

Local Market Update for January 2026

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

	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	1,015	1,028	+ 1.3%	1,015	1,028	+ 1.3%
Sold Listings	579	531	- 8.3%	579	531	- 8.3%
Median Sales Price*	\$485,000	\$470,000	- 3.1%	\$485,000	\$470,000	- 3.1%
Average Sales Price*	\$548,082	\$540,618	- 1.4%	\$548,082	\$540,618	- 1.4%
Percent of List Price Received*	98.7%	98.8%	+ 0.1%	98.7%	98.8%	+ 0.1%
Days on Market Until Sale	65	71	+ 9.2%	65	71	+ 9.2%
Inventory of Homes for Sale	2,326	2,433	+ 4.6%	--	--	--
Months Supply of Inventory	2.8	2.9	+ 3.6%	--	--	--

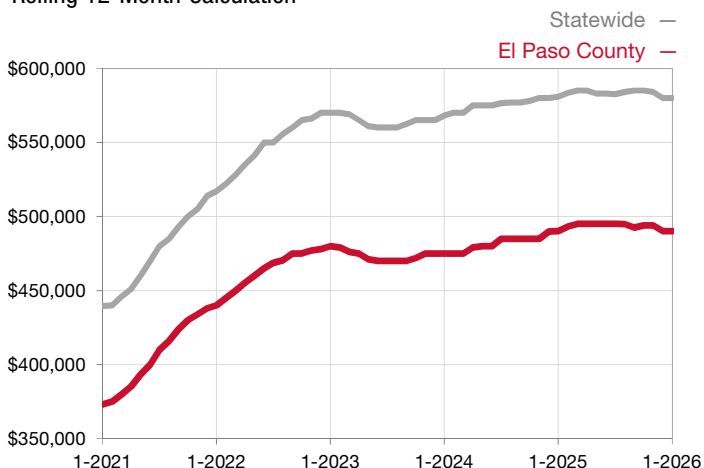
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo

	January			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
New Listings	185	187	+ 1.1%	185	187	+ 1.1%
Sold Listings	83	68	- 18.1%	83	68	- 18.1%
Median Sales Price*	\$328,000	\$298,250	- 9.1%	\$328,000	\$298,250	- 9.1%
Average Sales Price*	\$366,976	\$325,816	- 11.2%	\$366,976	\$325,816	- 11.2%
Percent of List Price Received*	97.9%	98.2%	+ 0.3%	97.9%	98.2%	+ 0.3%
Days on Market Until Sale	72	98	+ 36.1%	72	98	+ 36.1%
Inventory of Homes for Sale	521	524	+ 0.6%	--	--	--
Months Supply of Inventory	4.0	4.3	+ 7.5%	--	--	--

* 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

