

# Local Market Update for January 2026

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.

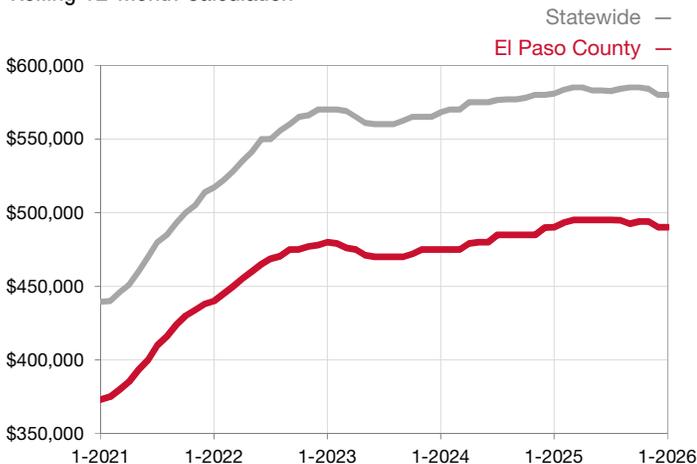
Single Family	January			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	1,015	<b>1,028</b>	+ 1.3%	1,015	<b>1,028</b>	+ 1.3%
Sold Listings	579	<b>531</b>	- 8.3%	579	<b>531</b>	- 8.3%
Median Sales Price*	\$485,000	<b>\$470,000</b>	- 3.1%	\$485,000	<b>\$470,000</b>	- 3.1%
Average Sales Price*	\$548,082	<b>\$540,618</b>	- 1.4%	\$548,082	<b>\$540,618</b>	- 1.4%
Percent of List Price Received*	98.7%	<b>98.8%</b>	+ 0.1%	98.7%	<b>98.8%</b>	+ 0.1%
Days on Market Until Sale	65	<b>71</b>	+ 9.2%	65	<b>71</b>	+ 9.2%
Inventory of Homes for Sale	2,326	<b>2,433</b>	+ 4.6%	--	--	--
Months Supply of Inventory	2.8	<b>2.9</b>	+ 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		
	2025	2026	Percent Change from Previous Year	Thru 01-2025	Thru 01-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	185	<b>187</b>	+ 1.1%	185	<b>187</b>	+ 1.1%
Sold Listings	83	<b>68</b>	- 18.1%	83	<b>68</b>	- 18.1%
Median Sales Price*	\$328,000	<b>\$298,250</b>	- 9.1%	\$328,000	<b>\$298,250</b>	- 9.1%
Average Sales Price*	\$366,976	<b>\$325,816</b>	- 11.2%	\$366,976	<b>\$325,816</b>	- 11.2%
Percent of List Price Received*	97.9%	<b>98.2%</b>	+ 0.3%	97.9%	<b>98.2%</b>	+ 0.3%
Days on Market Until Sale	72	<b>98</b>	+ 36.1%	72	<b>98</b>	+ 36.1%
Inventory of Homes for Sale	521	<b>524</b>	+ 0.6%	--	--	--
Months Supply of Inventory	4.0	<b>4.3</b>	+ 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

