

Local Market Update for February 2026

A Research Tool Provided by the Colorado Association of REALTORS®

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El Paso County

Contact the Pikes Peak Association of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

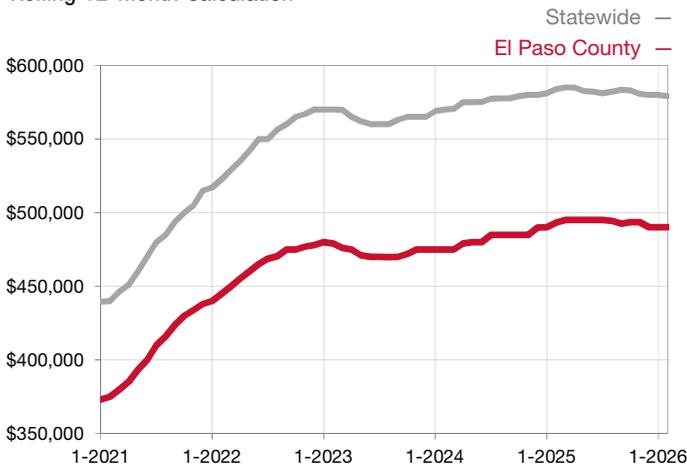
Single Family	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Key Metrics						
New Listings	956	1,158	+ 21.1%	1,971	2,168	+ 10.0%
Sold Listings	652	682	+ 4.6%	1,231	1,214	- 1.4%
Median Sales Price*	\$479,450	\$465,000	- 3.0%	\$481,000	\$469,450	- 2.4%
Average Sales Price*	\$551,690	\$526,702	- 4.5%	\$549,981	\$532,951	- 3.1%
Percent of List Price Received*	99.0%	98.9%	- 0.1%	98.8%	98.9%	+ 0.1%
Days on Market Until Sale	60	66	+ 10.0%	63	69	+ 9.5%
Inventory of Homes for Sale	2,243	2,483	+ 10.7%	--	--	--
Months Supply of Inventory	2.8	3.0	+ 7.1%	--	--	--

* 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	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
Key Metrics						
New Listings	179	207	+ 15.6%	364	396	+ 8.8%
Sold Listings	100	84	- 16.0%	183	152	- 16.9%
Median Sales Price*	\$325,000	\$332,600	+ 2.3%	\$325,000	\$313,000	- 3.7%
Average Sales Price*	\$340,246	\$357,432	+ 5.1%	\$352,369	\$343,288	- 2.6%
Percent of List Price Received*	98.2%	98.3%	+ 0.1%	98.0%	98.2%	+ 0.2%
Days on Market Until Sale	75	85	+ 13.3%	73	91	+ 24.7%
Inventory of Homes for Sale	517	566	+ 9.5%	--	--	--
Months Supply of Inventory	4.0	4.7	+ 17.5%	--	--	--

* 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

