

Local Market Update for March 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.

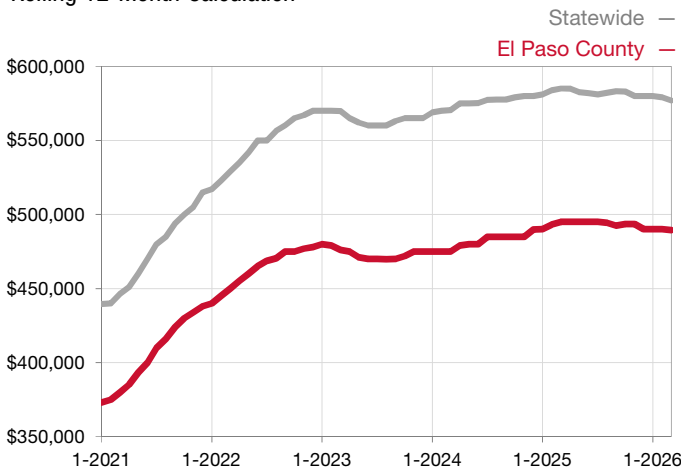
Single Family	March			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 03-2025	Thru 03-2026	Percent Change from Previous Year
Key Metrics						
New Listings	1,356	1,461	+ 7.7%	3,327	3,613	+ 8.6%
Sold Listings	904	908	+ 0.4%	2,135	2,123	- 0.6%
Median Sales Price*	\$491,250	\$481,500	- 2.0%	\$485,000	\$475,000	- 2.1%
Average Sales Price*	\$552,335	\$552,928	+ 0.1%	\$550,978	\$541,368	- 1.7%
Percent of List Price Received*	99.4%	99.1%	- 0.3%	99.1%	99.0%	- 0.1%
Days on Market Until Sale	58	60	+ 3.4%	61	65	+ 6.6%
Inventory of Homes for Sale	2,388	2,565	+ 7.4%	--	--	--
Months Supply of Inventory	2.9	3.1	+ 6.9%	--	--	--

* 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	March			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 03-2025	Thru 03-2026	Percent Change from Previous Year
Key Metrics						
New Listings	236	259	+ 9.7%	600	656	+ 9.3%
Sold Listings	137	125	- 8.8%	320	277	- 13.4%
Median Sales Price*	\$364,950	\$310,000	- 15.1%	\$338,450	\$312,000	- 7.8%
Average Sales Price*	\$381,264	\$347,330	- 8.9%	\$364,740	\$345,112	- 5.4%
Percent of List Price Received*	99.1%	98.8%	- 0.3%	98.5%	98.5%	0.0%
Days on Market Until Sale	73	79	+ 8.2%	73	85	+ 16.4%
Inventory of Homes for Sale	532	604	+ 13.5%	--	--	--
Months Supply of Inventory	4.1	5.0	+ 22.0%	--	--	--

* 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

