

# Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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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

Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	784	915	+ 16.7%	1,574	1,672	+ 6.2%
Sold Listings	663	708	+ 6.8%	1,304	1,272	- 2.5%
Median Sales Price*	\$447,000	\$457,000	+ 2.2%	\$447,000	\$455,000	+ 1.8%
Average Sales Price*	\$502,906	\$523,927	+ 4.2%	\$511,445	\$525,293	+ 2.7%
Percent of List Price Received*	98.7%	99.3%	+ 0.6%	98.5%	99.3%	+ 0.8%
Days on Market Until Sale	54	54	0.0%	52	53	+ 1.9%
Inventory of Homes for Sale	1,512	1,524	+ 0.8%	--	--	--
Months Supply of Inventory	1.4	1.8	+ 28.6%	--	--	--

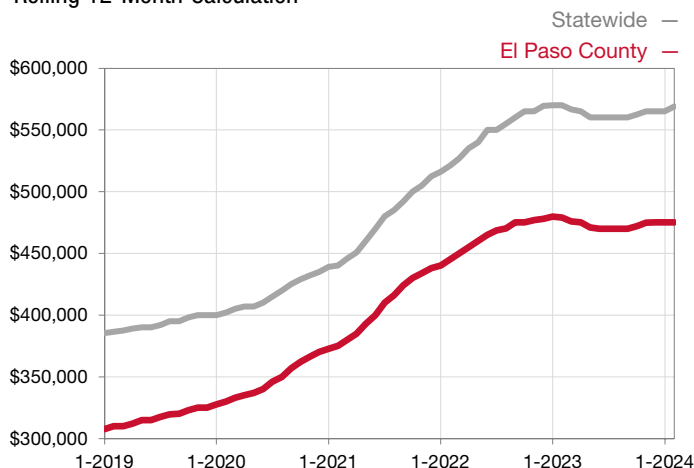
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Townhouse/Condo

Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	132	176	+ 33.3%	301	368	+ 22.3%
Sold Listings	96	113	+ 17.7%	180	206	+ 14.4%
Median Sales Price*	\$339,500	\$326,000	- 4.0%	\$340,000	\$335,000	- 1.5%
Average Sales Price*	\$366,065	\$347,407	- 5.1%	\$353,633	\$356,967	+ 0.9%
Percent of List Price Received*	98.7%	99.6%	+ 0.9%	98.9%	99.4%	+ 0.5%
Days on Market Until Sale	36	53	+ 47.2%	36	53	+ 47.2%
Inventory of Homes for Sale	250	343	+ 37.2%	--	--	--
Months Supply of Inventory	1.5	2.6	+ 73.3%	--	--	--

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

### Median Sales Price – Single Family Rolling 12-Month Calculation



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

