

# Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Black Forest / Elbert

El Paso County

### Single Family-Patio Homes

Key Metrics	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	3	1	- 66.7%	66	69	+ 4.5%
Sold Listings	1	8	+ 700.0%	48	52	+ 8.3%
Median Sales Price*	\$670,000	<b>\$606,393</b>	- 9.5%	\$700,000	<b>\$697,500</b>	- 0.4%
Average Sales Price*	\$670,000	<b>\$612,037</b>	- 8.7%	\$786,778	<b>\$707,240</b>	- 10.1%
Percent of List Price Received*	99.4%	<b>100.4%</b>	+ 1.0%	100.8%	<b>99.0%</b>	- 1.8%
Days on Market Until Sale	80	<b>74</b>	- 7.5%	22	<b>56</b>	+ 154.5%
Inventory of Homes for Sale	7	<b>8</b>	+ 14.3%	--	--	--
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.

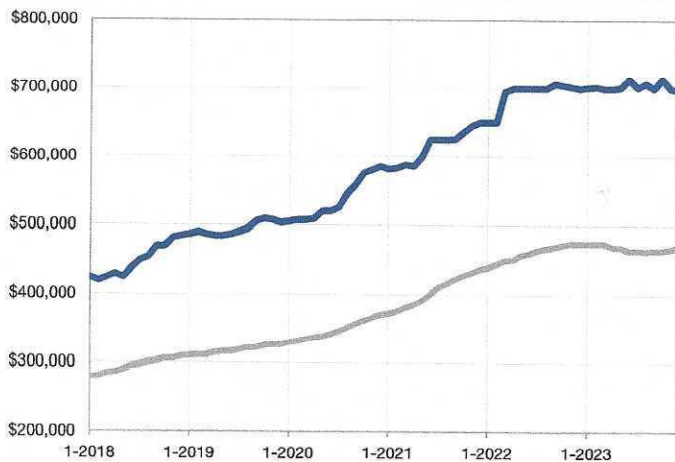
### Townhouse/Condo

Key Metrics	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	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.

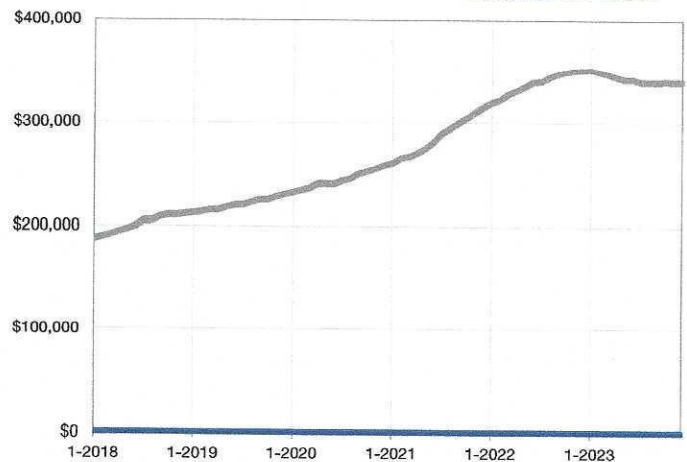
### Median Sales Price – Single Family Rolling 12-Month Calculation

Entire MLS —  
Black Forest / Elbert —



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

Entire MLS —  
Black Forest / Elbert —



# Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Calhan / Ramah

El Paso County

### Single Family-Patio Homes

Key Metrics	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	10	12	+ 20.0%	215	180	- 16.3%
Sold Listings	9	12	+ 33.3%	122	127	+ 4.1%
Median Sales Price*	\$405,000	<b>\$512,500</b>	+ 26.5%	\$430,000	<b>\$452,500</b>	+ 5.2%
Average Sales Price*	\$411,253	<b>\$483,899</b>	+ 17.7%	\$477,852	<b>\$475,964</b>	- 0.4%
Percent of List Price Received*	98.3%	<b>98.2%</b>	- 0.1%	98.9%	<b>98.1%</b>	- 0.8%
Days on Market Until Sale	22	<b>55</b>	+ 150.0%	32	<b>58</b>	+ 81.3%
Inventory of Homes for Sale	47	<b>42</b>	- 10.6%	--	--	--
Months Supply of Inventory	4.6	<b>4.0</b>	- 13.0%	--	--	--

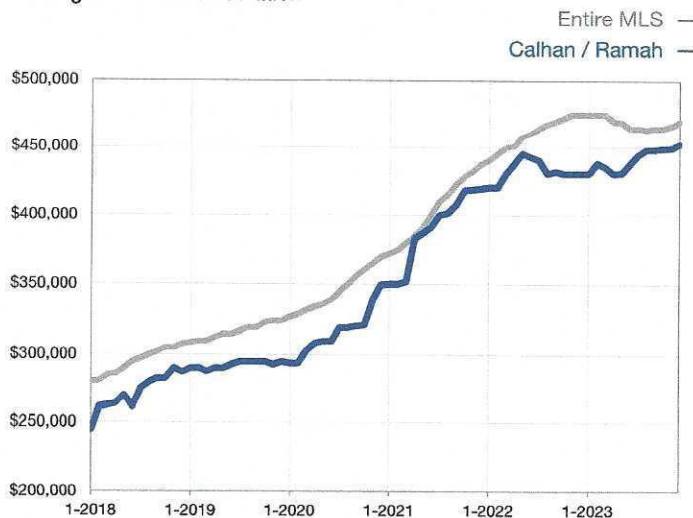
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Townhouse/Condo

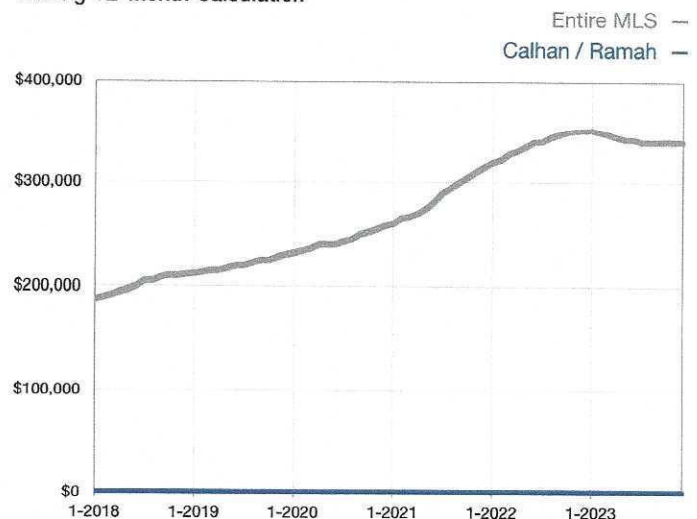
Key Metrics	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</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 December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Cascade / Chipita Park / Green Mountain Falls

El Paso and Teller Counties

### Single Family-Patio Homes

Key Metrics	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	4	2	- 50.0%	21	19	- 9.5%
Sold Listings	1	1	0.0%	15	15	0.0%
Median Sales Price*	\$599,999	<b>\$389,900</b>	- 35.0%	\$446,000	<b>\$389,900</b>	- 12.6%
Average Sales Price*	\$599,999	<b>\$389,900</b>	- 35.0%	\$467,267	<b>\$467,662</b>	+ 0.1%
Percent of List Price Received*	100.0%	100.0%	0.0%	98.7%	<b>95.5%</b>	- 3.2%
Days on Market Until Sale	3	35	+ 1066.7%	19	56	+ 194.7%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	3.7	1.6	- 56.8%	--	--	--

