

Local Market Update for August 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.

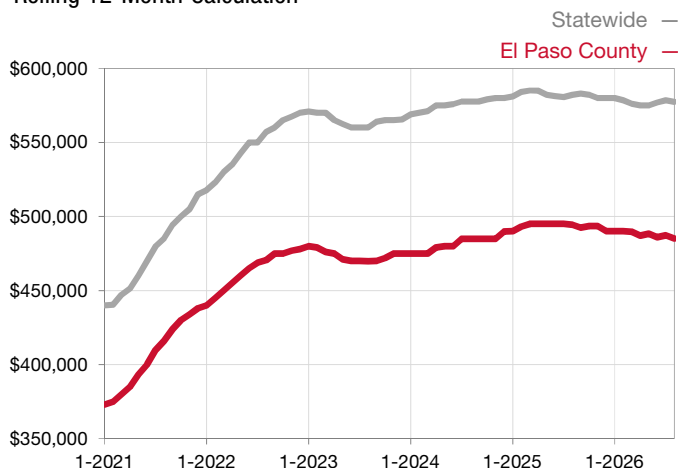
Single Family	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
New Listings	1,237	1,192	- 3.6%	10,710	10,974	+ 2.5%
Sold Listings	892	826	- 7.4%	7,000	7,093	+ 1.3%
Median Sales Price*	\$489,400	\$475,000	- 2.9%	\$495,500	\$490,000	- 1.1%
Average Sales Price*	\$575,152	\$561,649	- 2.3%	\$570,870	\$567,220	- 0.6%
Percent of List Price Received*	98.7%	99.1%	+ 0.4%	99.2%	99.2%	0.0%
Days on Market Until Sale	41	47	+ 14.6%	46	50	+ 8.7%
Inventory of Homes for Sale	3,650	3,638	- 0.3%	--	--	--
Months Supply of Inventory	4.3	4.3	0.0%	--	--	--

* 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	August			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 08-2025	Thru 08-2026	Percent Change from Previous Year
New Listings	243	227	- 6.6%	1,845	1,923	+ 4.2%
Sold Listings	150	125	- 16.7%	1,036	985	- 4.9%
Median Sales Price*	\$325,500	\$330,000	+ 1.4%	\$337,500	\$325,000	- 3.7%
Average Sales Price*	\$341,802	\$332,198	- 2.8%	\$360,597	\$343,177	- 4.8%
Percent of List Price Received*	98.6%	98.1%	- 0.5%	98.8%	98.5%	- 0.3%
Days on Market Until Sale	61	55	- 9.8%	62	63	+ 1.6%
Inventory of Homes for Sale	711	748	+ 5.2%	--	--	--
Months Supply of Inventory	5.6	6.2	+ 10.7%	--	--	--

* 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

