

Local Market Update for September 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.

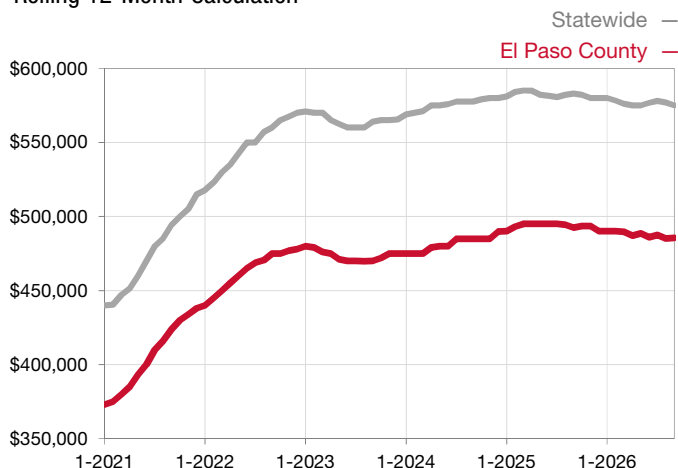
Single Family	September			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
New Listings	1,097	1,108	+ 1.0%	11,807	12,094	+ 2.4%
Sold Listings	870	780	- 10.3%	7,870	7,877	+ 0.1%
Median Sales Price*	\$481,000	\$484,700	+ 0.8%	\$495,000	\$489,900	- 1.0%
Average Sales Price*	\$568,996	\$560,201	- 1.5%	\$570,663	\$566,578	- 0.7%
Percent of List Price Received*	98.8%	99.1%	+ 0.3%	99.2%	99.2%	0.0%
Days on Market Until Sale	51	50	- 2.0%	47	50	+ 6.4%
Inventory of Homes for Sale	3,532	3,619	+ 2.5%	--	--	--
Months Supply of Inventory	4.1	4.3	+ 4.9%	--	--	--

* 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	September			Year to Date		
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 09-2025	Thru 09-2026	Percent Change from Previous Year
New Listings	162	170	+ 4.9%	2,007	2,093	+ 4.3%
Sold Listings	135	118	- 12.6%	1,171	1,103	- 5.8%
Median Sales Price*	\$339,000	\$297,850	- 12.1%	\$338,000	\$320,000	- 5.3%
Average Sales Price*	\$368,032	\$323,023	- 12.2%	\$361,454	\$341,021	- 5.7%
Percent of List Price Received*	98.4%	98.5%	+ 0.1%	98.8%	98.5%	- 0.3%
Days on Market Until Sale	63	58	- 7.9%	62	63	+ 1.6%
Inventory of Homes for Sale	674	709	+ 5.2%	--	--	--
Months Supply of Inventory	5.3	6.0	+ 13.2%	--	--	--

* 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

