

Local Market Update for October 2024

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.

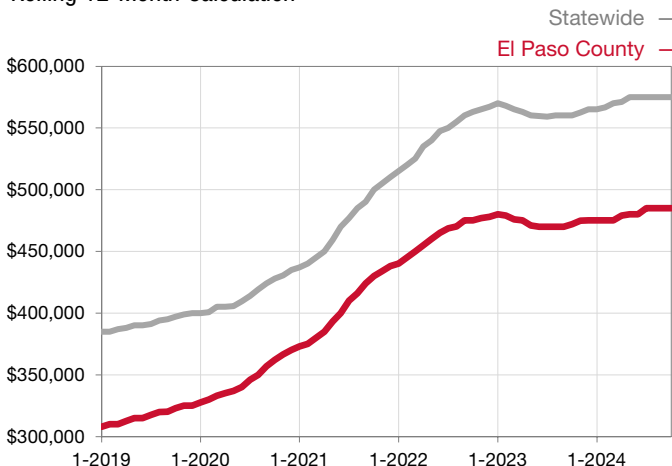
Single Family	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	953	1,119	+ 17.4%	11,035	11,724	+ 6.2%
Sold Listings	716	830	+ 15.9%	8,782	8,307	- 5.4%
Median Sales Price*	\$485,000	\$475,000	- 2.1%	\$475,000	\$487,000	+ 2.5%
Average Sales Price*	\$557,191	\$567,621	+ 1.9%	\$542,146	\$558,550	+ 3.0%
Percent of List Price Received*	99.3%	99.0%	- 0.3%	99.4%	99.4%	0.0%
Days on Market Until Sale	40	40	0.0%	35	40	+ 14.3%
Inventory of Homes for Sale	2,359	2,719	+ 15.3%	--	--	--
Months Supply of Inventory	2.7	3.4	+ 25.9%	--	--	--

* 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	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	166	206	+ 24.1%	1,843	2,257	+ 22.5%
Sold Listings	110	149	+ 35.5%	1,329	1,363	+ 2.6%
Median Sales Price*	\$336,500	\$330,000	- 1.9%	\$340,000	\$342,000	+ 0.6%
Average Sales Price*	\$354,736	\$346,637	- 2.3%	\$359,522	\$368,135	+ 2.4%
Percent of List Price Received*	99.4%	98.9%	- 0.5%	99.4%	99.1%	- 0.3%
Days on Market Until Sale	36	58	+ 61.1%	31	46	+ 48.4%
Inventory of Homes for Sale	404	639	+ 58.2%	--	--	--
Months Supply of Inventory	3.1	4.8	+ 54.8%	--	--	--

* 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