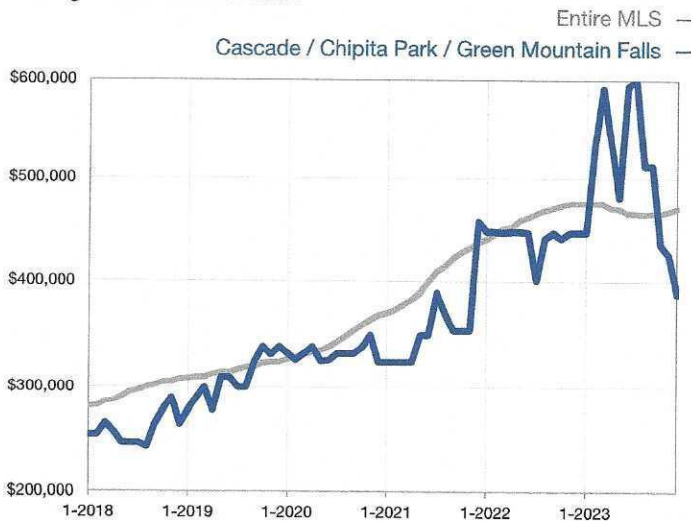
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Townhouse/Condo

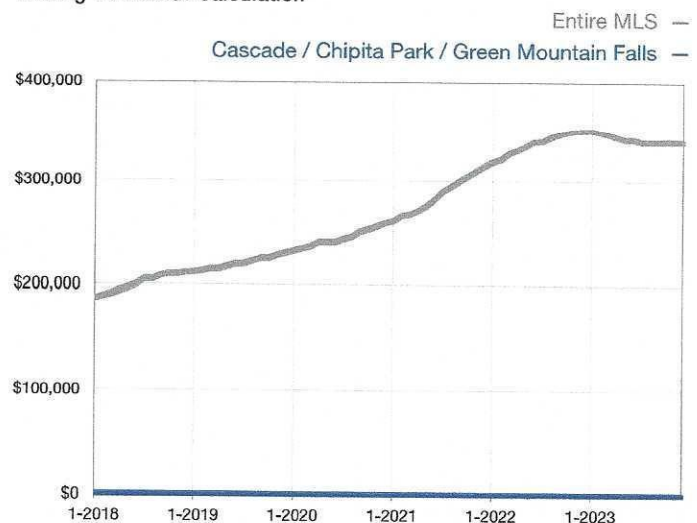
Key Metrics	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	0	0	--	0	4	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Percent of List Price Received*	0.0%	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 December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Colorado Springs

El Paso County

### Single Family-Patio Homes

Key Metrics	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	390	322	- 17.4%	12,274	9,001	- 26.7%
Sold Listings	534	459	- 14.0%	10,161	7,454	- 26.6%
Median Sales Price*	\$439,000	\$450,000	+ 2.5%	\$471,741	\$462,020	- 2.1%
Average Sales Price*	\$491,254	\$514,804	+ 4.8%	\$532,998	\$530,405	- 0.5%
Percent of List Price Received*	98.7%	99.1%	+ 0.4%	101.5%	99.5%	- 2.0%
Days on Market Until Sale	38	44	+ 15.8%	17	34	+ 100.0%
Inventory of Homes for Sale	1,283	1,116	- 13.0%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.0%	--	--	--

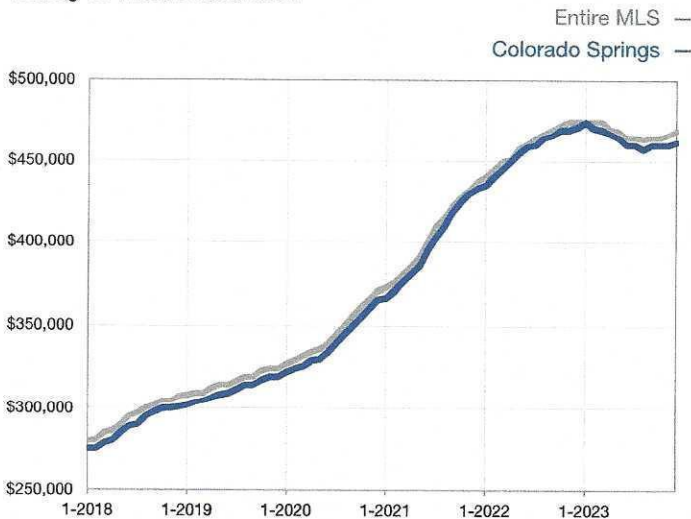
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Townhouse/Condo

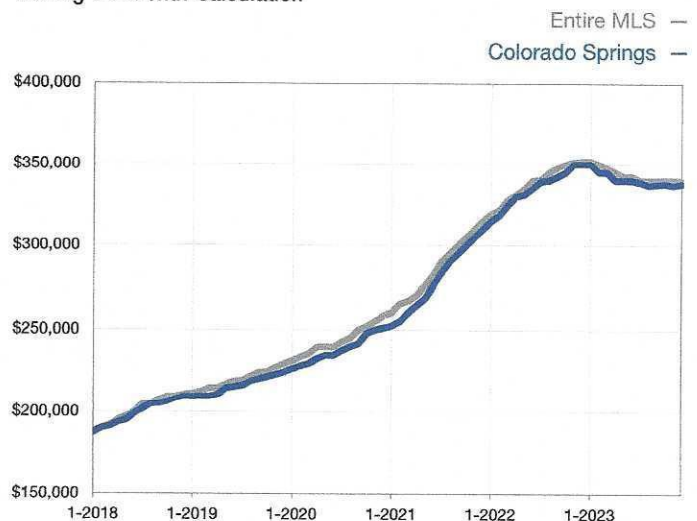
Key Metrics	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	84	100	+ 19.0%	2,183	1,926	- 11.8%
Sold Listings	103	99	- 3.9%	1,972	1,425	- 27.7%
Median Sales Price*	\$320,000	\$329,900	+ 3.1%	\$350,000	\$338,000	- 3.4%
Average Sales Price*	\$358,807	\$347,301	- 3.2%	\$360,928	\$359,301	- 0.5%
Percent of List Price Received*	99.2%	99.5%	+ 0.3%	101.5%	99.4%	- 2.1%
Days on Market Until Sale	35	58	+ 65.7%	16	33	+ 106.3%
Inventory of Homes for Sale	227	276	+ 21.6%	--	--	--
Months Supply of Inventory	1.4	2.3	+ 64.3%	--	--	--

\* 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 December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Cripple Creek

Teller County

### Single Family-Patio Homes

Key Metrics	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	4	6	+ 50.0%	85	96	+ 12.9%
Sold Listings	5	2	- 60.0%	61	54	- 11.5%
Median Sales Price*	\$326,500	<b>\$312,875</b>	- 4.2%	\$300,000	<b>\$330,000</b>	+ 10.0%
Average Sales Price*	\$386,880	<b>\$312,875</b>	- 19.1%	\$355,236	<b>\$356,149</b>	+ 0.3%
Percent of List Price Received*	97.3%	<b>95.3%</b>	- 2.1%	97.8%	<b>98.1%</b>	+ 0.3%
Days on Market Until Sale	45	80	+ 77.8%	37	47	+ 27.0%
Inventory of Homes for Sale	16	16	0.0%	--	--	--
Months Supply of Inventory	3.1	3.6	+ 16.1%	--	--	--

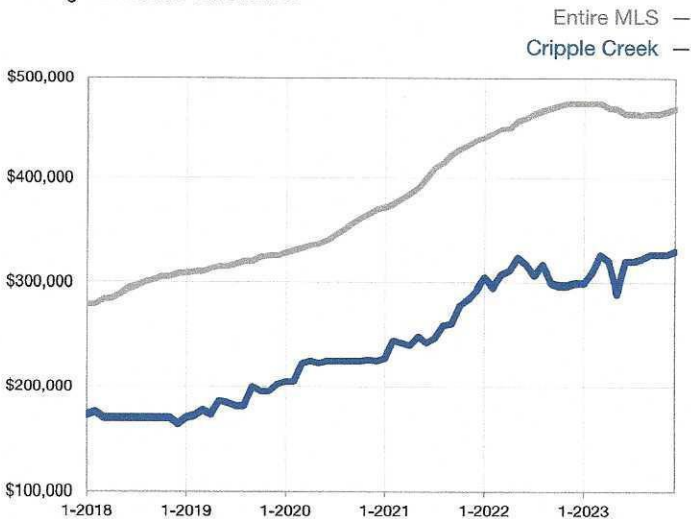
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Townhouse/Condo

