

Local Market Update for April 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.

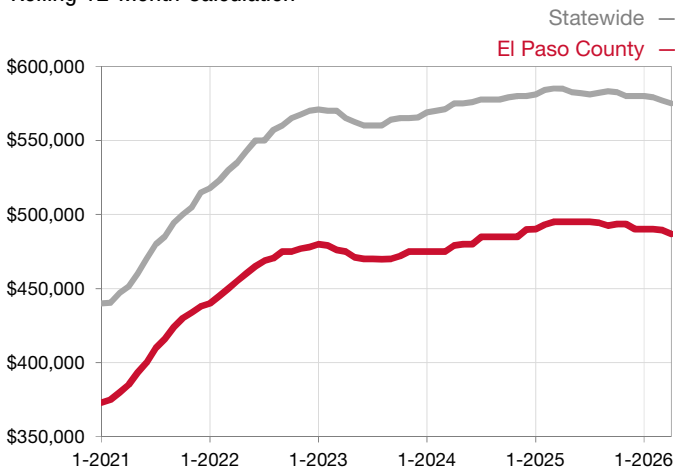
Single Family	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
New Listings	1,567	1,633	+ 4.2%	4,895	5,242	+ 7.1%
Sold Listings	949	971	+ 2.3%	3,084	3,097	+ 0.4%
Median Sales Price*	\$499,950	\$485,000	- 3.0%	\$490,000	\$479,950	- 2.1%
Average Sales Price*	\$581,136	\$573,589	- 1.3%	\$560,258	\$551,498	- 1.6%
Percent of List Price Received*	99.4%	99.0%	- 0.4%	99.2%	99.0%	- 0.2%
Days on Market Until Sale	45	51	+ 13.3%	56	60	+ 7.1%
Inventory of Homes for Sale	2,725	2,874	+ 5.5%	--	--	--
Months Supply of Inventory	3.3	3.4	+ 3.0%	--	--	--

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

Townhouse/Condo	April			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 04-2025	Thru 04-2026	Percent Change from Previous Year
New Listings	244	302	+ 23.8%	844	956	+ 13.3%
Sold Listings	153	149	- 2.6%	473	426	- 9.9%
Median Sales Price*	\$355,000	\$335,000	- 5.6%	\$345,000	\$325,000	- 5.8%
Average Sales Price*	\$359,720	\$352,697	- 2.0%	\$363,116	\$347,765	- 4.2%
Percent of List Price Received*	98.7%	98.3%	- 0.4%	98.6%	98.4%	- 0.2%
Days on Market Until Sale	58	54	- 6.9%	68	74	+ 8.8%
Inventory of Homes for Sale	592	675	+ 14.0%	--	--	--
Months Supply of Inventory	4.5	5.6	+ 24.4%	--	--	--

* 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

