

Local Market Update for December 2021

A Research Tool Provided by the Colorado Association of REALTORS®

Make Sure Your Agent is a REALTOR®

Not all agents 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.

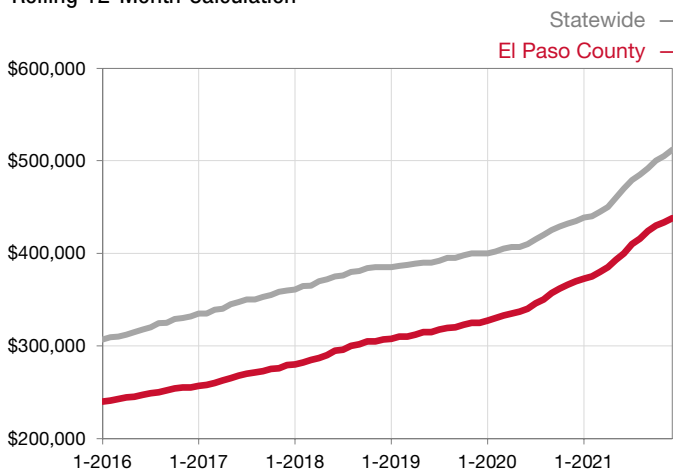
Single Family	December			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 12-2020	Thru 12-2021	Percent Change from Previous Year
Key Metrics						
New Listings	852	802	- 5.9%	16,550	16,811	+ 1.6%
Sold Listings	1,204	1,267	+ 5.2%	15,464	16,055	+ 3.8%
Median Sales Price*	\$380,000	\$455,000	+ 19.7%	\$370,000	\$438,000	+ 18.4%
Average Sales Price*	\$436,059	\$512,603	+ 17.6%	\$417,238	\$492,087	+ 17.9%
Percent of List Price Received*	101.3%	101.3%	0.0%	100.7%	103.1%	+ 2.4%
Days on Market Until Sale	17	15	- 11.8%	21	12	- 42.9%
Inventory of Homes for Sale	714	652	- 8.7%	--	--	--
Months Supply of Inventory	0.6	0.5	- 16.7%	--	--	--

* 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	December			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 12-2020	Thru 12-2021	Percent Change from Previous Year
Key Metrics						
New Listings	153	129	- 15.7%	2,471	2,572	+ 4.1%
Sold Listings	185	195	+ 5.4%	2,305	2,487	+ 7.9%
Median Sales Price*	\$278,700	\$335,000	+ 20.2%	\$253,000	\$312,500	+ 23.5%
Average Sales Price*	\$284,329	\$352,886	+ 24.1%	\$267,494	\$323,759	+ 21.0%
Percent of List Price Received*	101.1%	101.3%	+ 0.2%	100.6%	102.9%	+ 2.3%
Days on Market Until Sale	12	16	+ 33.3%	16	9	- 43.8%
Inventory of Homes for Sale	96	100	+ 4.2%	--	--	--
Months Supply of Inventory	0.5	0.5	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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

