

# Local Market Update for August 2025

A Research Tool Provided by the Colorado Association of REALTORS®

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Your Agent is a REALTOR®

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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.

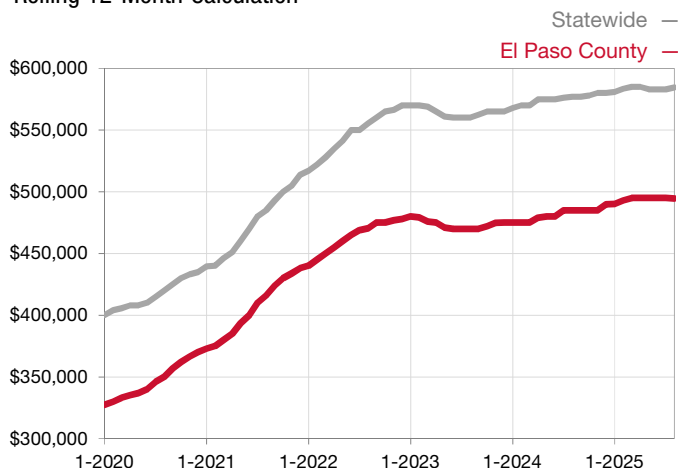
Single Family	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	1,297	1,241	- 4.3%	9,548	10,676	+ 11.8%
Sold Listings	886	890	+ 0.5%	6,697	6,995	+ 4.4%
Median Sales Price*	\$500,000	\$488,250	- 2.4%	\$490,000	\$496,500	+ 1.3%
Average Sales Price*	\$571,060	\$574,858	+ 0.7%	\$559,101	\$570,903	+ 2.1%
Percent of List Price Received*	99.2%	98.7%	- 0.5%	99.5%	99.2%	- 0.3%
Days on Market Until Sale	36	41	+ 13.9%	40	46	+ 15.0%
Inventory of Homes for Sale	2,892	3,402	+ 17.6%	--	--	--
Months Supply of Inventory	3.6	4.0	+ 11.1%	--	--	--

\* 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	August			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 08-2024	Thru 08-2025	Percent Change from Previous Year
New Listings	228	239	+ 4.8%	1,829	1,836	+ 0.4%
Sold Listings	144	150	+ 4.2%	1,086	1,035	- 4.7%
Median Sales Price*	\$345,550	\$325,500	- 5.8%	\$341,750	\$338,000	- 1.1%
Average Sales Price*	\$365,417	\$341,802	- 6.5%	\$369,487	\$360,631	- 2.4%
Percent of List Price Received*	98.4%	98.6%	+ 0.2%	99.1%	98.8%	- 0.3%
Days on Market Until Sale	45	61	+ 35.6%	44	62	+ 40.9%
Inventory of Homes for Sale	634	673	+ 6.2%	--	--	--
Months Supply of Inventory	5.0	5.3	+ 6.0%	--	--	--

\* 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