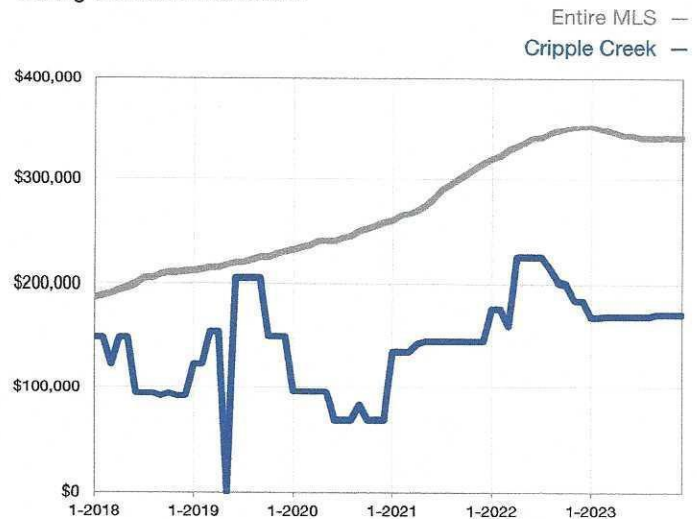
Key Metrics	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	0	0	--	9	8	- 11.1%
Sold Listings	0	0	--	6	6	0.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$184,900	<b>\$171,500</b>	- 7.2%
Average Sales Price*	\$0	<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	78	+ 254.5%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.8	0.8	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 December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Divide

Teller County

### Single Family-Patio Homes

Key Metrics	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	3	6	+ 100.0%	154	116	- 24.7%
Sold Listings	12	1	- 91.7%	136	91	- 33.1%
Median Sales Price*	\$525,000	\$1,950,000	+ 271.4%	\$499,000	\$555,000	+ 11.2%
Average Sales Price*	\$569,417	\$1,950,000	+ 242.5%	\$545,697	\$666,305	+ 22.1%
Percent of List Price Received*	96.8%	97.6%	+ 0.8%	100.4%	98.5%	- 1.9%
Days on Market Until Sale	53	74	+ 39.6%	23	54	+ 134.8%
Inventory of Homes for Sale	18	18	0.0%	--	--	--
Months Supply of Inventory	1.6	2.4	+ 50.0%	--	--	--

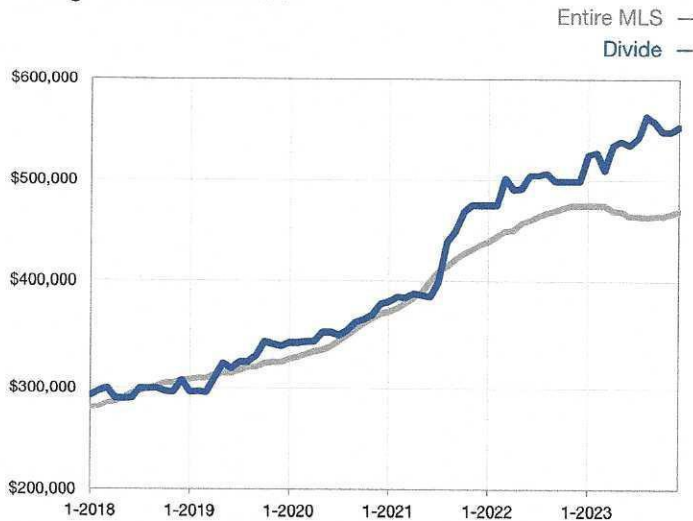
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Townhouse/Condo

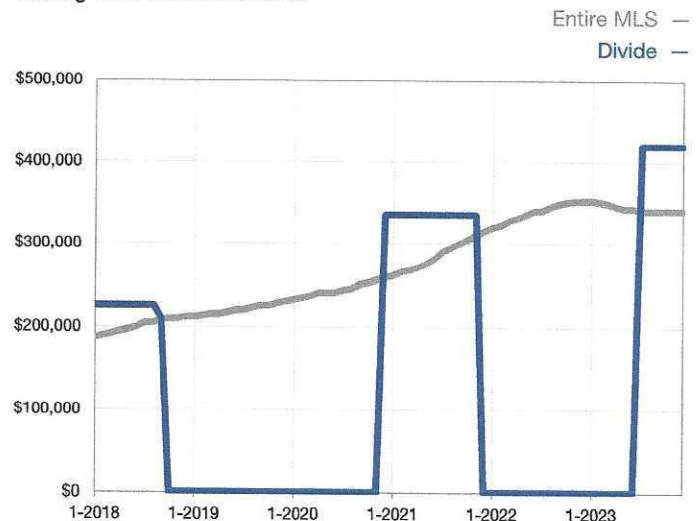
Key Metrics	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	0	0	--	0	1	--
Sold Listings	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$420,000	--
Average Sales Price*	\$0	\$0	--	\$0	\$420,000	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	93.3%	--
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 December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Ellicott

El Paso County

### Single Family-Patio Homes

Key Metrics	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	0	0	--	16	8	- 50.0%
Sold Listings	2	0	- 100.0%	2	16	+ 700.0%
Median Sales Price*	\$352,513	\$0	- 100.0%	\$352,513	<b>\$486,630</b>	+ 38.0%
Average Sales Price*	\$352,513	\$0	- 100.0%	\$352,513	<b>\$466,506</b>	+ 32.3%
Percent of List Price Received*	101.0%	0.0%	- 100.0%	101.0%	<b>101.2%</b>	+ 0.2%
Days on Market Until Sale	45	0	- 100.0%	45	<b>82</b>	+ 82.2%
Inventory of Homes for Sale	11	1	- 90.9%	--	--	--
Months Supply of Inventory	5.5	0.4	- 92.7%	--	--	--

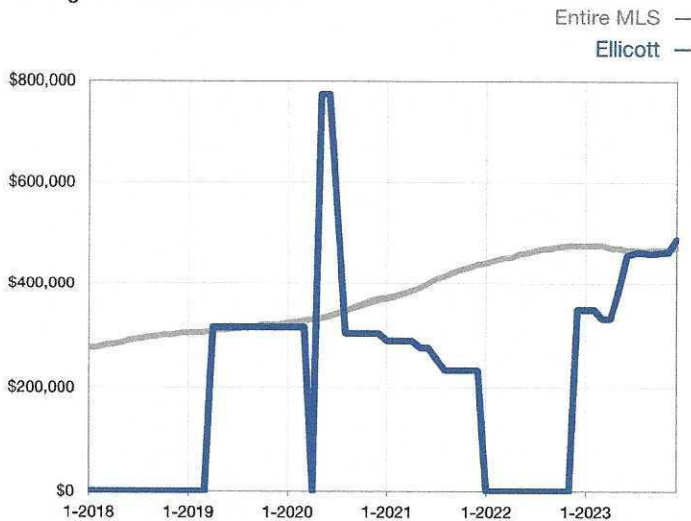
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Townhouse/Condo

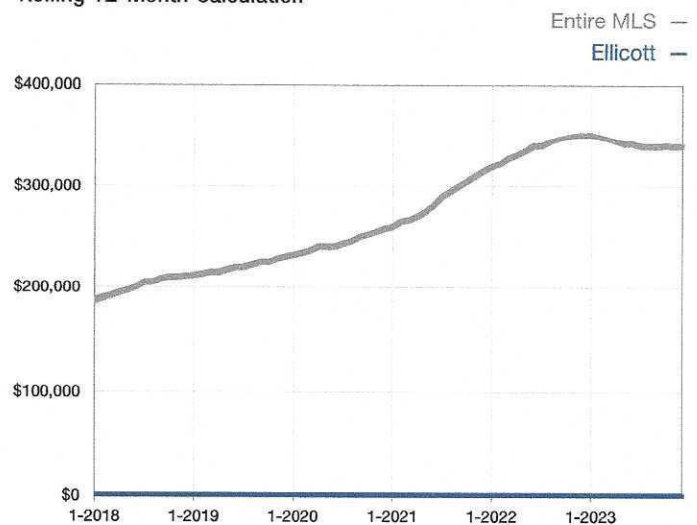
Key Metrics	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## El Paso County

