

# Local Market Update for November 2024

A Research Tool Provided by the Colorado Association of REALTORS®

## El Paso County

Contact the Pikes Peak Association of REALTORS® for more detailed local statistics or to find a REALTOR® in the area.

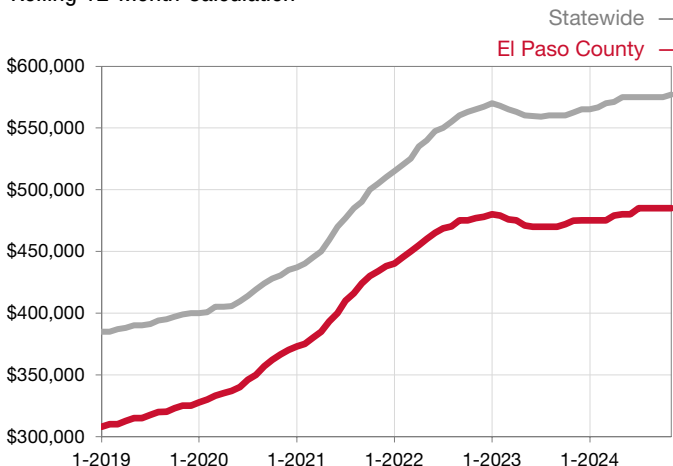
Single Family	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	760	<b>729</b>	- 4.1%	11,795	<b>12,453</b>	+ 5.6%
Sold Listings	615	<b>748</b>	+ 21.6%	9,397	<b>9,057</b>	- 3.6%
Median Sales Price*	\$472,785	<b>\$495,000</b>	+ 4.7%	\$475,000	<b>\$489,000</b>	+ 2.9%
Average Sales Price*	\$540,936	<b>\$574,609</b>	+ 6.2%	\$542,067	<b>\$559,916</b>	+ 3.3%
Percent of List Price Received*	99.0%	<b>98.9%</b>	- 0.1%	99.4%	<b>99.4%</b>	0.0%
Days on Market Until Sale	37	<b>52</b>	+ 40.5%	36	<b>41</b>	+ 13.9%
Inventory of Homes for Sale	2,297	<b>2,513</b>	+ 9.4%	--	--	--
Months Supply of Inventory	2.7	<b>3.1</b>	+ 14.8%	--	--	--

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

Townhouse/Condo	November			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 11-2023	Thru 11-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	144	<b>136</b>	- 5.6%	1,987	<b>2,390</b>	+ 20.3%
Sold Listings	105	<b>109</b>	+ 3.8%	1,434	<b>1,472</b>	+ 2.6%
Median Sales Price*	\$335,000	<b>\$345,000</b>	+ 3.0%	\$340,000	<b>\$342,000</b>	+ 0.6%
Average Sales Price*	\$369,624	<b>\$339,549</b>	- 8.1%	\$360,262	<b>\$366,018</b>	+ 1.6%
Percent of List Price Received*	98.9%	<b>98.2%</b>	- 0.7%	99.4%	<b>99.0%</b>	- 0.4%
Days on Market Until Sale	31	<b>74</b>	+ 138.7%	31	<b>48</b>	+ 54.8%
Inventory of Homes for Sale	398	<b>599</b>	+ 50.5%	--	--	--
Months Supply of Inventory	3.1	<b>4.5</b>	+ 45.2%	--	--	--

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

