

# Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®

## Black Forest / Elbert

El Paso County

### Single Family-Patio Homes

Key Metrics	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	5	9	+ 80.0%	62	66	+ 6.5%
Sold Listings	8	6	- 25.0%	45	42	- 6.7%
Median Sales Price*	\$687,500	\$783,740	+ 14.0%	\$700,000	\$720,000	+ 2.9%
Average Sales Price*	\$760,469	\$743,616	- 2.2%	\$789,767	\$735,719	- 6.8%
Percent of List Price Received*	98.1%	99.4%	+ 1.3%	101.3%	98.8%	- 2.5%
Days on Market Until Sale	23	97	+ 321.7%	19	53	+ 178.9%
Inventory of Homes for Sale	13	22	+ 69.2%	--	--	--
Months Supply of Inventory	2.6	5.9	+ 126.9%	--	--	--

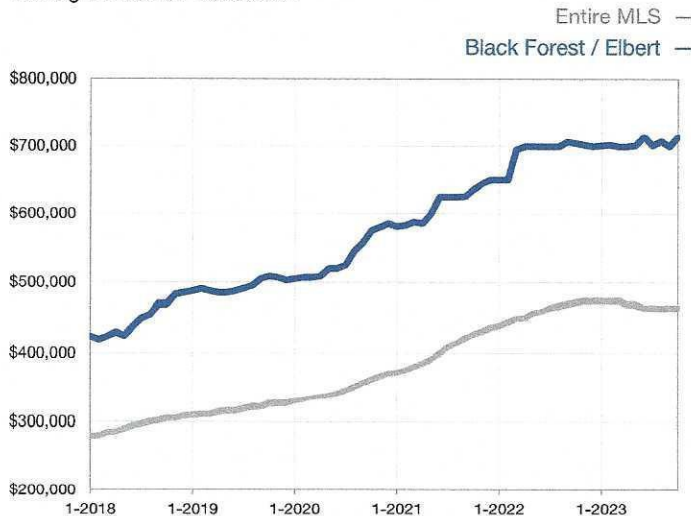
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Townhouse/Condo

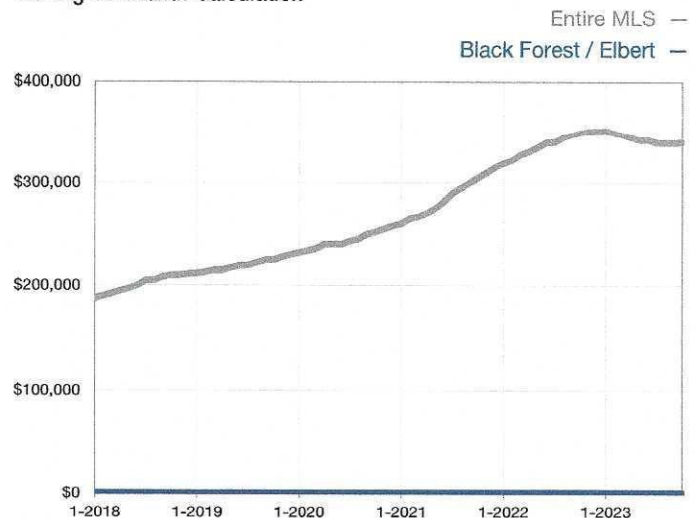
Key Metrics	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

\* 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



# Local Market Update for October 2023

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## Calhan / Ramah

El Paso County

### Single Family-Patio Homes

Key Metrics	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	21	12	- 42.9%	190	157	- 17.4%
Sold Listings	12	7	- 41.7%	103	108	+ 4.9%
Median Sales Price*	\$422,500	<b>\$403,897</b>	- 4.4%	\$430,000	<b>\$449,535</b>	+ 4.5%
Average Sales Price*	\$481,398	<b>\$361,715</b>	- 24.9%	\$486,839	<b>\$474,641</b>	- 2.5%
Percent of List Price Received*	99.3%	<b>97.9%</b>	- 1.4%	99.0%	<b>98.3%</b>	- 0.7%
Days on Market Until Sale	47	<b>72</b>	+ 53.2%	32	<b>57</b>	+ 78.1%
Inventory of Homes for Sale	57	<b>46</b>	- 19.3%	--	--	--
Months Supply of Inventory	5.5	<b>4.3</b>	- 21.8%	--	--	--

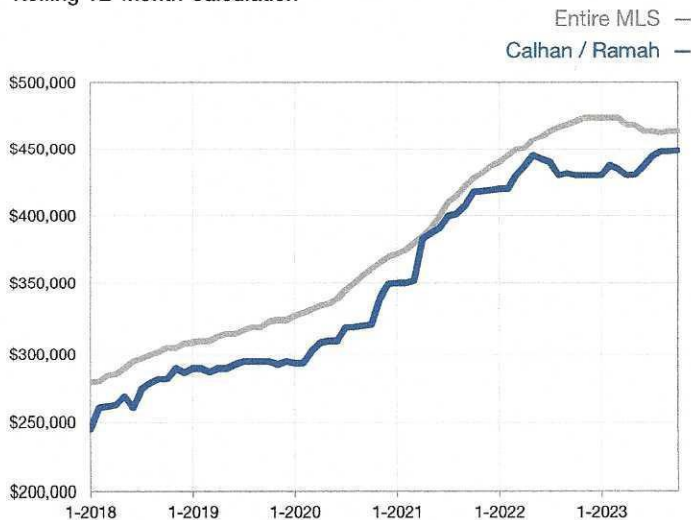
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### Townhouse/Condo

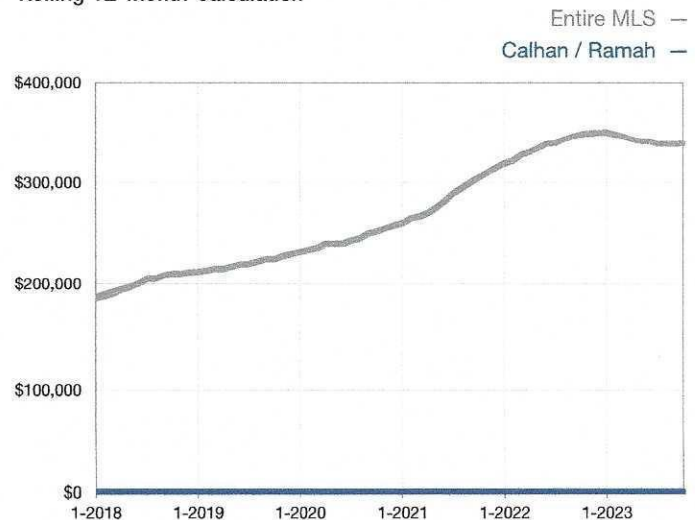
Key Metrics	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--

\* 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





# Local Market Update for October 2023

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## Cascade / Chipita Park / Green Mountain Falls

El Paso and Teller Counties

### Single Family-Patio Homes

Key Metrics	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	0	3	--	14	17	+ 21.4%
Sold Listings	0	2	--	13	12	- 7.7%
Median Sales Price*	\$0	\$415,000	--	\$435,000	\$405,000	- 6.9%
Average Sales Price*	\$0	\$415,000	--	\$441,077	\$493,792	+ 12.0%
Percent of List Price Received*	0.0%	97.6%	--	98.8%	95.3%	- 3.5%
Days on Market Until Sale	0	51	--	20	64	+ 220.0%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	1.5	2.3	+ 53.3%	--	--	--

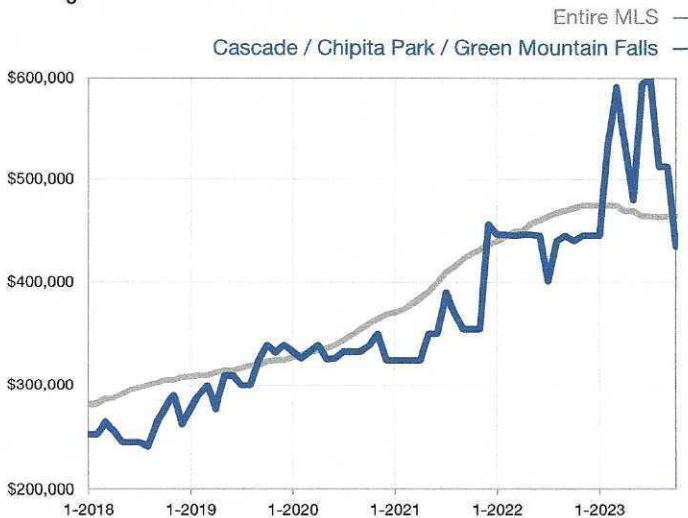
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### Townhouse/Condo