### Single Family-Patio Homes

Key Metrics	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	513	429	- 16.4%	15,692	11,695	- 25.5%
Sold Listings	705	614	- 12.9%	12,817	9,627	- 24.9%
Median Sales Price*	\$445,000	\$464,438	+ 4.4%	\$478,000	\$475,000	- 0.6%
Average Sales Price*	\$499,478	\$526,216	+ 5.4%	\$541,014	\$540,651	- 0.1%
Percent of List Price Received*	98.8%	99.1%	+ 0.3%	101.4%	99.4%	- 2.0%
Days on Market Until Sale	40	44	+ 10.0%	17	36	+ 111.8%
Inventory of Homes for Sale	1,719	1,531	- 10.9%	--	--	--
Months Supply of Inventory	1.6	1.9	+ 18.8%	--	--	--

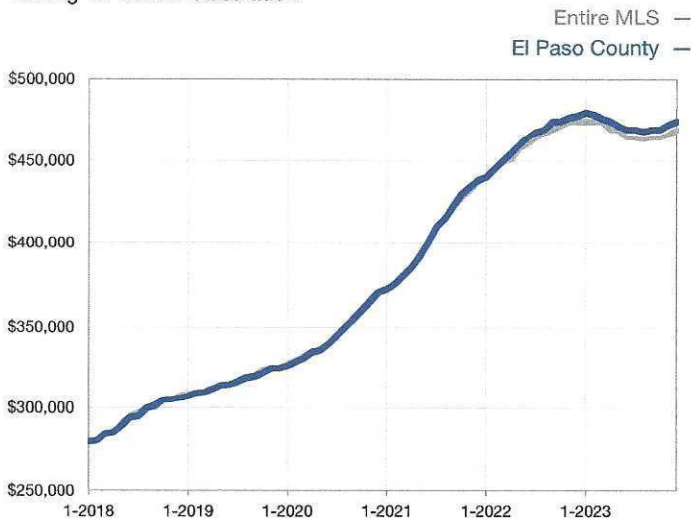
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Townhouse/Condo

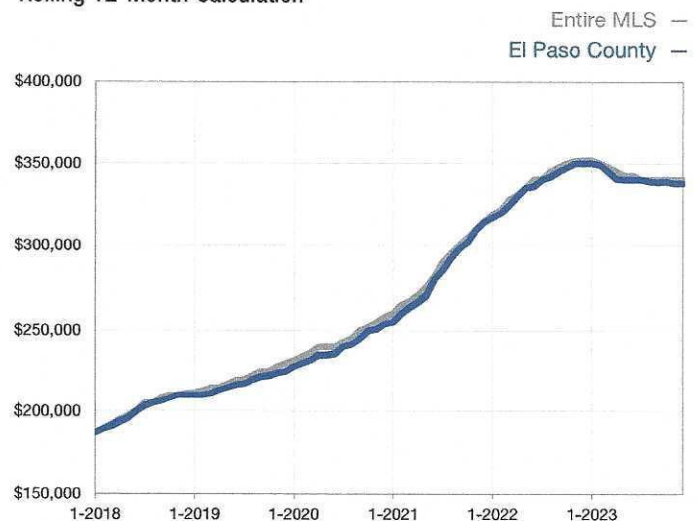
Key Metrics	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	96	104	+ 8.3%	2,366	2,043	- 13.7%
Sold Listings	109	107	- 1.8%	2,135	1,521	- 28.8%
Median Sales Price*	\$315,000	\$325,000	+ 3.2%	\$350,000	\$338,000	- 3.4%
Average Sales Price*	\$356,202	\$345,517	- 3.0%	\$361,784	\$359,039	- 0.8%
Percent of List Price Received*	99.2%	99.4%	+ 0.2%	101.5%	99.4%	- 2.1%
Days on Market Until Sale	35	56	+ 60.0%	16	32	+ 100.0%
Inventory of Homes for Sale	246	293	+ 19.1%	--	--	--
Months Supply of Inventory	1.4	2.3	+ 64.3%	--	--	--

\* 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 December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Falcon / Peyton

El Paso County

### Single Family-Patio Homes

Key Metrics	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	43	39	- 9.3%	1,289	896	- 30.5%
Sold Listings	60	52	- 13.3%	1,021	726	- 28.9%
Median Sales Price*	\$512,500	<b>\$518,980</b>	+ 1.3%	\$534,525	<b>\$527,473</b>	- 1.3%
Average Sales Price*	\$537,188	<b>\$544,352</b>	+ 1.3%	\$553,919	<b>\$554,646</b>	+ 0.1%
Percent of List Price Received*	99.2%	<b>99.4%</b>	+ 0.2%	101.0%	<b>99.4%</b>	- 1.6%
Days on Market Until Sale	47	55	+ 17.0%	18	42	+ 133.3%
Inventory of Homes for Sale	144	140	- 2.8%	--	--	--
Months Supply of Inventory	1.7	2.3	+ 35.3%	--	--	--

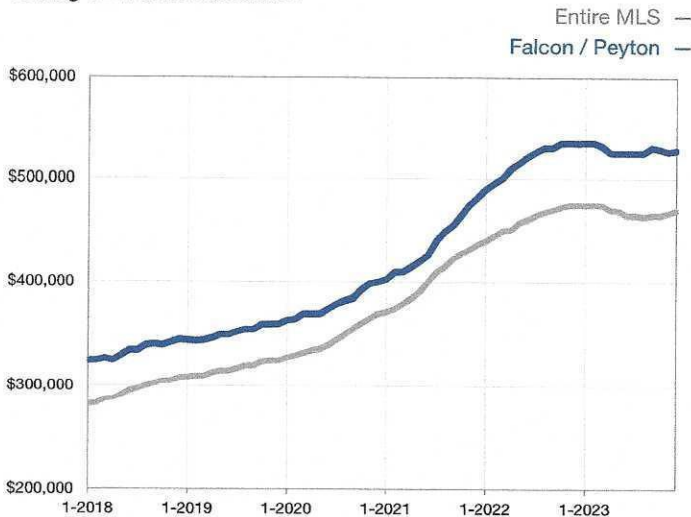
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Townhouse/Condo

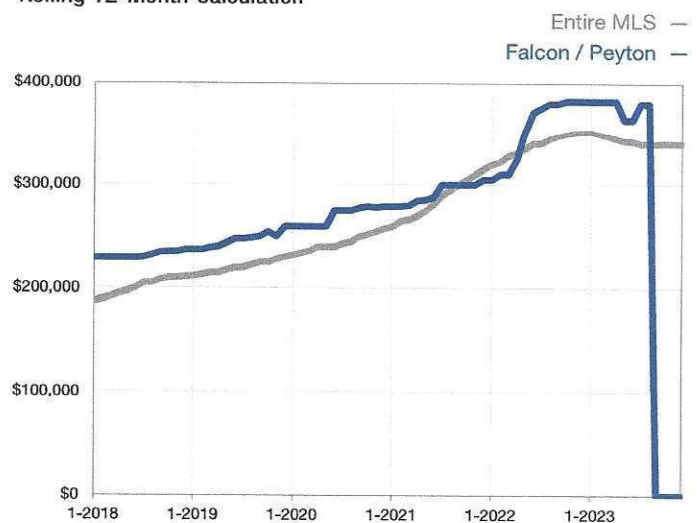
Key Metrics	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	1	1	0.0%	8	1	- 87.5%
Sold Listings	0	0	--	6	0	- 100.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$382,500	<b>\$0</b>	- 100.0%
Average Sales Price*	\$0	<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	0	--	3	0	- 100.0%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--

