## **Local Market Update for October 2025**

A Research Tool Provided by the Colorado Association of REALTORS®



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	October			Year to Date			
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year	
New Listings	1,122	1,160	+ 3.4%	11,744	12,929	+ 10.1%	
Sold Listings	832	748	- 10.1%	8,303	8,615	+ 3.8%	
Median Sales Price*	\$475,000	\$475,000	0.0%	\$487,000	\$492,500	+ 1.1%	
Average Sales Price*	\$567,428	\$527,562	- 7.0%	\$558,629	\$566,940	+ 1.5%	
Percent of List Price Received*	98.9%	98.7%	- 0.2%	99.4%	99.1%	- 0.3%	
Days on Market Until Sale	40	51	+ 27.5%	40	47	+ 17.5%	
Inventory of Homes for Sale	2,926	3,306	+ 13.0%				
Months Supply of Inventory	3.7	3.9	+ 5.4%				

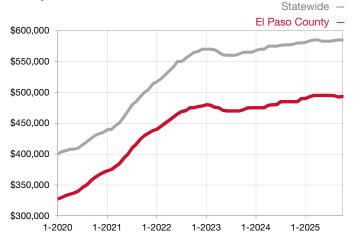
<sup>\*</sup> Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	October			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 10-2024	Thru 10-2025	Percent Change from Previous Year
New Listings	202	180	- 10.9%	2,253	2,180	- 3.2%
Sold Listings	149	128	- 14.1%	1,363	1,298	- 4.8%
Median Sales Price*	\$330,000	\$319,500	- 3.2%	\$342,000	\$335,000	- 2.0%
Average Sales Price*	\$346,637	\$356,452	+ 2.8%	\$368,179	\$360,901	- 2.0%
Percent of List Price Received*	98.9%	98.2%	- 0.7%	99.1%	98.7%	- 0.4%
Days on Market Until Sale	58	66	+ 13.8%	46	62	+ 34.8%
Inventory of Homes for Sale	671	629	- 6.3%			
Months Supply of Inventory	5.1	5.0	- 2.0%			

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



Rolling 12-Month Calculation



## Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