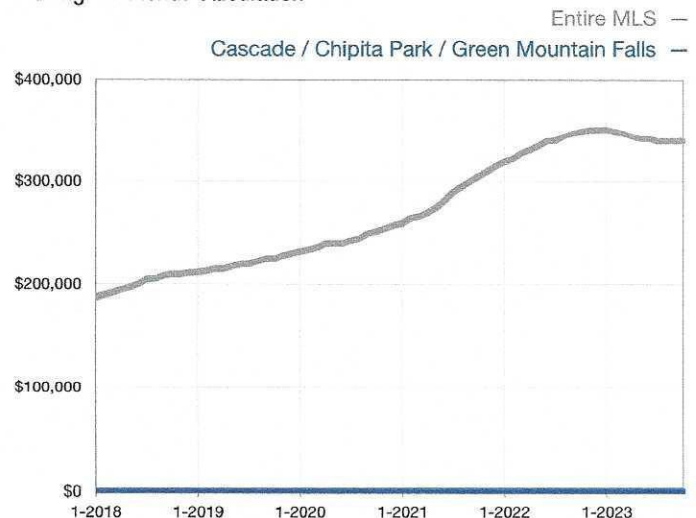
Key Metrics	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

\* 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



# Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Colorado Springs

El Paso County

### Single Family-Patio Homes

Key Metrics	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	761	675	- 11.3%	11,316	8,092	- 28.5%
Sold Listings	705	517	- 26.7%	9,008	6,553	- 27.3%
Median Sales Price*	\$466,000	<b>\$470,390</b>	+ 0.9%	\$475,000	<b>\$464,900</b>	- 2.1%
Average Sales Price*	\$533,990	<b>\$542,301</b>	+ 1.6%	\$537,154	<b>\$531,448</b>	- 1.1%
Percent of List Price Received*	98.7%	<b>99.2%</b>	+ 0.5%	101.9%	<b>99.5%</b>	- 2.4%
Days on Market Until Sale	32	<b>37</b>	+ 15.6%	14	<b>34</b>	+ 142.9%
Inventory of Homes for Sale	1,760	<b>1,451</b>	- 17.6%	--	--	--
Months Supply of Inventory	1.9	<b>2.3</b>	+ 21.1%	--	--	--

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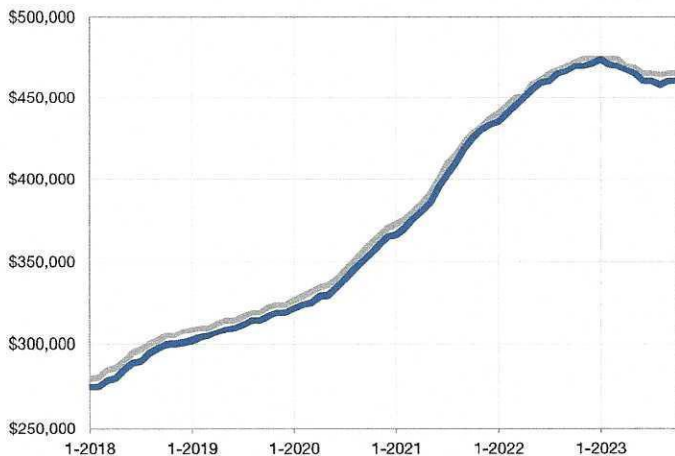
### Townhouse/Condo

Key Metrics	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	139	148	+ 6.5%	1,979	1,703	- 13.9%
Sold Listings	129	109	- 15.5%	1,752	1,232	- 29.7%
Median Sales Price*	\$330,500	<b>\$338,000</b>	+ 2.3%	\$350,000	<b>\$339,700</b>	- 2.9%
Average Sales Price*	\$364,261	<b>\$355,237</b>	- 2.5%	\$361,273	<b>\$359,254</b>	- 0.6%
Percent of List Price Received*	99.8%	<b>99.3%</b>	- 0.5%	101.8%	<b>99.5%</b>	- 2.3%
Days on Market Until Sale	24	<b>39</b>	+ 62.5%	14	<b>31</b>	+ 121.4%
Inventory of Homes for Sale	256	<b>330</b>	+ 28.9%	--	--	--
Months Supply of Inventory	1.4	<b>2.7</b>	+ 92.9%	--	--	--

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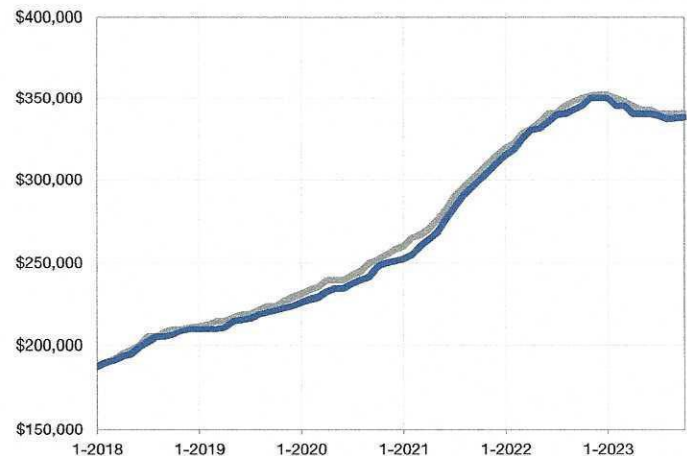
### Median Sales Price – Single Family Rolling 12-Month Calculation

Entire MLS —  
Colorado Springs —



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

Entire MLS —  
Colorado Springs —





# Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Cripple Creek

Teller County

### Single Family-Patio Homes

Key Metrics	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	6	2	- 66.7%	74	84	+ 13.5%
Sold Listings	7	7	0.0%	51	49	- 3.9%
Median Sales Price*	\$410,000	<b>\$365,000</b>	- 11.0%	\$296,000	<b>\$335,000</b>	+ 13.2%
Average Sales Price*	\$411,357	<b>\$386,786</b>	- 6.0%	\$355,586	<b>\$362,057</b>	+ 1.8%
Percent of List Price Received*	97.7%	<b>97.4%</b>	- 0.3%	98.1%	<b>98.4%</b>	+ 0.3%
Days on Market Until Sale	42	<b>60</b>	+ 42.9%	37	<b>41</b>	+ 10.8%
Inventory of Homes for Sale	20	<b>19</b>	- 5.0%	--	--	--
Months Supply of Inventory	3.5	<b>3.9</b>	+ 11.4%	--	--	--

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

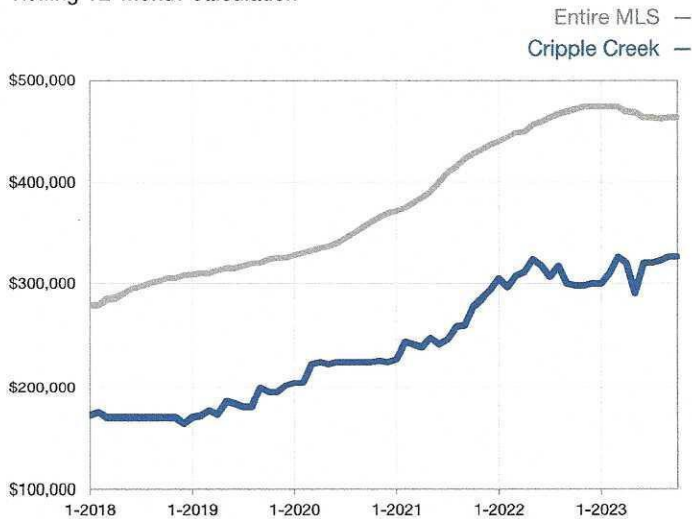
### Townhouse/Condo

Key Metrics	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	0	0	--	8	8	0.0%
Sold Listings	0	0	--	6	6	0.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$184,900	<b>\$171,500</b>	- 7.2%
Average Sales Price*	\$0	<b>\$0</b>	--	\$191,333	<b>\$168,833</b>	- 11.8%
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	99.1%	<b>95.2%</b>	- 3.9%
Days on Market Until Sale	0	0	--	22	<b>78</b>	+ 254.5%
Inventory of Homes for Sale	2	<b>1</b>	- 50.0%	--	--	--
Months Supply of Inventory	1.7	<b>0.8</b>	- 52.9%	--	--	--