\* 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 December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Florissant

Teller County

### Single Family-Patio Homes

Key Metrics	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	6	9	+ 50.0%	266	212	- 20.3%
Sold Listings	11	14	+ 27.3%	203	150	- 26.1%
Median Sales Price*	\$360,000	<b>\$425,000</b>	+ 18.1%	\$450,000	<b>\$464,450</b>	+ 3.2%
Average Sales Price*	\$443,636	<b>\$462,615</b>	+ 4.3%	\$492,910	<b>\$494,987</b>	+ 0.4%
Percent of List Price Received*	98.2%	<b>97.8%</b>	- 0.4%	99.7%	<b>98.2%</b>	- 1.5%
Days on Market Until Sale	44	<b>53</b>	+ 20.5%	27	<b>49</b>	+ 81.5%
Inventory of Homes for Sale	50	<b>43</b>	- 14.0%	--	--	--
Months Supply of Inventory	3.0	<b>3.4</b>	+ 13.3%	--	--	--

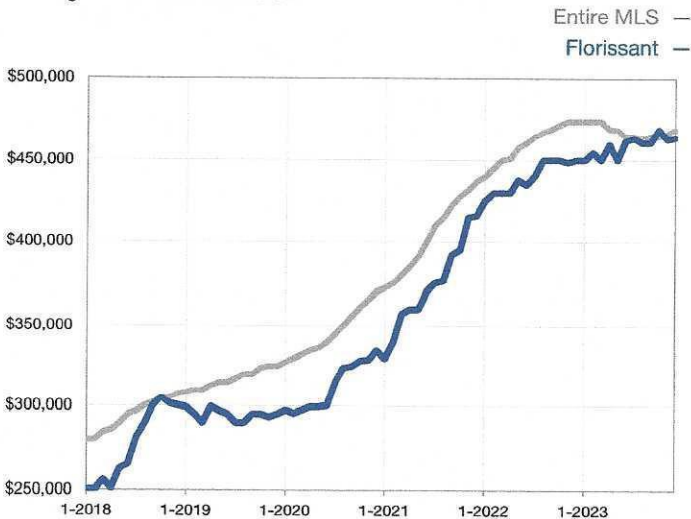
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Townhouse/Condo

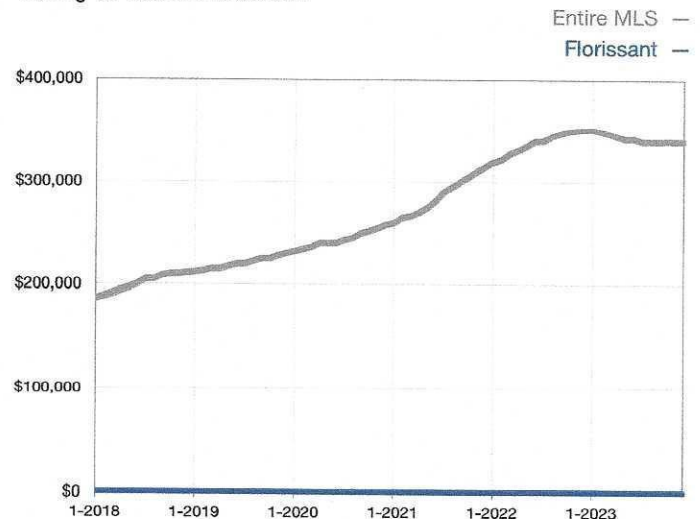
Key Metrics	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</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 December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Fountain

El Paso County

### Single Family-Patio Homes

Key Metrics	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	26	37	+ 42.3%	863	655	- 24.1%
Sold Listings	46	39	- 15.2%	736	552	- 25.0%
Median Sales Price*	\$396,200	<b>\$415,000</b>	+ 4.7%	\$425,000	<b>\$410,500</b>	- 3.4%
Average Sales Price*	\$390,967	<b>\$403,824</b>	+ 3.3%	\$423,757	<b>\$410,592</b>	- 3.1%
Percent of List Price Received*	99.3%	100.0%	+ 0.7%	101.8%	100.1%	- 1.7%
Days on Market Until Sale	28	33	+ 17.9%	12	27	+ 125.0%
Inventory of Homes for Sale	74	66	- 10.8%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.7%	--	--	--

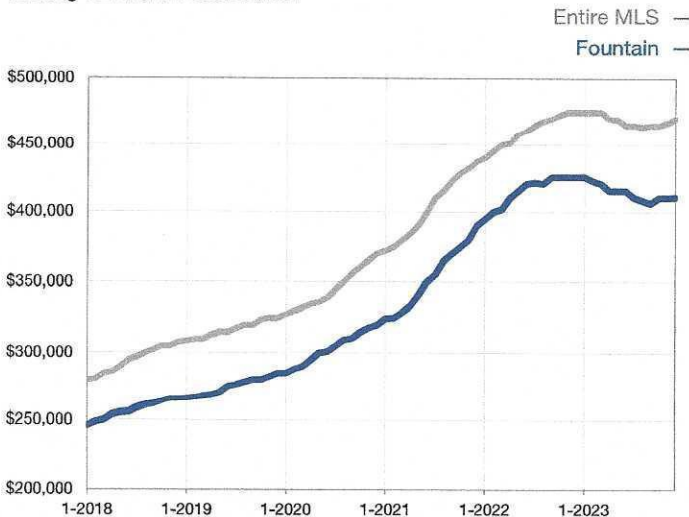
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Townhouse/Condo

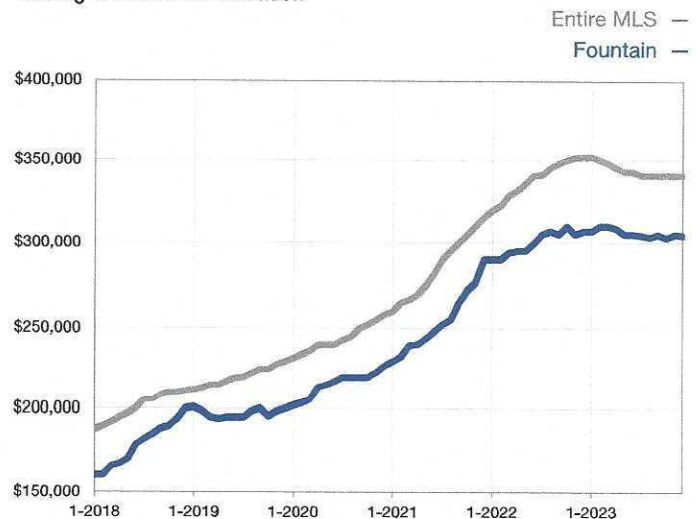
Key Metrics	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	6	1	- 83.3%	66	47	- 28.8%
Sold Listings	5	4	- 20.0%	61	43	- 29.5%
Median Sales Price*	\$315,000	<b>\$277,250</b>	- 12.0%	\$307,000	<b>\$304,500</b>	- 0.8%
Average Sales Price*	\$317,760	<b>\$278,125</b>	- 12.5%	\$307,939	<b>\$296,558</b>	- 3.7%
Percent of List Price Received*	98.1%	98.6%	+ 0.5%	100.9%	99.8%	- 1.1%
Days on Market Until Sale	19	26	+ 36.8%	11	16	+ 45.5%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	0.6	1.4	+ 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.

