

Local Market Update for March 2024

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.

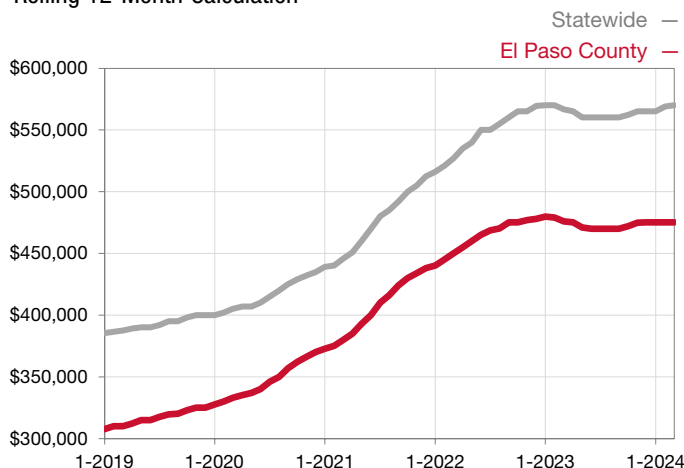
Single Family	March			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
New Listings	1,147	1,106	- 3.6%	2,721	2,781	+ 2.2%
Sold Listings	947	788	- 16.8%	2,251	2,060	- 8.5%
Median Sales Price*	\$465,000	\$474,200	+ 2.0%	\$451,000	\$461,950	+ 2.4%
Average Sales Price*	\$527,097	\$527,751	+ 0.1%	\$518,030	\$526,358	+ 1.6%
Percent of List Price Received*	99.2%	99.4%	+ 0.2%	98.8%	99.3%	+ 0.5%
Days on Market Until Sale	47	53	+ 12.8%	50	53	+ 6.0%
Inventory of Homes for Sale	1,507	1,566	+ 3.9%	--	--	--
Months Supply of Inventory	1.4	1.9	+ 35.7%	--	--	--

* 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	March			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 03-2023	Thru 03-2024	Percent Change from Previous Year
New Listings	195	201	+ 3.1%	496	574	+ 15.7%
Sold Listings	144	138	- 4.2%	324	346	+ 6.8%
Median Sales Price*	\$335,000	\$335,750	+ 0.2%	\$337,500	\$335,000	- 0.7%
Average Sales Price*	\$344,637	\$359,829	+ 4.4%	\$349,635	\$358,198	+ 2.4%
Percent of List Price Received*	99.3%	99.7%	+ 0.4%	99.1%	99.5%	+ 0.4%
Days on Market Until Sale	32	47	+ 46.9%	35	50	+ 42.9%
Inventory of Homes for Sale	269	378	+ 40.5%	--	--	--
Months Supply of Inventory	1.7	2.9	+ 70.6%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