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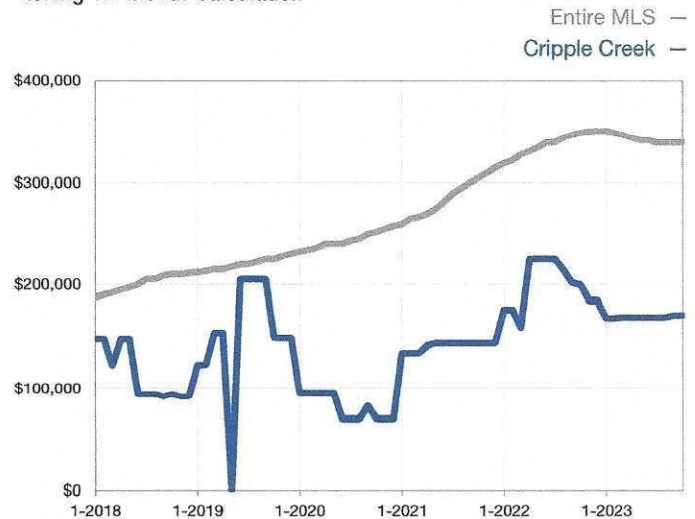
### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



# Local Market Update for October 2023

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## Divide

Teller County

### Single Family-Patio Homes

Key Metrics	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	12	6	- 50.0%	149	105	- 29.5%
Sold Listings	12	15	+ 25.0%	116	81	- 30.2%
Median Sales Price*	\$582,500	<b>\$430,000</b>	- 26.2%	\$490,000	<b>\$555,000</b>	+ 13.3%
Average Sales Price*	\$706,417	<b>\$619,617</b>	- 12.3%	\$545,203	<b>\$670,734</b>	+ 23.0%
Percent of List Price Received*	98.5%	<b>97.8%</b>	- 0.7%	100.9%	<b>98.4%</b>	- 2.5%
Days on Market Until Sale	31	35	+ 12.9%	20	55	+ 175.0%
Inventory of Homes for Sale	42	26	- 38.1%	--	--	--
Months Supply of Inventory	3.5	3.1	- 11.4%	--	--	--

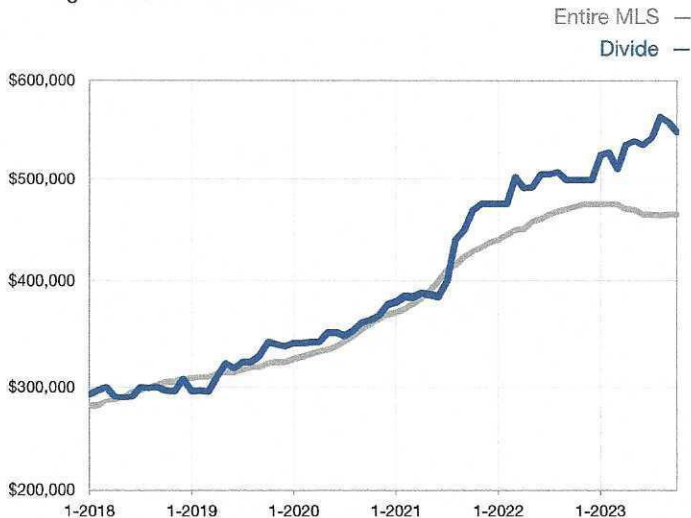
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### Townhouse/Condo

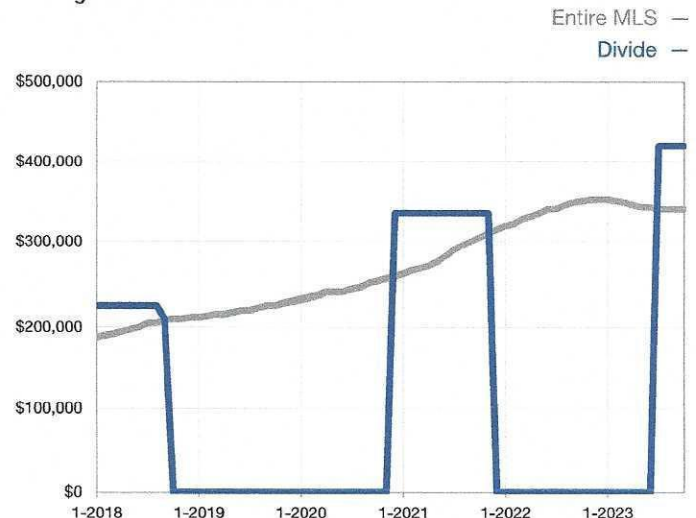
Key Metrics	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	0	0	--	0	1	--
Sold Listings	0	0	--	0	1	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$420,000</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$420,000</b>	--
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>93.3%</b>	--
Days on Market Until Sale	0	0	--	0	12	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

\* 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





# Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®

## Ellicott

El Paso County

### Single Family-Patio Homes

Key Metrics	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	5	0	- 100.0%	13	8	- 38.5%
Sold Listings	0	1	--	0	15	--
Median Sales Price*	\$0	\$541,158	--	\$0	\$463,500	--
Average Sales Price*	\$0	\$541,158	--	\$0	\$457,466	--
Percent of List Price Received*	0.0%	111.1%	--	0.0%	101.7%	--
Days on Market Until Sale	0	39	--	0	76	--
Inventory of Homes for Sale	11	3	- 72.7%	--	--	--
Months Supply of Inventory	0.0	1.2	--	--	--	--

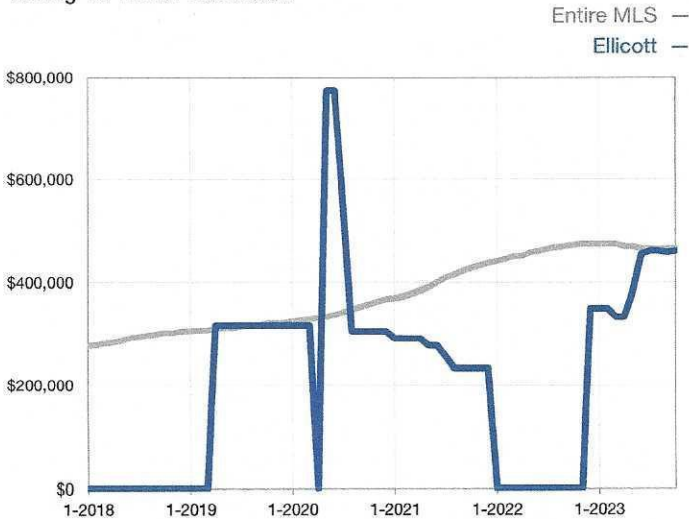
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### Townhouse/Condo

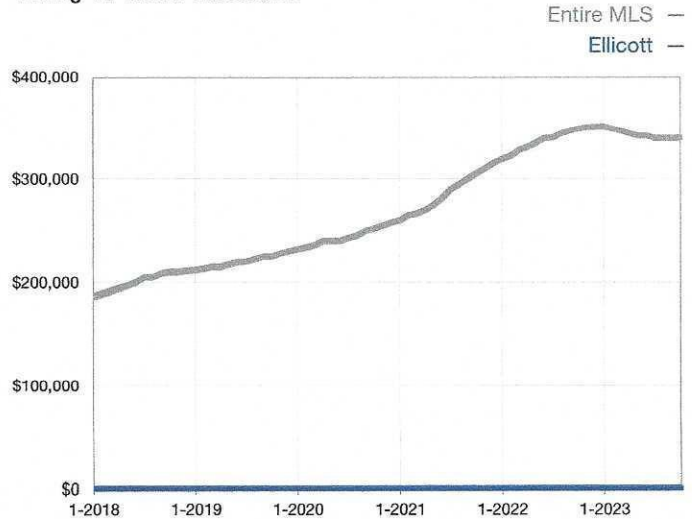
Key Metrics	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