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



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



# Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Manitou Springs

El Paso County

### Single Family-Patio Homes

Key Metrics	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	7	1	- 85.7%	111	89	- 19.8%
Sold Listings	2	4	+ 100.0%	79	66	- 16.5%
Median Sales Price*	\$768,500	<b>\$705,000</b>	- 8.3%	\$602,500	<b>\$609,500</b>	+ 1.2%
Average Sales Price*	\$768,500	<b>\$642,500</b>	- 16.4%	\$632,995	<b>\$646,435</b>	+ 2.1%
Percent of List Price Received*	97.5%	<b>95.7%</b>	- 1.8%	100.6%	<b>97.8%</b>	- 2.8%
Days on Market Until Sale	44	<b>76</b>	+ 72.7%	18	<b>43</b>	+ 138.9%
Inventory of Homes for Sale	23	<b>14</b>	- 39.1%	--	--	--
Months Supply of Inventory	3.5	<b>2.5</b>	- 28.6%	--	--	--

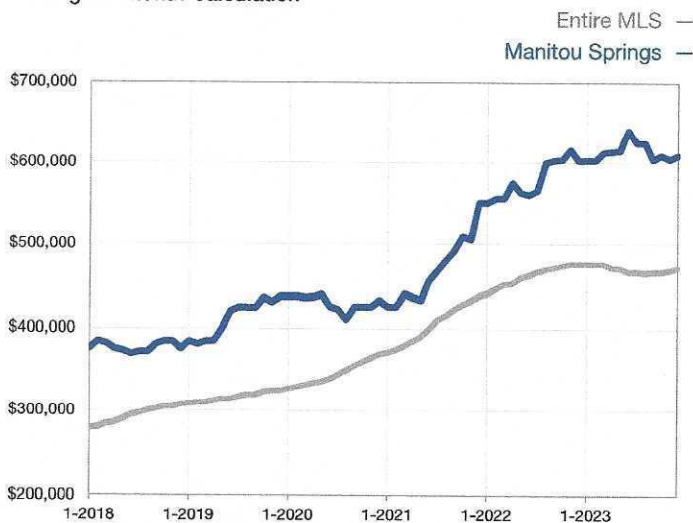
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Townhouse/Condo

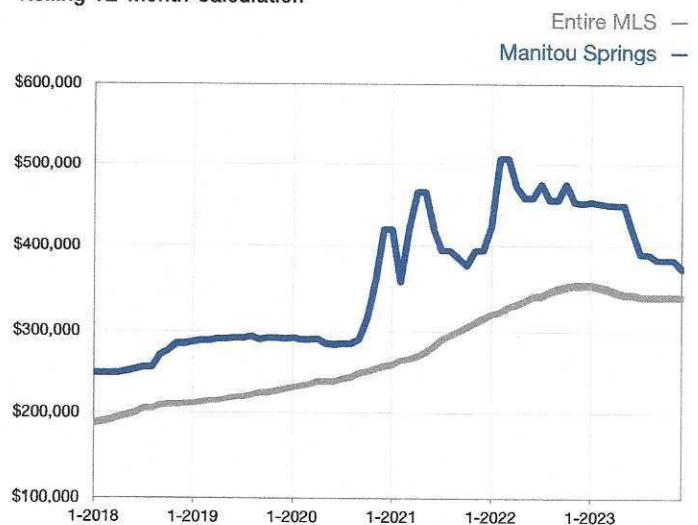
Key Metrics	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	0	1	--	15	9	- 40.0%
Sold Listings	0	1	--	10	6	- 40.0%
Median Sales Price*	\$0	<b>\$360,000</b>	--	\$451,500	<b>\$371,000</b>	- 17.8%
Average Sales Price*	\$0	<b>\$360,000</b>	--	\$500,880	<b>\$442,900</b>	- 11.6%
Percent of List Price Received*	0.0%	<b>90.0%</b>	--	101.6%	<b>98.2%</b>	- 3.3%
Days on Market Until Sale	0	<b>4</b>	--	24	<b>14</b>	- 41.7%
Inventory of Homes for Sale	6	<b>4</b>	- 33.3%	--	--	--
Months Supply of Inventory	4.2	<b>4.0</b>	- 4.8%	--	--	--

\* 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





# Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Monument / Palmer Lake / Larkspur

El Paso County

### Single Family-Patio Homes

Key Metrics	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	25	19	- 24.0%	802	725	- 9.6%
Sold Listings	41	36	- 12.2%	607	581	- 4.3%
Median Sales Price*	\$699,999	<b>\$730,750</b>	+ 4.4%	\$760,000	<b>\$749,900</b>	- 1.3%
Average Sales Price*	\$712,511	<b>\$803,709</b>	+ 12.8%	\$844,556	<b>\$808,953</b>	- 4.2%
Percent of List Price Received*	98.2%	<b>98.8%</b>	+ 0.6%	100.7%	<b>99.2%</b>	- 1.5%
Days on Market Until Sale	54	<b>33</b>	- 38.9%	22	<b>40</b>	+ 81.8%
Inventory of Homes for Sale	107	<b>125</b>	+ 16.8%	--	--	--
Months Supply of Inventory	2.1	<b>2.6</b>	+ 23.8%	--	--	--

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

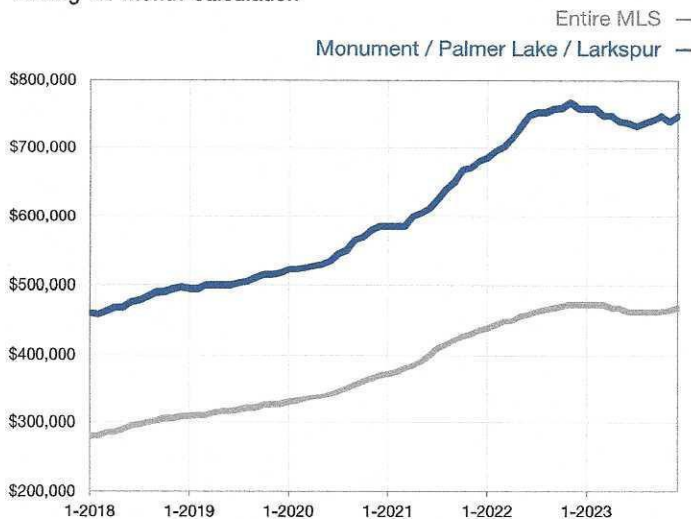
### Townhouse/Condo

Key Metrics	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	5	1	- 80.0%	96	57	- 40.6%
Sold Listings	1	3	+ 200.0%	88	49	- 44.3%
Median Sales Price*	\$280,000	<b>\$379,000</b>	+ 35.4%	\$400,000	<b>\$395,000</b>	- 1.3%
Average Sales Price*	\$280,000	<b>\$371,667</b>	+ 32.7%	\$404,488	<b>\$409,053</b>	+ 1.1%
Percent of List Price Received*	100.4%	<b>100.8%</b>	+ 0.4%	100.7%	<b>99.3%</b>	- 1.4%
Days on Market Until Sale	26	<b>56</b>	+ 115.4%	5	<b>32</b>	+ 540.0%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	1.2	<b>2.0</b>	+ 66.7%	--	--	--

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

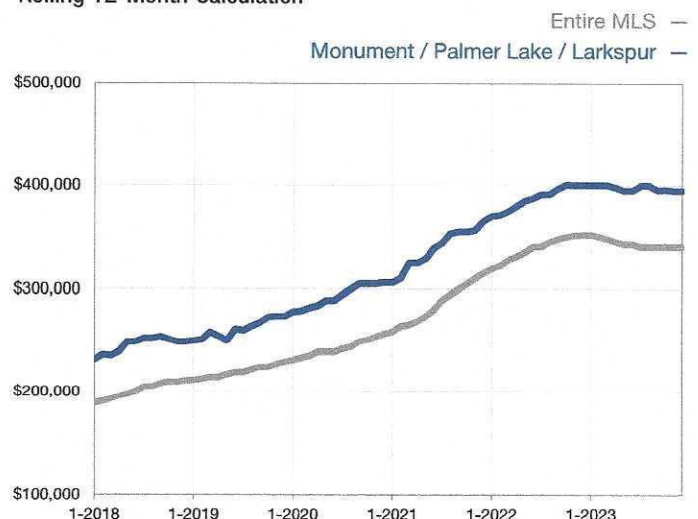
### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



# Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Rush / Truckton / Yoder

El Paso County

### Single Family-Patio Homes

Key Metrics	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	7	1	- 85.7%	87	78	- 10.3%
Sold Listings	7	4	- 42.9%	62	50	- 19.4%
Median Sales Price*	\$370,000	\$369,950	- 0.0%	\$355,000	\$392,250	+ 10.5%
Average Sales Price*	\$390,000	\$372,225	- 4.6%	\$377,134	\$414,570	+ 9.9%
Percent of List Price Received*	97.2%	98.1%	+ 0.9%	98.9%	97.7%	- 1.2%
Days on Market Until Sale	102	28	- 72.5%	53	60	+ 13.2%
Inventory of Homes for Sale	24	20	- 16.7%	--	--	--
Months Supply of Inventory	4.6	4.8	+ 4.3%	--	--	--

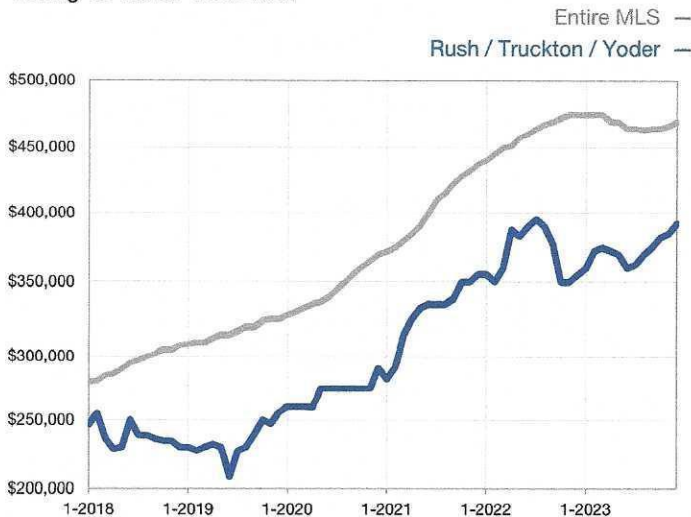
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Townhouse/Condo

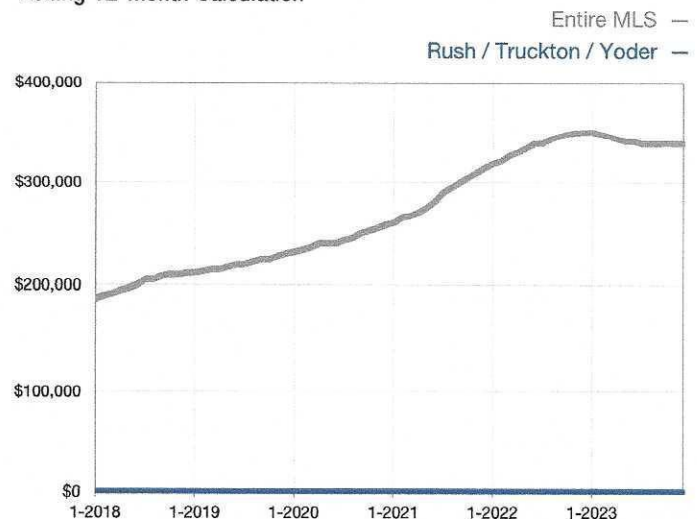
Key Metrics	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Security-Widefield

El Paso County

### Single Family-Patio Homes

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

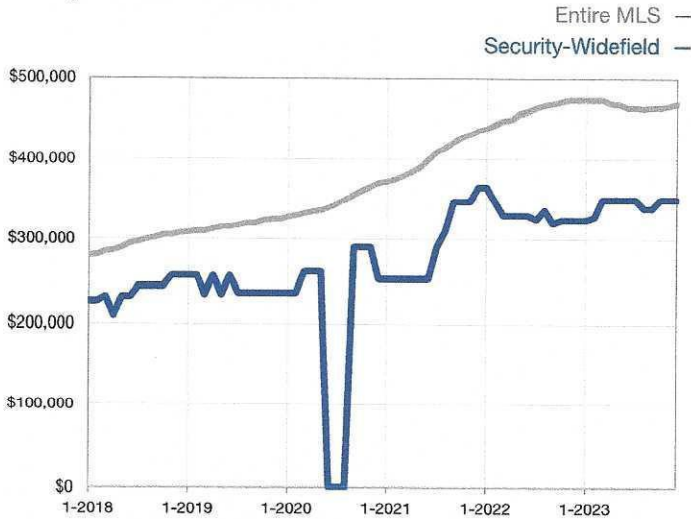
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Townhouse/Condo

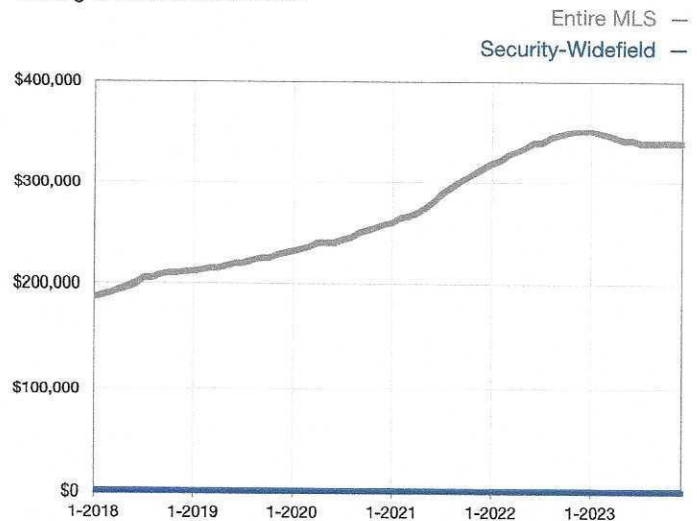
Key Metrics	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Teller County

### Single Family-Patio Homes

Key Metrics	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	24	33	+ 37.5%	862	773	- 10.3%
Sold Listings	45	35	- 22.2%	688	531	- 22.8%
Median Sales Price*	\$460,000	\$541,250	+ 17.7%	\$499,000	\$517,500	+ 3.7%
Average Sales Price*	\$482,845	\$593,232	+ 22.9%	\$535,744	\$566,370	+ 5.7%
Percent of List Price Received*	97.5%	97.9%	+ 0.4%	100.1%	98.3%	- 1.8%
Days on Market Until Sale	57	66	+ 15.8%	25	47	+ 88.0%
Inventory of Homes for Sale	133	133	0.0%	--	--	--
Months Supply of Inventory	2.3	3.0	+ 30.4%	--	--	--

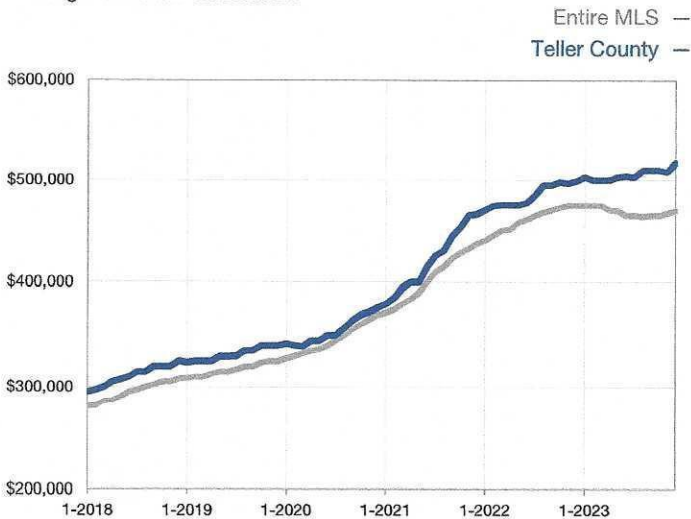
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Townhouse/Condo

