

Local Market Update for June 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.

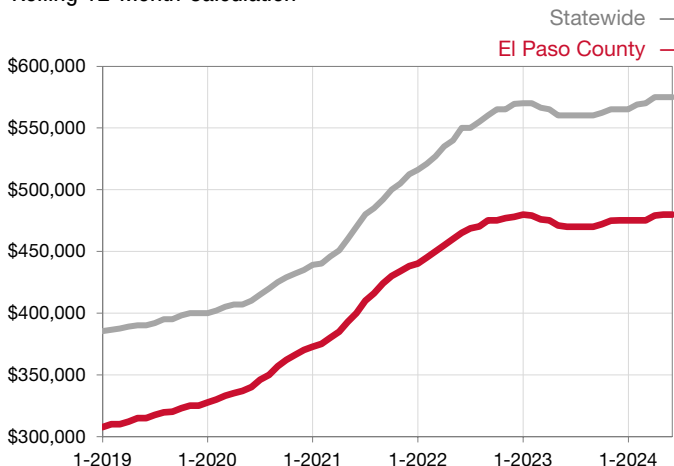
Single Family	June			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
New Listings	1,434	1,408	- 1.8%	6,738	6,960	+ 3.3%
Sold Listings	1,101	965	- 12.4%	5,378	4,861	- 9.6%
Median Sales Price*	\$499,000	\$505,000	+ 1.2%	\$470,000	\$485,000	+ 3.2%
Average Sales Price*	\$568,294	\$568,481	+ 0.0%	\$533,759	\$552,684	+ 3.5%
Percent of List Price Received*	100.0%	99.6%	- 0.4%	99.5%	99.6%	+ 0.1%
Days on Market Until Sale	20	30	+ 50.0%	37	42	+ 13.5%
Inventory of Homes for Sale	2,051	2,384	+ 16.2%	--	--	--
Months Supply of Inventory	2.2	3.0	+ 36.4%	--	--	--

* 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	June			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 06-2023	Thru 06-2024	Percent Change from Previous Year
New Listings	219	249	+ 13.7%	1,083	1,359	+ 25.5%
Sold Listings	188	147	- 21.8%	803	796	- 0.9%
Median Sales Price*	\$346,250	\$360,000	+ 4.0%	\$340,000	\$339,900	- 0.0%
Average Sales Price*	\$403,811	\$386,343	- 4.3%	\$362,355	\$367,303	+ 1.4%
Percent of List Price Received*	99.7%	98.9%	- 0.8%	99.4%	99.2%	- 0.2%
Days on Market Until Sale	34	40	+ 17.6%	32	44	+ 37.5%
Inventory of Homes for Sale	299	546	+ 82.6%	--	--	--
Months Supply of Inventory	2.0	4.3	+ 115.0%	--	--	--

* 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

