Local Market Update for July 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.

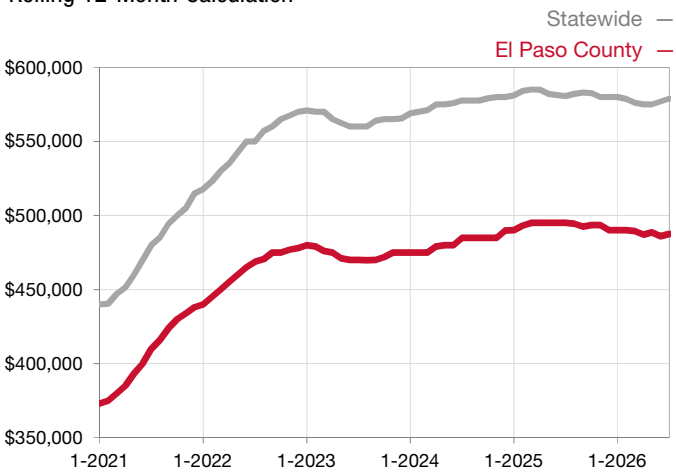
Single Family	July			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 07-2025**	**Thru 07-2026**	Percent Change from Previous Year
New Listings	1,383	**1,459**	+ 5.5%	9,473	**9,780**	+ 3.2%
Sold Listings	959	**980**	+ 2.2%	6,108	**6,267**	+ 2.6%
Median Sales Price*	$500,000	**$510,000**	+ 2.0%	$498,518	**$490,000**	- 1.7%
Average Sales Price*	$576,875	**$582,799**	+ 1.0%	$570,246	**$567,938**	- 0.4%
Percent of List Price Received*	99.1%	**99.4%**	+ 0.3%	99.3%	**99.2%**	- 0.1%
Days on Market Until Sale	37	**38**	+ 2.7%	47	**51**	+ 8.5%
Inventory of Homes for Sale	3,646	**3,672**	+ 0.7%	--	**--**	--
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.

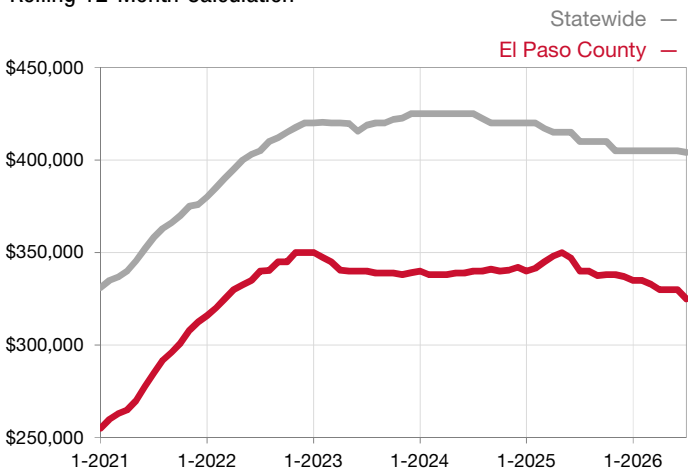
Townhouse/Condo	July			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change from Previous Year	**Thru 07-2025**	**Thru 07-2026**	Percent Change from Previous Year
New Listings	241	**231**	- 4.1%	1,602	**1,697**	+ 5.9%
Sold Listings	136	**136**	0.0%	886	**860**	- 2.9%
Median Sales Price*	$331,822	**$306,550**	- 7.6%	$340,000	**$325,000**	- 4.4%
Average Sales Price*	$380,676	**$335,649**	- 11.8%	$363,779	**$344,772**	- 5.2%
Percent of List Price Received*	98.9%	**99.2%**	+ 0.3%	98.8%	**98.6%**	- 0.2%
Days on Market Until Sale	53	**49**	- 7.5%	62	**65**	+ 4.8%
Inventory of Homes for Sale	724	**748**	+ 3.3%	--	**--**	--
Months Supply of Inventory	5.7	**6.1**	+ 7.0%	--	**--**	--

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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 August 5, 2026. All data from the multiple listing services in the state of Colorado. Report © 2026 ShowingTime Plus, LLC.