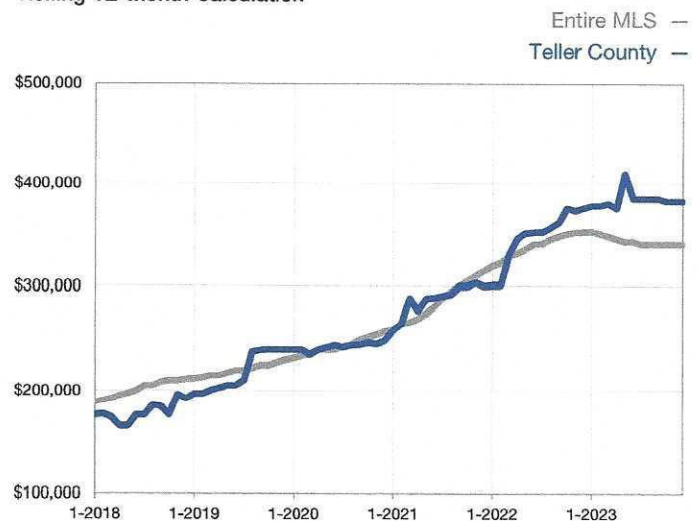
Key Metrics	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	1	2	+ 100.0%	43	67	+ 55.8%
Sold Listings	1	3	+ 200.0%	42	38	- 9.5%
Median Sales Price*	\$650,000	\$499,000	- 23.2%	\$375,375	\$382,500	+ 1.9%
Average Sales Price*	\$650,000	\$457,667	- 29.6%	\$381,793	\$375,660	- 1.6%
Percent of List Price Received*	94.9%	99.6%	+ 5.0%	100.6%	97.9%	- 2.7%
Days on Market Until Sale	126	64	- 49.2%	37	36	- 2.7%
Inventory of Homes for Sale	6	15	+ 150.0%	--	--	--
Months Supply of Inventory	1.4	3.9	+ 178.6%	--	--	--

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

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



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





# Local Market Update for December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Victor / Goldfield

Teller County

### Single Family-Patio Homes

Key Metrics	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	2	1	- 50.0%	19	30	+ 57.9%
Sold Listings	2	1	- 50.0%	14	17	+ 21.4%
Median Sales Price*	\$202,500	<b>\$220,000</b>	+ 8.6%	\$251,000	<b>\$270,875</b>	+ 7.9%
Average Sales Price*	\$202,500	<b>\$220,000</b>	+ 8.6%	\$380,643	<b>\$357,153</b>	- 6.2%
Percent of List Price Received*	91.6%	<b>97.8%</b>	+ 6.8%	95.3%	<b>97.8%</b>	+ 2.6%
Days on Market Until Sale	14	<b>62</b>	+ 342.9%	38	<b>64</b>	+ 68.4%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	5.1	<b>4.2</b>	- 17.6%	--	--	--

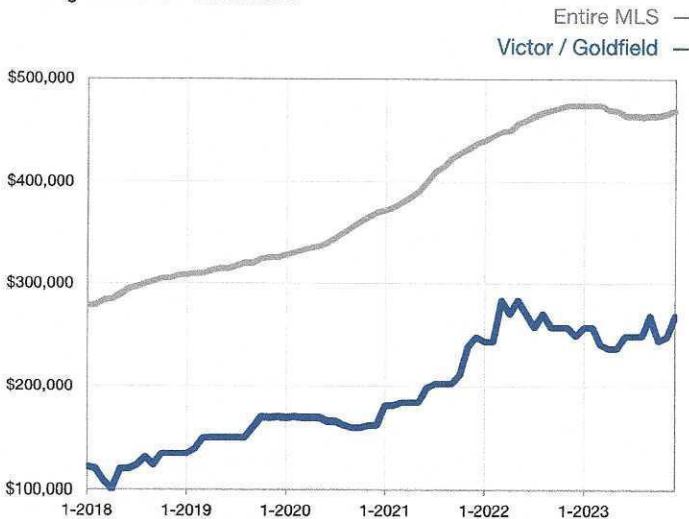
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Townhouse/Condo

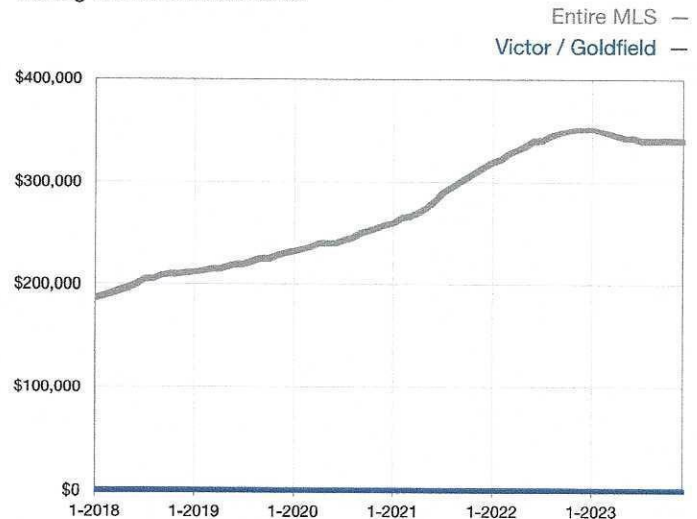
Key Metrics	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</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 December 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Woodland Park

Teller County

### Single Family-Patio Homes

Key Metrics	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	10	10	0.0%	368	332	- 9.8%
Sold Listings	15	19	+ 26.7%	294	230	- 21.8%
Median Sales Price*	\$480,000	\$605,000	+ 26.0%	\$565,000	\$574,750	+ 1.7%
Average Sales Price*	\$535,374	\$653,429	+ 22.1%	\$613,176	\$629,842	+ 2.7%
Percent of List Price Received*	97.8%	98.0%	+ 0.2%	101.0%	98.4%	- 2.6%
Days on Market Until Sale	80	70	- 12.5%	21	40	+ 90.5%
Inventory of Homes for Sale	45	51	+ 13.3%	--	--	--
Months Supply of Inventory	1.8	2.7	+ 50.0%	--	--	--

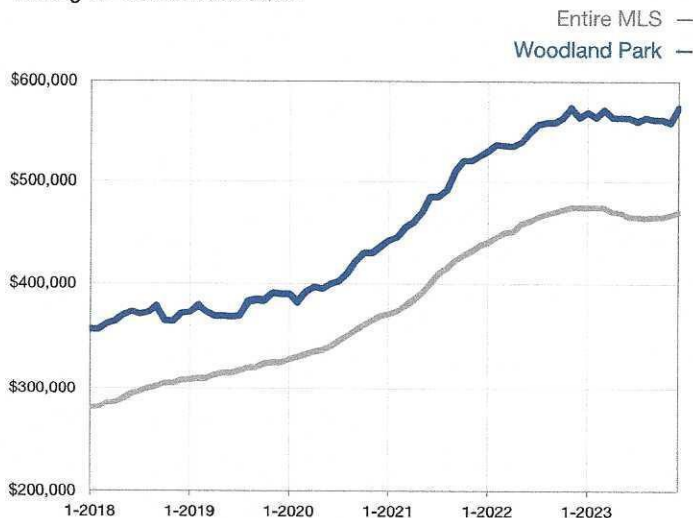
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Townhouse/Condo

Key Metrics	December			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 12-2022	Thru 12-2023	Percent Change from Previous Year
New Listings	1	2	+ 100.0%	34	58	+ 70.6%
Sold Listings	1	3	+ 200.0%	36	31	- 13.9%
Median Sales Price*	\$650,000	\$499,000	- 23.2%	\$388,190	\$392,500	+ 1.1%
Average Sales Price*	\$650,000	\$457,667	- 29.6%	\$413,536	\$414,261	+ 0.2%
Percent of List Price Received*	94.9%	99.6%	+ 5.0%	100.9%	98.6%	- 2.3%
Days on Market Until Sale	126	64	- 49.2%	40	29	- 27.5%
Inventory of Homes for Sale	5	14	+ 180.0%	--	--	--
Months Supply of Inventory	1.4	4.5	+ 221.4%	--	--	--

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

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



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