\* 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



# Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®

## El Paso County

### Single Family-Patio Homes

Key Metrics	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	999	881	- 11.8%	14,443	10,533	- 27.1%
Sold Listings	898	681	- 24.2%	11,321	8,438	- 25.5%
Median Sales Price*	\$471,250	\$485,000	+ 2.9%	\$480,000	\$475,000	- 1.0%
Average Sales Price*	\$537,761	\$560,878	+ 4.3%	\$544,691	\$541,559	- 0.6%
Percent of List Price Received*	98.8%	99.3%	+ 0.5%	101.8%	99.5%	- 2.3%
Days on Market Until Sale	32	39	+ 21.9%	15	35	+ 133.3%
Inventory of Homes for Sale	2,335	1,978	- 15.3%	--	--	--
Months Supply of Inventory	2.0	2.4	+ 20.0%	--	--	--

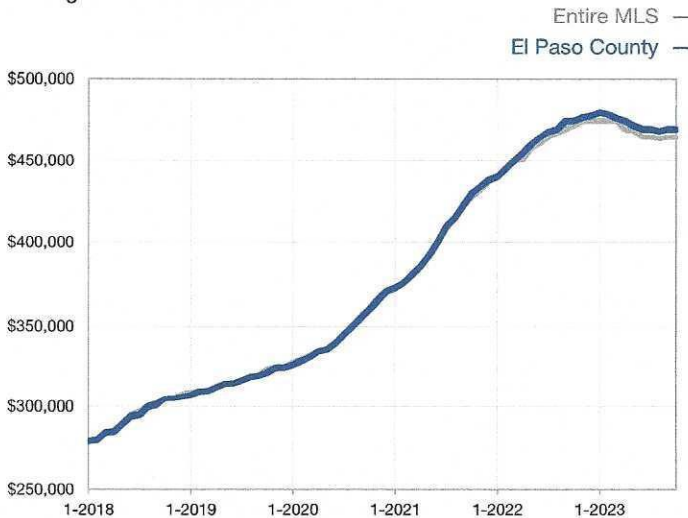
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### Townhouse/Condo

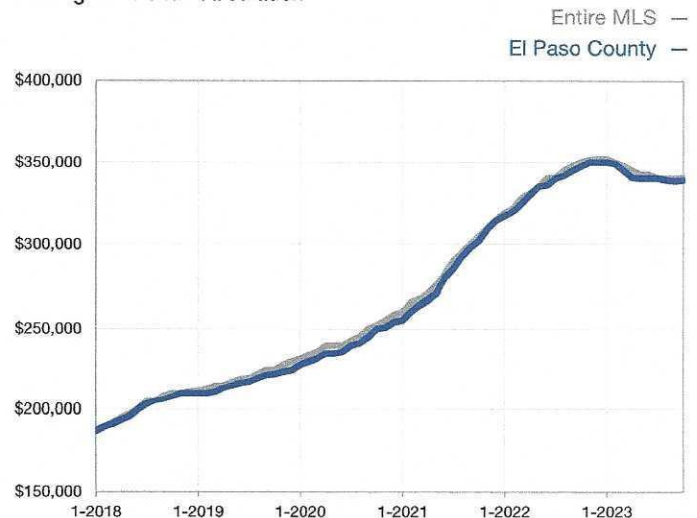
Key Metrics	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	150	155	+ 3.3%	2,144	1,803	- 15.9%
Sold Listings	140	111	- 20.7%	1,898	1,314	- 30.8%
Median Sales Price*	\$334,000	\$338,000	+ 1.2%	\$351,050	\$340,000	- 3.1%
Average Sales Price*	\$363,864	\$355,129	- 2.4%	\$362,397	\$359,152	- 0.9%
Percent of List Price Received*	99.8%	99.4%	- 0.4%	101.8%	99.5%	- 2.3%
Days on Market Until Sale	23	39	+ 69.6%	14	30	+ 114.3%
Inventory of Homes for Sale	272	343	+ 26.1%	--	--	--
Months Supply of Inventory	1.4	2.7	+ 92.9%	--	--	--

\* 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





# Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Falcon / Peyton

El Paso County

### Single Family-Patio Homes

Key Metrics	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	75	82	+ 9.3%	1,188	811	- 31.7%
Sold Listings	76	59	- 22.4%	891	632	- 29.1%
Median Sales Price*	\$523,000	<b>\$507,000</b>	- 3.1%	\$535,000	<b>\$530,000</b>	- 0.9%
Average Sales Price*	\$542,868	<b>\$575,075</b>	+ 5.9%	\$555,299	<b>\$556,028</b>	+ 0.1%
Percent of List Price Received*	99.6%	<b>99.7%</b>	+ 0.1%	101.2%	<b>99.4%</b>	- 1.8%
Days on Market Until Sale	37	<b>47</b>	+ 27.0%	15	<b>40</b>	+ 166.7%
Inventory of Homes for Sale	191	<b>182</b>	- 4.7%	--	--	--
Months Supply of Inventory	2.2	<b>2.9</b>	+ 31.8%	--	--	--

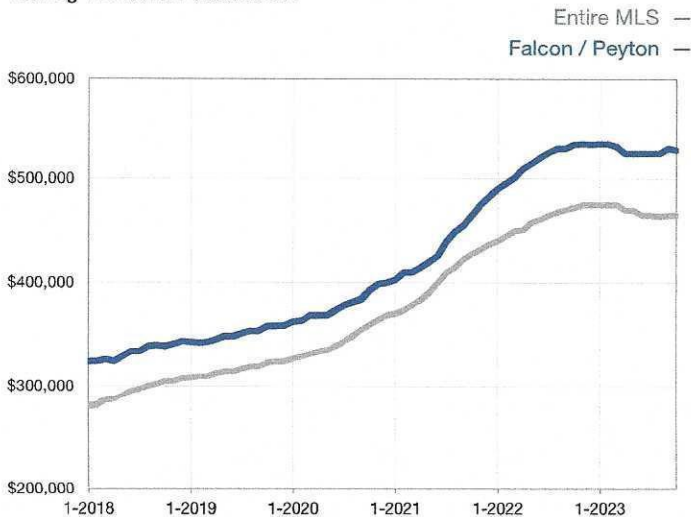
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### Townhouse/Condo

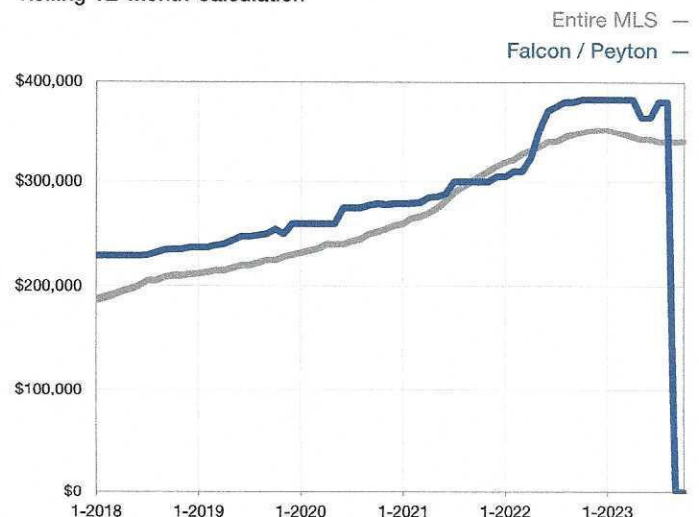
Key Metrics	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	0	<b>0</b>	--	6	<b>0</b>	- 100.0%
Sold Listings	0	<b>0</b>	--	6	<b>0</b>	- 100.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$382,500	<b>\$0</b>	- 100.0%
Average Sales Price*	\$0	<b>\$0</b>	--	\$379,000	<b>\$0</b>	- 100.0%
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	103.5%	<b>0.0%</b>	- 100.0%
Days on Market Until Sale	0	<b>0</b>	--	3	<b>0</b>	- 100.0%
Inventory of Homes for Sale	0	<b>0</b>	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--

