Local Market Update for October 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

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	1,164	**1,012**	- 13.1%	12,971	**13,112**	+ 1.1%
Sold Listings	751	**681**	- 9.3%	8,621	**8,560**	- 0.7%
Median Sales Price*	$475,000	**$479,000**	+ 0.8%	$492,500	**$487,940**	- 0.9%
Average Sales Price*	$528,226	**$551,661**	+ 4.4%	$566,970	**$565,369**	- 0.3%
Percent of List Price Received*	98.7%	**98.6%**	- 0.1%	99.1%	**99.1%**	0.0%
Days on Market Until Sale	51	**56**	+ 9.8%	47	**51**	+ 8.5%
Inventory of Homes for Sale	3,526	**3,564**	+ 1.1%	--	**--**	--
Months Supply of Inventory	4.2	**4.3**	+ 2.4%	--	**--**	--

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

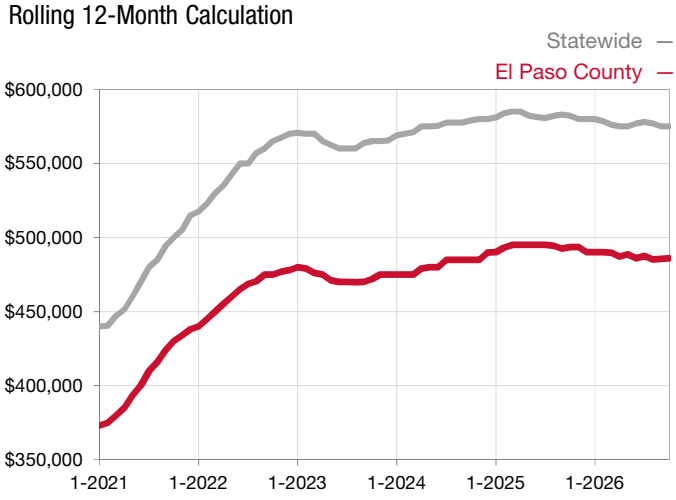
Townhouse/Condo

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 10-2025**	**Thru 10-2026**	Percent Change from Previous Year
New Listings	181	**184**	+ 1.7%	2,188	**2,274**	+ 3.9%
Sold Listings	129	**104**	- 19.4%	1,300	**1,207**	- 7.2%
Median Sales Price*	$320,000	**$335,000**	+ 4.7%	$335,000	**$324,400**	- 3.2%
Average Sales Price*	$356,401	**$350,550**	- 1.6%	$360,953	**$341,842**	- 5.3%
Percent of List Price Received*	98.2%	**98.5%**	+ 0.3%	98.7%	**98.5%**	- 0.2%
Days on Market Until Sale	67	**58**	- 13.4%	62	**62**	0.0%
Inventory of Homes for Sale	669	**691**	+ 3.3%	--	**--**	--
Months Supply of Inventory	5.3	**5.9**	+ 11.3%	--	**--**	--

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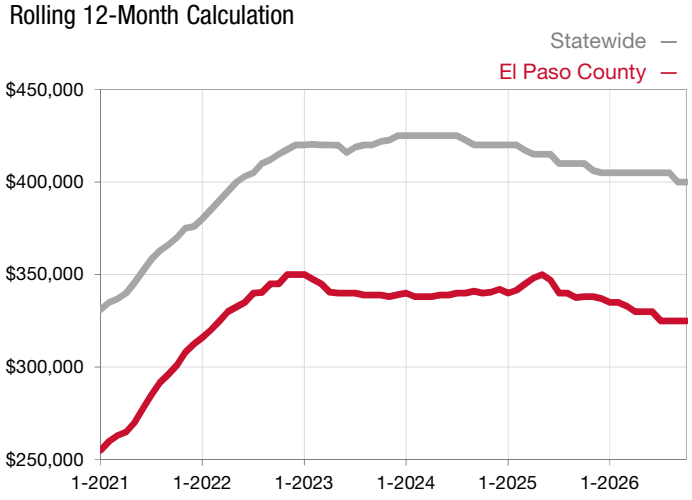
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Current as of November 4, 2026. All data from the multiple listing services in the state of Colorado. Report © 2026 ShowingTime Plus, LLC.