

# Local Market Update for January 2024

A Research Tool Provided by the Colorado Association of REALTORS®

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## El Paso County

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

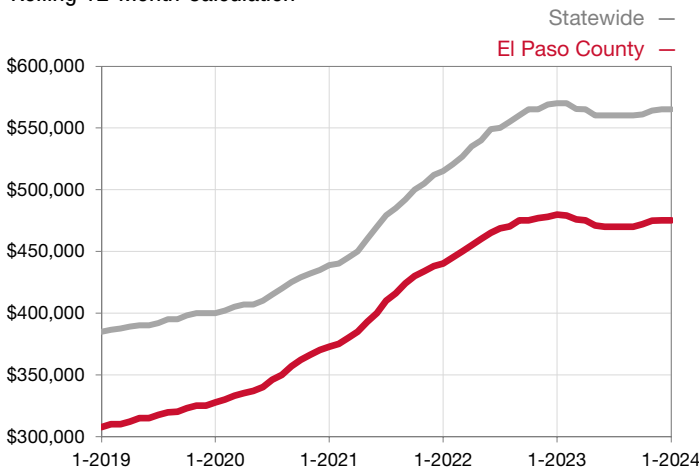
Single Family	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	790	<b>751</b>	- 4.9%	790	<b>751</b>	- 4.9%
Sold Listings	641	<b>561</b>	- 12.5%	641	<b>561</b>	- 12.5%
Median Sales Price*	\$445,990	<b>\$452,700</b>	+ 1.5%	\$445,990	<b>\$452,700</b>	+ 1.5%
Average Sales Price*	\$520,277	<b>\$527,545</b>	+ 1.4%	\$520,277	<b>\$527,545</b>	+ 1.4%
Percent of List Price Received*	98.3%	<b>99.2%</b>	+ 0.9%	98.3%	<b>99.2%</b>	+ 0.9%
Days on Market Until Sale	50	<b>53</b>	+ 6.0%	50	<b>53</b>	+ 6.0%
Inventory of Homes for Sale	1,753	<b>1,483</b>	- 15.4%	--	--	--
Months Supply of Inventory	1.6	<b>1.8</b>	+ 12.5%	--	--	--

\* 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	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	169	<b>193</b>	+ 14.2%	169	<b>193</b>	+ 14.2%
Sold Listings	84	<b>93</b>	+ 10.7%	84	<b>93</b>	+ 10.7%
Median Sales Price*	\$340,000	<b>\$359,287</b>	+ 5.7%	\$340,000	<b>\$359,287</b>	+ 5.7%
Average Sales Price*	\$339,425	<b>\$368,582</b>	+ 8.6%	\$339,425	<b>\$368,582</b>	+ 8.6%
Percent of List Price Received*	99.0%	<b>99.2%</b>	+ 0.2%	99.0%	<b>99.2%</b>	+ 0.2%
Days on Market Until Sale	38	<b>52</b>	+ 36.8%	38	<b>52</b>	+ 36.8%
Inventory of Homes for Sale	271	<b>330</b>	+ 21.8%	--	--	--
Months Supply of Inventory	1.6	<b>2.5</b>	+ 56.3%	--	--	--

\* 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

