

Local Market Update for February 2025

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.

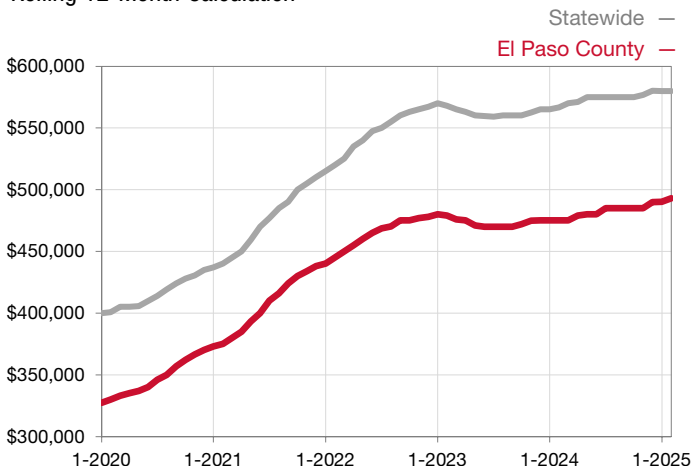
Single Family	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Key Metrics						
New Listings	919	948	+ 3.2%	1,688	1,950	+ 15.5%
Sold Listings	711	651	- 8.4%	1,275	1,232	- 3.4%
Median Sales Price*	\$457,500	\$480,000	+ 4.9%	\$455,000	\$482,000	+ 5.9%
Average Sales Price*	\$524,177	\$552,117	+ 5.3%	\$525,426	\$550,650	+ 4.8%
Percent of List Price Received*	99.3%	99.0%	- 0.3%	99.3%	98.8%	- 0.5%
Days on Market Until Sale	54	60	+ 11.1%	53	63	+ 18.9%
Inventory of Homes for Sale	1,698	2,052	+ 20.8%	--	--	--
Months Supply of Inventory	2.0	2.5	+ 25.0%	--	--	--

* 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	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
Key Metrics						
New Listings	180	185	+ 2.8%	374	369	- 1.3%
Sold Listings	115	101	- 12.2%	208	183	- 12.0%
Median Sales Price*	\$326,000	\$325,000	- 0.3%	\$335,000	\$325,000	- 3.0%
Average Sales Price*	\$347,843	\$341,827	- 1.7%	\$357,116	\$352,369	- 1.3%
Percent of List Price Received*	99.6%	98.2%	- 1.4%	99.4%	98.1%	- 1.3%
Days on Market Until Sale	52	74	+ 42.3%	52	74	+ 42.3%
Inventory of Homes for Sale	379	483	+ 27.4%	--	--	--
Months Supply of Inventory	2.9	3.7	+ 27.6%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