\* 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



# Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Florissant

Teller County

### Single Family-Patio Homes

Key Metrics	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	20	17	- 15.0%	244	197	- 19.3%
Sold Listings	16	6	- 62.5%	183	124	- 32.2%
Median Sales Price*	\$402,450	<b>\$486,500</b>	+ 20.9%	\$450,000	<b>\$472,500</b>	+ 5.0%
Average Sales Price*	\$513,275	<b>\$430,811</b>	- 16.1%	\$494,744	<b>\$505,876</b>	+ 2.3%
Percent of List Price Received*	96.4%	<b>96.7%</b>	+ 0.3%	99.9%	<b>98.3%</b>	- 1.6%
Days on Market Until Sale	53	<b>22</b>	- 58.5%	25	<b>50</b>	+ 100.0%
Inventory of Homes for Sale	58	<b>63</b>	+ 8.6%	--	--	--
Months Supply of Inventory	3.1	<b>5.3</b>	+ 71.0%	--	--	--

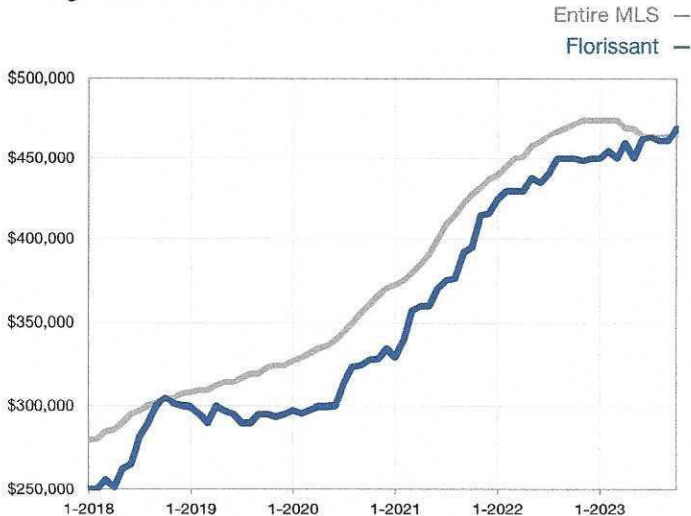
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Townhouse/Condo

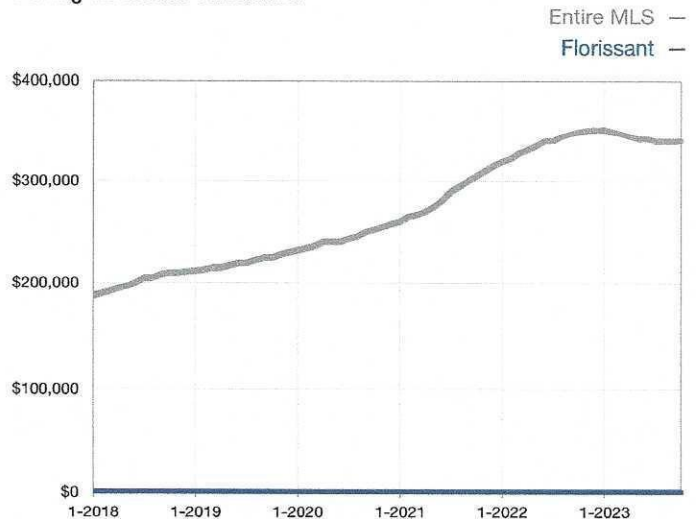
Key Metrics	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--

\* 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





# Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Fountain

El Paso County

### Single Family-Patio Homes

Key Metrics	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	62	41	- 33.9%	802	585	- 27.1%
Sold Listings	47	28	- 40.4%	651	483	- 25.8%
Median Sales Price*	\$393,500	<b>\$395,000</b>	+ 0.4%	\$430,000	<b>\$411,000</b>	- 4.4%
Average Sales Price*	\$387,500	<b>\$402,765</b>	+ 3.9%	\$427,110	<b>\$412,688</b>	- 3.4%
Percent of List Price Received*	99.3%	<b>99.3%</b>	0.0%	102.1%	<b>100.2%</b>	- 1.9%
Days on Market Until Sale	21	23	+ 9.5%	11	26	+ 136.4%
Inventory of Homes for Sale	120	86	- 28.3%	--	--	--
Months Supply of Inventory	1.8	1.8	0.0%	--	--	--

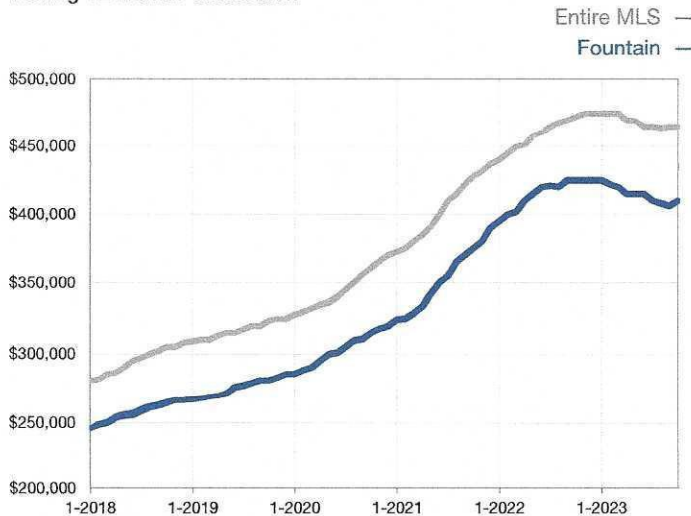
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### Townhouse/Condo

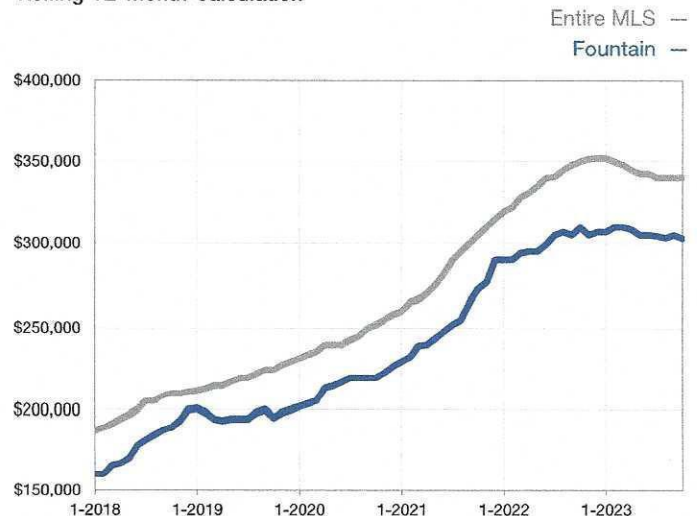
Key Metrics	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	3	4	+ 33.3%	57	45	- 21.1%
Sold Listings	5	1	- 80.0%	51	37	- 27.5%
Median Sales Price*	\$307,000	<b>\$293,500</b>	- 4.4%	\$310,000	<b>\$305,000</b>	- 1.6%
Average Sales Price*	\$308,160	<b>\$293,500</b>	- 4.8%	\$309,441	<b>\$298,500</b>	- 3.5%
Percent of List Price Received*	100.4%	<b>103.0%</b>	+ 2.6%	101.8%	<b>100.0%</b>	- 1.8%
Days on Market Until Sale	12	42	+ 250.0%	7	14	+ 100.0%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	0.4	1.3	+ 225.0%	--	--	--

