8.8%	--	--	--
Months Supply of Inventory	4.0	3.9	- 2.5%	--	--	--

* 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

