

Local Market Update for May 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.

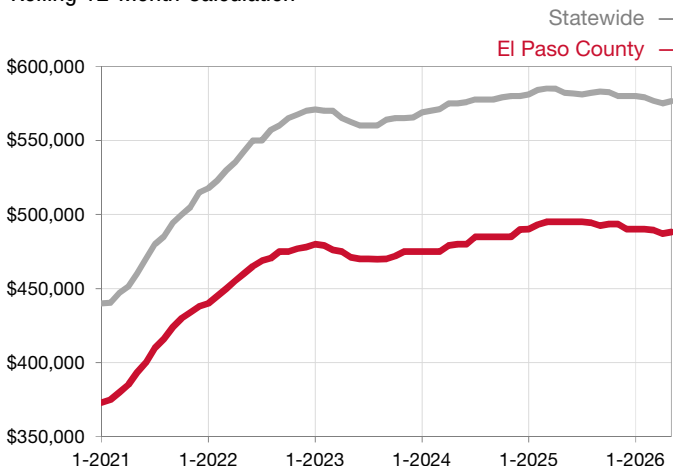
Single Family	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
New Listings	1,654	1,517	- 8.3%	6,549	6,758	+ 3.2%
Sold Listings	1,007	1,103	+ 9.5%	4,091	4,201	+ 2.7%
Median Sales Price*	\$500,000	\$503,000	+ 0.6%	\$494,500	\$485,000	- 1.9%
Average Sales Price*	\$581,543	\$588,062	+ 1.1%	\$565,497	\$561,634	- 0.7%
Percent of List Price Received*	99.5%	99.3%	- 0.2%	99.2%	99.1%	- 0.1%
Days on Market Until Sale	40	41	+ 2.5%	52	55	+ 5.8%
Inventory of Homes for Sale	3,143	3,066	- 2.4%	--	--	--
Months Supply of Inventory	3.8	3.6	- 5.3%	--	--	--

* 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	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
New Listings	272	232	- 14.7%	1,116	1,191	+ 6.7%
Sold Listings	146	150	+ 2.7%	619	578	- 6.6%
Median Sales Price*	\$340,000	\$334,950	- 1.5%	\$345,000	\$325,000	- 5.8%
Average Sales Price*	\$361,836	\$343,435	- 5.1%	\$362,814	\$346,082	- 4.6%
Percent of List Price Received*	99.2%	98.6%	- 0.6%	98.7%	98.4%	- 0.3%
Days on Market Until Sale	56	63	+ 12.5%	65	72	+ 10.8%
Inventory of Homes for Sale	653	683	+ 4.6%	--	--	--
Months Supply of Inventory	5.1	5.6	+ 9.8%	--	--	--

* 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

