

Local Market Update for July 2024

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.

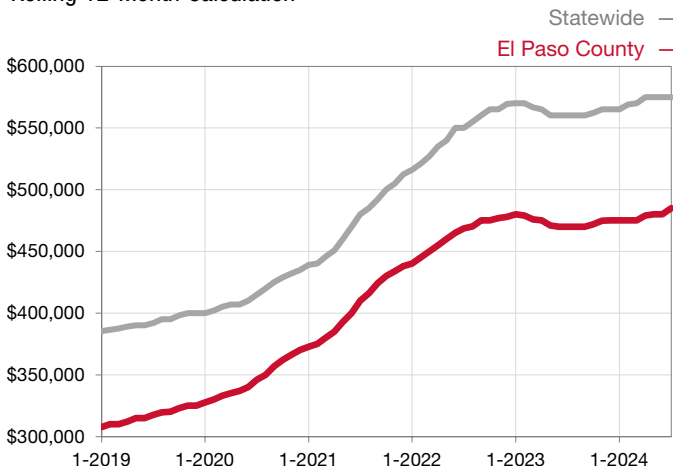
Single Family	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Key Metrics						
New Listings	1,183	1,273	+ 7.6%	7,921	8,228	+ 3.9%
Sold Listings	928	957	+ 3.1%	6,306	5,819	- 7.7%
Median Sales Price*	\$480,000	\$504,185	+ 5.0%	\$470,000	\$487,500	+ 3.7%
Average Sales Price*	\$548,844	\$580,309	+ 5.7%	\$535,979	\$557,146	+ 3.9%
Percent of List Price Received*	99.7%	99.5%	- 0.2%	99.5%	99.6%	+ 0.1%
Days on Market Until Sale	25	33	+ 32.0%	36	40	+ 11.1%
Inventory of Homes for Sale	2,152	2,608	+ 21.2%	--	--	--
Months Supply of Inventory	2.3	3.3	+ 43.5%	--	--	--

* 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	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
Key Metrics						
New Listings	215	240	+ 11.6%	1,298	1,599	+ 23.2%
Sold Listings	138	146	+ 5.8%	941	942	+ 0.1%
Median Sales Price*	\$335,000	\$358,500	+ 7.0%	\$339,900	\$340,000	+ 0.0%
Average Sales Price*	\$354,830	\$384,284	+ 8.3%	\$361,252	\$369,922	+ 2.4%
Percent of List Price Received*	99.6%	99.3%	- 0.3%	99.4%	99.2%	- 0.2%
Days on Market Until Sale	25	39	+ 56.0%	31	43	+ 38.7%
Inventory of Homes for Sale	328	578	+ 76.2%	--	--	--
Months Supply of Inventory	2.2	4.5	+ 104.5%	--	--	--

* 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