\* 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



# Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Manitou Springs

El Paso County

### Single Family-Patio Homes

Key Metrics	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	8	9	+ 12.5%	98	87	- 11.2%
Sold Listings	5	7	+ 40.0%	76	59	- 22.4%
Median Sales Price*	\$602,500	<b>\$660,000</b>	+ 9.5%	\$602,500	<b>\$606,000</b>	+ 0.6%
Average Sales Price*	\$617,100	<b>\$744,286</b>	+ 20.6%	\$628,692	<b>\$647,385</b>	+ 3.0%
Percent of List Price Received*	99.9%	<b>97.4%</b>	- 2.5%	100.7%	<b>98.1%</b>	- 2.6%
Days on Market Until Sale	13	<b>22</b>	+ 69.2%	17	<b>40</b>	+ 135.3%
Inventory of Homes for Sale	19	<b>29</b>	+ 52.6%	--	--	--
Months Supply of Inventory	2.4	<b>5.6</b>	+ 133.3%	--	--	--

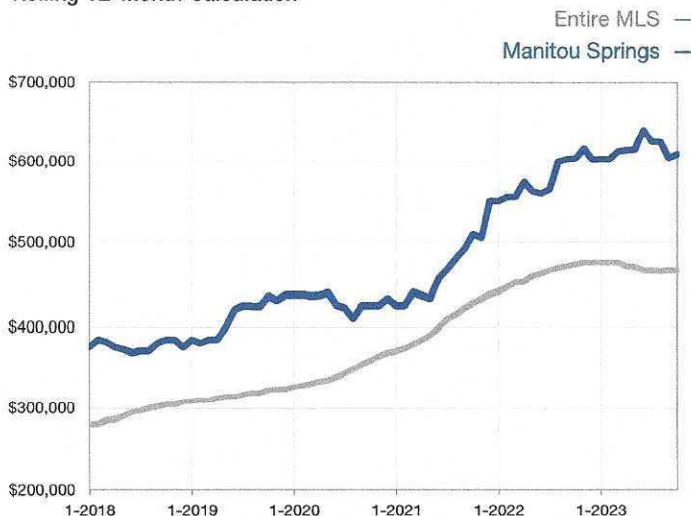
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Townhouse/Condo

Key Metrics	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	0	0	--	15	7	- 53.3%
Sold Listings	0	0	--	10	5	- 50.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$451,500	<b>\$382,000</b>	- 15.4%
Average Sales Price*	\$0	<b>\$0</b>	--	\$500,880	<b>\$459,480</b>	- 8.3%
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	101.6%	<b>99.8%</b>	- 1.8%
Days on Market Until Sale	0	0	--	24	<b>16</b>	- 33.3%
Inventory of Homes for Sale	6	<b>3</b>	- 50.0%	--	--	--
Months Supply of Inventory	3.9	<b>3.0</b>	- 23.1%	--	--	--

\* 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





# Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®

## Monument / Palmer Lake / Larkspur

El Paso County

### Single Family-Patio Homes

	October			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	54	51	- 5.6%	737	666	- 9.6%
Sold Listings	43	54	+ 25.6%	518	506	- 2.3%
Median Sales Price*	\$746,000	<b>\$802,500</b>	+ 7.6%	\$765,000	<b>\$750,000</b>	- 2.0%
Average Sales Price*	\$786,786	<b>\$835,495</b>	+ 6.2%	\$849,223	<b>\$810,503</b>	- 4.6%
Percent of List Price Received*	99.0%	<b>100.1%</b>	+ 1.1%	101.1%	<b>99.2%</b>	- 1.9%
Days on Market Until Sale	35	<b>45</b>	+ 28.6%	18	<b>41</b>	+ 127.8%
Inventory of Homes for Sale	144	<b>146</b>	+ 1.4%	--	--	--
Months Supply of Inventory	2.7	<b>2.9</b>	+ 7.4%	--	--	--

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

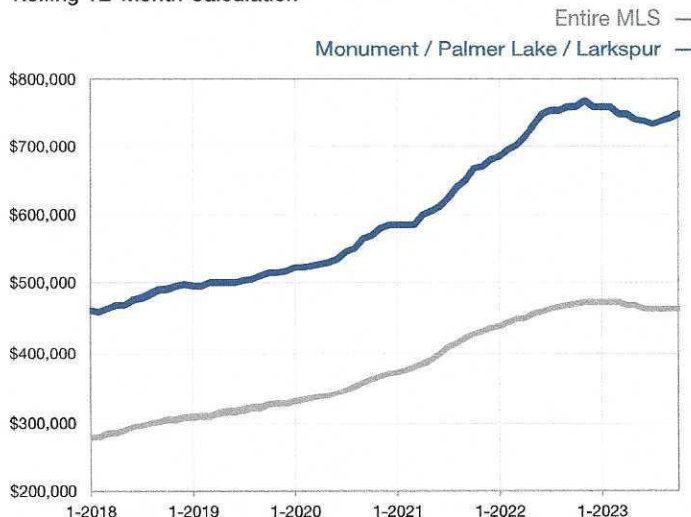
### Townhouse/Condo

	October			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	8	3	- 62.5%	89	50	- 43.8%
Sold Listings	6	1	- 83.3%	81	42	- 48.1%
Median Sales Price*	\$400,000	<b>\$405,000</b>	+ 1.3%	\$400,000	<b>\$395,450</b>	- 1.1%
Average Sales Price*	\$401,753	<b>\$405,000</b>	+ 0.8%	\$405,155	<b>\$412,905</b>	+ 1.9%
Percent of List Price Received*	99.4%	<b>100.0%</b>	+ 0.6%	100.9%	<b>99.2%</b>	- 1.7%
Days on Market Until Sale	12	<b>30</b>	+ 150.0%	4	<b>30</b>	+ 650.0%
Inventory of Homes for Sale	8	<b>5</b>	- 37.5%	--	--	--
Months Supply of Inventory	0.9	<b>1.2</b>	+ 33.3%	--	--	--

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

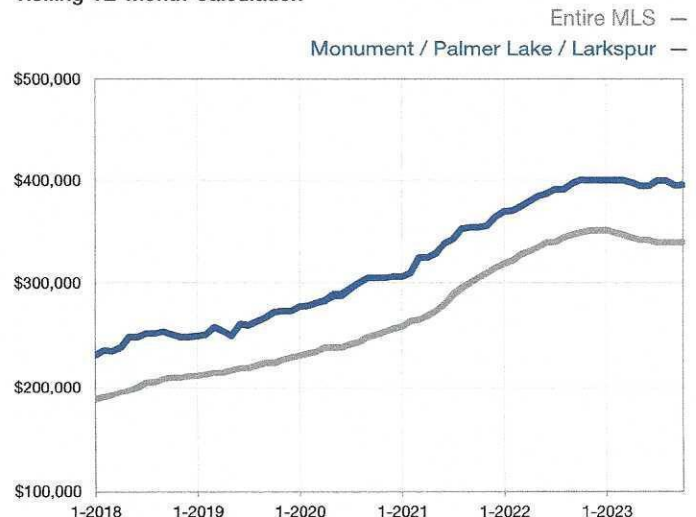
### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



# Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®

## Rush / Truckton / Yoder

El Paso County

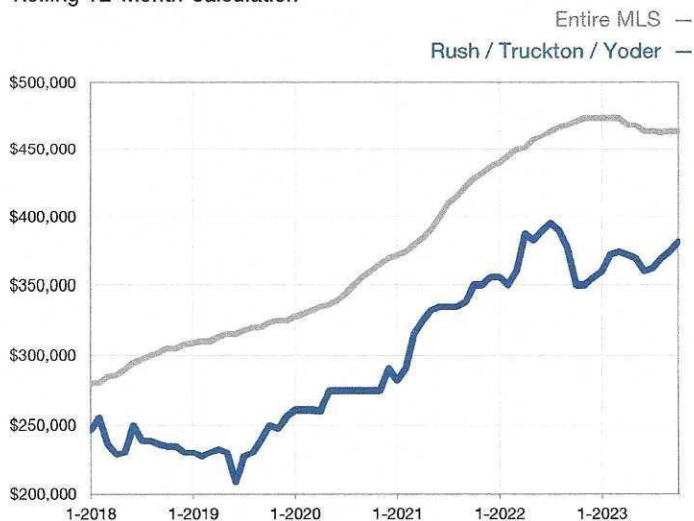
Single Family-Patio Homes	October			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	8	2	- 75.0%	72	70	- 2.8%
Sold Listings	7	4	- 42.9%	53	39	- 26.4%
Median Sales Price*	\$300,000	<b>\$437,500</b>	+ 45.8%	\$350,000	<b>\$385,000</b>	+ 10.0%
Average Sales Price*	\$343,143	<b>\$425,000</b>	+ 23.9%	\$377,968	<b>\$384,069</b>	+ 1.6%
Percent of List Price Received*	98.1%	<b>99.0%</b>	+ 0.9%	99.1%	<b>98.2%</b>	- 0.9%
Days on Market Until Sale	54	<b>33</b>	- 38.9%	45	<b>63</b>	+ 40.0%
Inventory of Homes for Sale	25	<b>22</b>	- 12.0%	--	--	--
Months Supply of Inventory	4.8	<b>5.5</b>	+ 14.6%	--	--	--

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

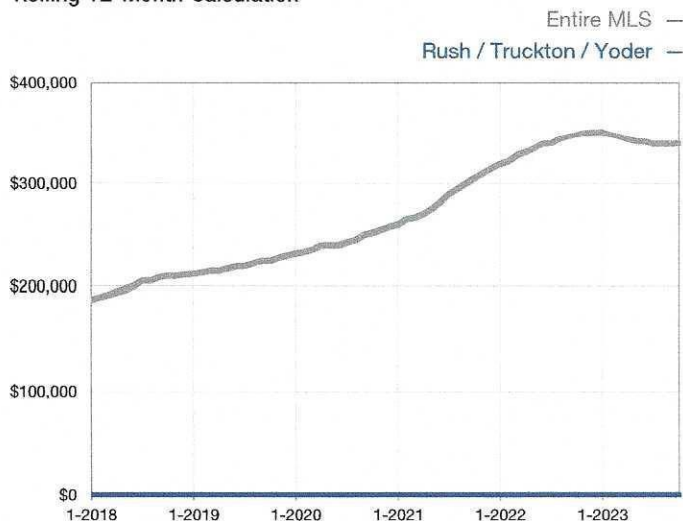
Townhouse/Condo	October			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--

\* 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





# Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Security-Widefield

El Paso County

### Single Family-Patio Homes

Key Metrics	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	0	0	--	5	1	- 80.0%
Sold Listings	1	0	- 100.0%	6	1	- 83.3%
Median Sales Price*	\$328,000	\$0	- 100.0%	\$324,000	\$350,000	+ 8.0%
Average Sales Price*	\$328,000	\$0	- 100.0%	\$328,917	\$350,000	+ 6.4%
Percent of List Price Received*	99.4%	0.0%	- 100.0%	99.7%	100.0%	+ 0.3%
Days on Market Until Sale	56	0	- 100.0%	12	2	- 83.3%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

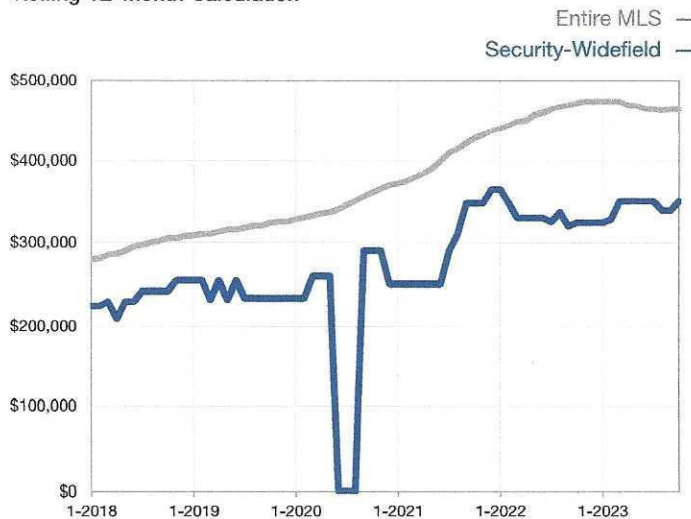
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Townhouse/Condo

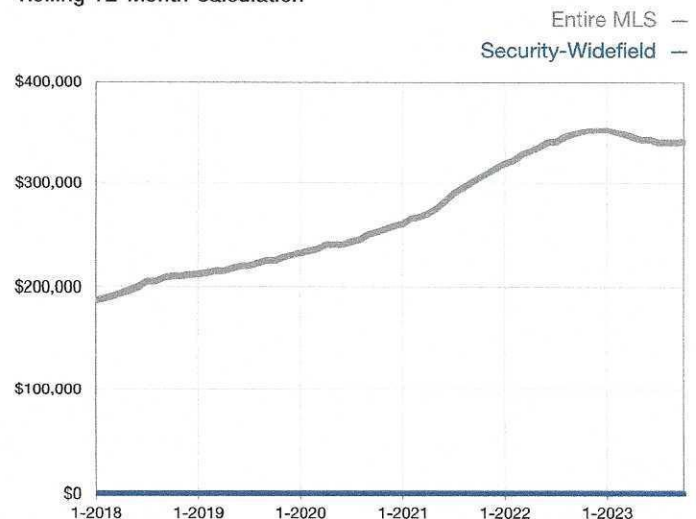
Key Metrics	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

\* 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



# Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Teller County

### Single Family-Patio Homes

Key Metrics	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	55	49	- 10.9%	801	713	- 11.0%
Sold Listings	61	43	- 29.5%	605	457	- 24.5%
Median Sales Price*	\$510,000	<b>\$493,000</b>	- 3.3%	\$500,000	<b>\$520,000</b>	+ 4.0%
Average Sales Price*	\$579,768	<b>\$558,777</b>	- 3.6%	\$538,820	<b>\$571,283</b>	+ 6.0%
Percent of List Price Received*	98.0%	<b>97.7%</b>	- 0.3%	100.5%	<b>98.5%</b>	- 2.0%
Days on Market Until Sale	42	<b>37</b>	- 11.9%	22	<b>45</b>	+ 104.5%
Inventory of Homes for Sale	186	<b>198</b>	+ 6.5%	--	--	--
Months Supply of Inventory	3.0	<b>4.4</b>	+ 46.7%	--	--	--

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

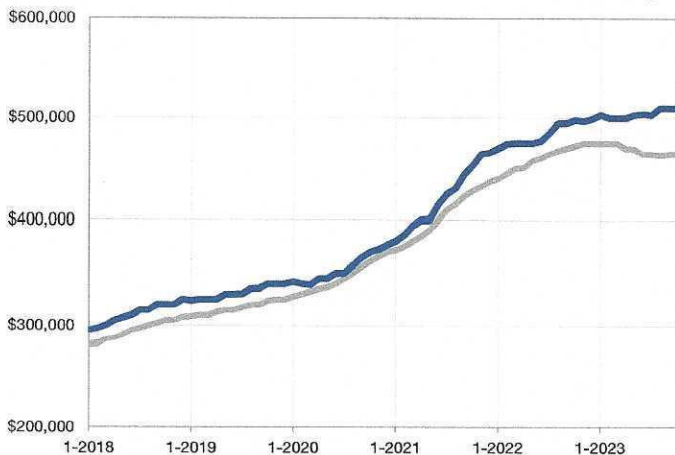
### Townhouse/Condo

Key Metrics	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	0	2	--	41	62	+ 51.2%
Sold Listings	1	2	+ 100.0%	39	35	- 10.3%
Median Sales Price*	\$525,000	<b>\$427,000</b>	- 18.7%	\$373,000	<b>\$380,000</b>	+ 1.9%
Average Sales Price*	\$525,000	<b>\$427,000</b>	- 18.7%	\$379,623	<b>\$368,631</b>	- 2.9%
Percent of List Price Received*	100.0%	<b>100.4%</b>	+ 0.4%	100.8%	<b>97.8%</b>	- 3.0%
Days on Market Until Sale	23	<b>56</b>	+ 143.5%	35	<b>34</b>	- 2.9%
Inventory of Homes for Sale	8	<b>15</b>	+ 87.5%	--	--	--
Months Supply of Inventory	1.8	<b>4.3</b>	+ 138.9%	--	--	--

