

# Local Market Update for March 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.

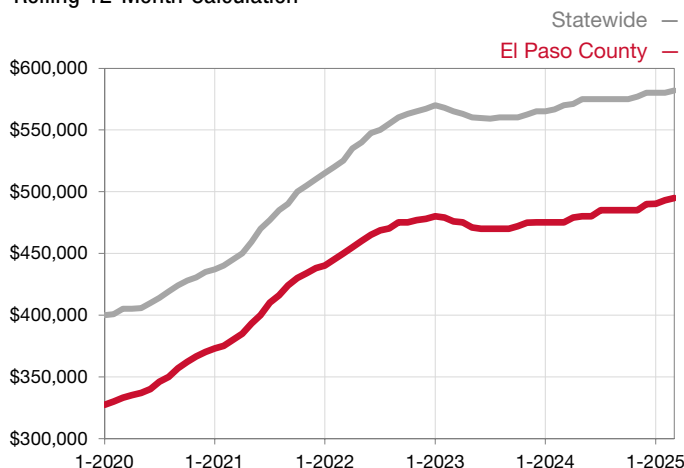
Single Family	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	1,122	1,356	+ 20.9%	2,810	3,305	+ 17.6%
Sold Listings	791	898	+ 13.5%	2,066	2,131	+ 3.1%
Median Sales Price*	\$472,500	\$494,000	+ 4.6%	\$461,700	\$486,000	+ 5.3%
Average Sales Price*	\$526,511	\$552,886	+ 5.0%	\$525,841	\$551,261	+ 4.8%
Percent of List Price Received*	99.4%	99.4%	0.0%	99.3%	99.1%	- 0.2%
Days on Market Until Sale	53	58	+ 9.4%	53	61	+ 15.1%
Inventory of Homes for Sale	1,767	2,157	+ 22.1%	--	--	--
Months Supply of Inventory	2.2	2.6	+ 18.2%	--	--	--

\* 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	March			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 03-2024	Thru 03-2025	Percent Change from Previous Year
New Listings	200	236	+ 18.0%	574	600	+ 4.5%
Sold Listings	138	137	- 0.7%	346	320	- 7.5%
Median Sales Price*	\$335,750	\$359,900	+ 7.2%	\$335,000	\$337,000	+ 0.6%
Average Sales Price*	\$359,602	\$380,078	+ 5.7%	\$358,108	\$364,232	+ 1.7%
Percent of List Price Received*	99.6%	99.0%	- 0.6%	99.5%	98.5%	- 1.0%
Days on Market Until Sale	47	73	+ 55.3%	50	73	+ 46.0%
Inventory of Homes for Sale	405	512	+ 26.4%	--	--	--
Months Supply of Inventory	3.1	3.9	+ 25.8%	--	--	--

\* 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

