

Local Market Update for August 2020

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.

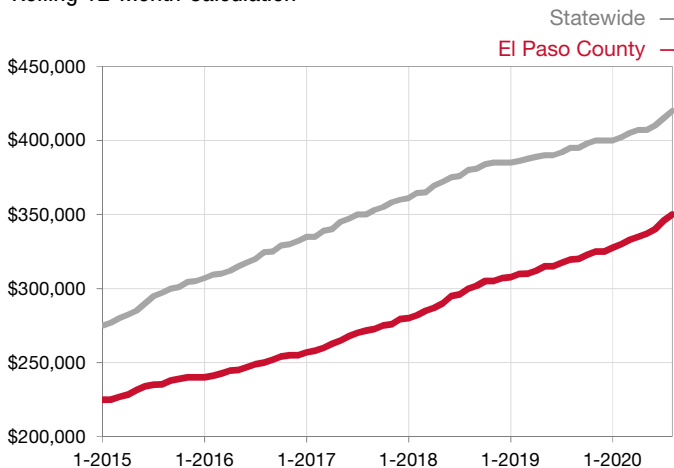
Single Family	August			Year to Date		
	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Key Metrics						
New Listings	1,646	1,488	- 9.6%	12,230	11,632	- 4.9%
Sold Listings	1,393	1,578	+ 13.3%	9,903	9,792	- 1.1%
Median Sales Price*	\$330,000	\$380,000	+ 15.2%	\$325,000	\$362,500	+ 11.5%
Average Sales Price*	\$369,068	\$438,226	+ 18.7%	\$365,734	\$407,364	+ 11.4%
Percent of List Price Received*	99.8%	100.7%	+ 0.9%	100.0%	100.6%	+ 0.6%
Days on Market Until Sale	22	18	- 18.2%	30	21	- 30.0%
Inventory of Homes for Sale	2,180	1,013	- 53.5%	--	--	--
Months Supply of Inventory	1.8	0.8	- 55.6%	--	--	--

* 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		
	2019	2020	Percent Change from Previous Year	Thru 08-2019	Thru 08-2020	Percent Change from Previous Year
Key Metrics						
New Listings	238	228	- 4.2%	1,675	1,722	+ 2.8%
Sold Listings	202	225	+ 11.4%	1,404	1,420	+ 1.1%
Median Sales Price*	\$240,000	\$255,000	+ 6.3%	\$224,850	\$245,900	+ 9.4%
Average Sales Price*	\$262,063	\$267,957	+ 2.2%	\$239,797	\$260,448	+ 8.6%
Percent of List Price Received*	100.4%	100.8%	+ 0.4%	100.1%	100.4%	+ 0.3%
Days on Market Until Sale	16	16	0.0%	19	18	- 5.3%
Inventory of Homes for Sale	226	116	- 48.7%	--	--	--
Months Supply of Inventory	1.3	0.7	- 46.2%	--	--	--

* 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

