

# Local Market Update for June 2025

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.

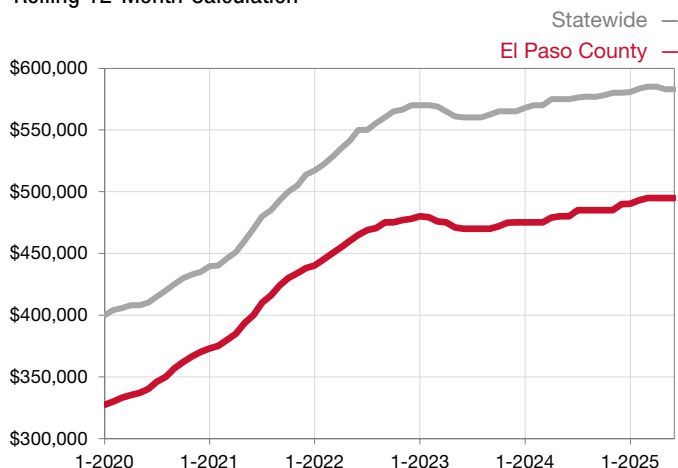
Single Family	June			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
New Listings	1,409	1,555	+ 10.4%	6,974	8,080	+ 15.9%
Sold Listings	964	1,057	+ 9.6%	4,850	5,144	+ 6.1%
Median Sales Price*	\$505,000	\$509,950	+ 1.0%	\$485,000	\$497,250	+ 2.5%
Average Sales Price*	\$568,351	\$583,372	+ 2.6%	\$552,710	\$569,310	+ 3.0%
Percent of List Price Received*	99.6%	99.6%	0.0%	99.6%	99.3%	- 0.3%
Days on Market Until Sale	30	37	+ 23.3%	42	49	+ 16.7%
Inventory of Homes for Sale	2,576	3,263	+ 26.7%	--	--	--
Months Supply of Inventory	3.3	3.9	+ 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	June			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 06-2024	Thru 06-2025	Percent Change from Previous Year
New Listings	248	244	- 1.6%	1,360	1,348	- 0.9%
Sold Listings	146	131	- 10.3%	796	750	- 5.8%
Median Sales Price*	\$360,200	\$335,000	- 7.0%	\$339,900	\$344,500	+ 1.4%
Average Sales Price*	\$386,866	\$349,942	- 9.5%	\$367,576	\$360,566	- 1.9%
Percent of List Price Received*	98.9%	99.3%	+ 0.4%	99.2%	98.8%	- 0.4%
Days on Market Until Sale	40	58	+ 45.0%	44	64	+ 45.5%
Inventory of Homes for Sale	576	642	+ 11.5%	--	--	--
Months Supply of Inventory	4.5	5.0	+ 11.1%	--	--	--

\* 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