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

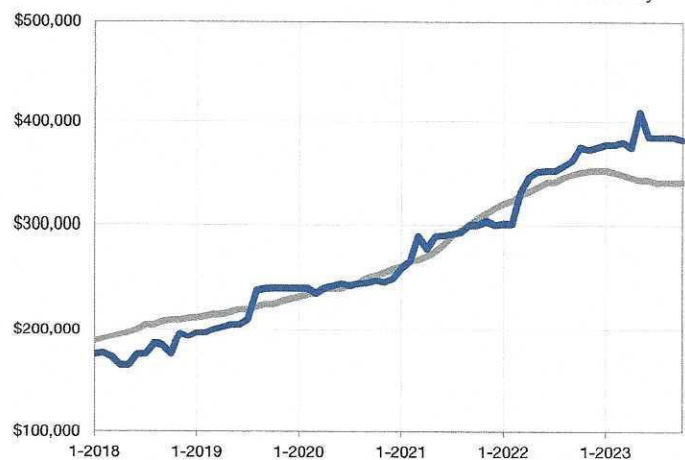
### Median Sales Price – Single Family Rolling 12-Month Calculation

Entire MLS —  
Teller County —



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

Entire MLS —  
Teller County —





# Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Victor / Goldfield

Teller County

### Single Family-Patio Homes

Key Metrics	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	2	2	0.0%	17	28	+ 64.7%
Sold Listings	1	1	0.0%	12	15	+ 25.0%
Median Sales Price*	\$299,000	<b>\$232,800</b>	- 22.1%	\$260,000	<b>\$270,875</b>	+ 4.2%
Average Sales Price*	\$299,000	<b>\$232,800</b>	- 22.1%	\$410,333	<b>\$362,104</b>	- 11.8%
Percent of List Price Received*	100.0%	<b>97.0%</b>	- 3.0%	96.0%	<b>98.7%</b>	+ 2.8%
Days on Market Until Sale	14	3	- 78.6%	42	62	+ 47.6%
Inventory of Homes for Sale	7	14	+ 100.0%	--	--	--
Months Supply of Inventory	3.7	6.6	+ 78.4%	--	--	--

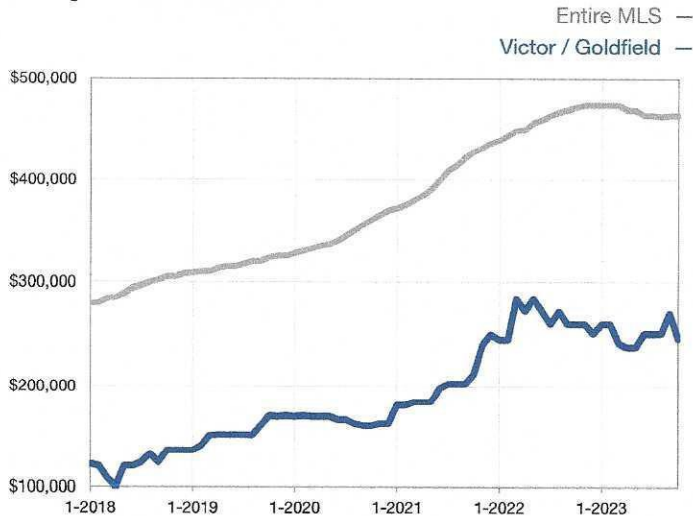
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### Townhouse/Condo

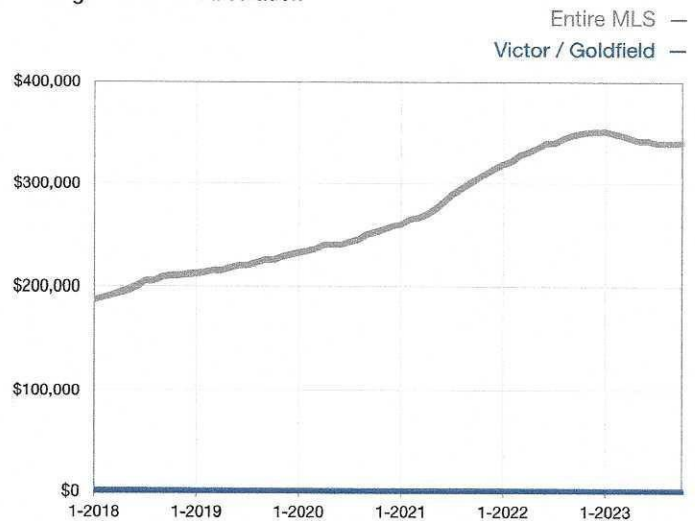
Key Metrics	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

\* 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



# Local Market Update for October 2023

A Research Tool Provided by the Colorado Association of REALTORS®

## Woodland Park

Teller County

### Single Family-Patio Homes

Key Metrics	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	17	25	+ 47.1%	345	312	- 9.6%
Sold Listings	26	16	- 38.5%	262	196	- 25.2%
Median Sales Price*	\$566,000	<b>\$617,500</b>	+ 9.1%	\$565,000	<b>\$565,000</b>	0.0%
Average Sales Price*	\$613,960	<b>\$675,188</b>	+ 10.0%	\$613,824	<b>\$632,306</b>	+ 3.0%
Percent of List Price Received*	98.7%	<b>98.0%</b>	- 0.7%	101.3%	<b>98.7%</b>	- 2.6%
Days on Market Until Sale	42	<b>37</b>	- 11.9%	18	<b>36</b>	+ 100.0%
Inventory of Homes for Sale	66	<b>82</b>	+ 24.2%	--	--	--
Months Supply of Inventory	2.4	<b>4.3</b>	+ 79.2%	--	--	--

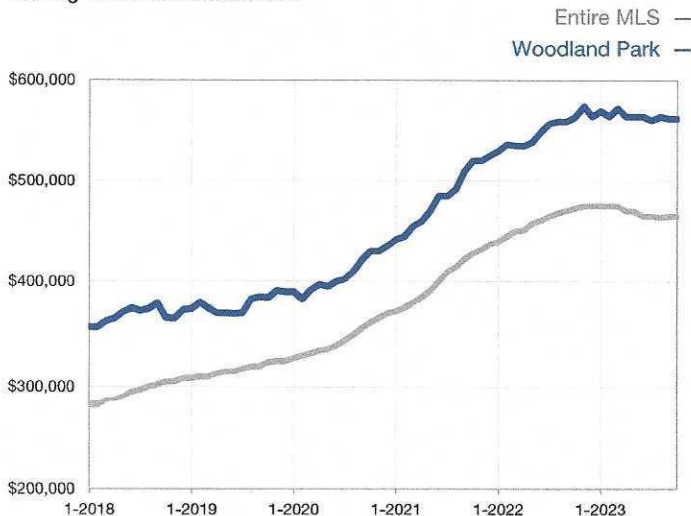
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Townhouse/Condo

Key Metrics	October			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 10-2022	Thru 10-2023	Percent Change from Previous Year
New Listings	0	2	--	33	53	+ 60.6%
Sold Listings	1	2	+ 100.0%	33	28	- 15.2%
Median Sales Price*	\$525,000	<b>\$427,000</b>	- 18.7%	\$390,380	<b>\$391,250</b>	+ 0.2%
Average Sales Price*	\$525,000	<b>\$427,000</b>	- 18.7%	\$413,857	<b>\$409,610</b>	- 1.0%
Percent of List Price Received*	100.0%	<b>100.4%</b>	+ 0.4%	101.1%	<b>98.5%</b>	- 2.6%
Days on Market Until Sale	23	<b>56</b>	+ 143.5%	38	<b>25</b>	- 34.2%
Inventory of Homes for Sale	6	<b>14</b>	+ 133.3%	--	--	--
Months Supply of Inventory	1.6	<b>5.0</b>	+ 212.5%	--	--	--

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

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



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

