

Local Market Update for December 2025

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		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	1	0	- 100.0%	54	71	+ 31.5%
Sold Listings	3	4	+ 33.3%	44	42	- 4.5%
Median Sales Price*	\$835,000	\$634,850	- 24.0%	\$750,000	\$732,500	- 2.3%
Average Sales Price*	\$823,333	\$654,550	- 20.5%	\$761,454	\$724,267	- 4.9%
Percent of List Price Received*	99.0%	98.2%	- 0.8%	98.8%	98.0%	- 0.8%
Days on Market Until Sale	91	77	- 15.4%	65	49	- 24.6%
Inventory of Homes for Sale	3	8	+ 166.7%	--	--	--
Months Supply of Inventory	0.8	2.3	+ 187.5%	--	--	--

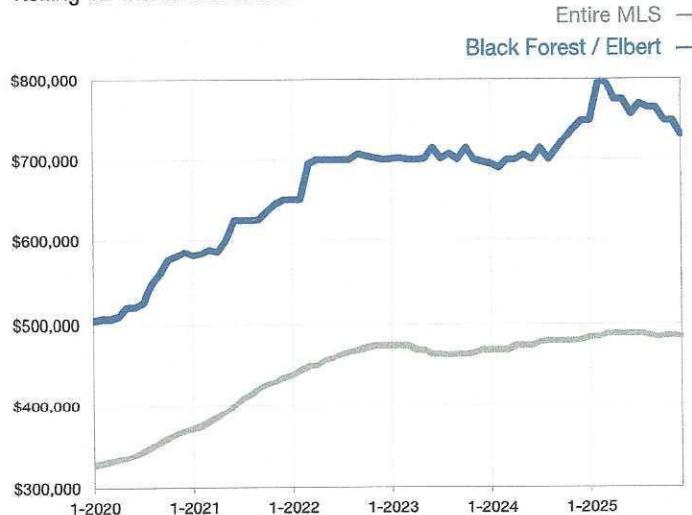
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo

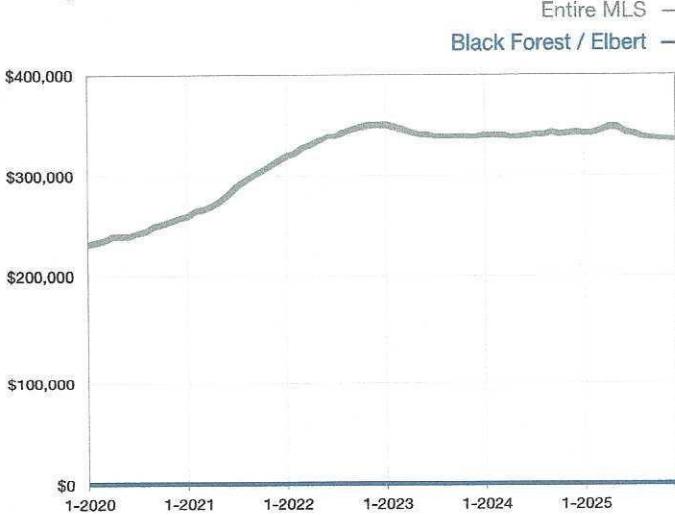
Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 2025

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		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	6	5	- 16.7%	166	156	- 6.0%
Sold Listings	10	7	- 30.0%	111	99	- 10.8%
Median Sales Price*	\$497,500	\$453,163	- 8.9%	\$464,500	\$495,000	+ 6.6%
Average Sales Price*	\$481,299	\$516,166	+ 7.2%	\$493,407	\$510,098	+ 3.4%
Percent of List Price Received*	98.7%	101.1%	+ 2.4%	98.7%	98.8%	+ 0.1%
Days on Market Until Sale	90	94	+ 4.4%	71	79	+ 11.3%
Inventory of Homes for Sale	42	38	- 9.5%	--	--	--
Months Supply of Inventory	4.5	4.6	+ 2.2%	--	--	--

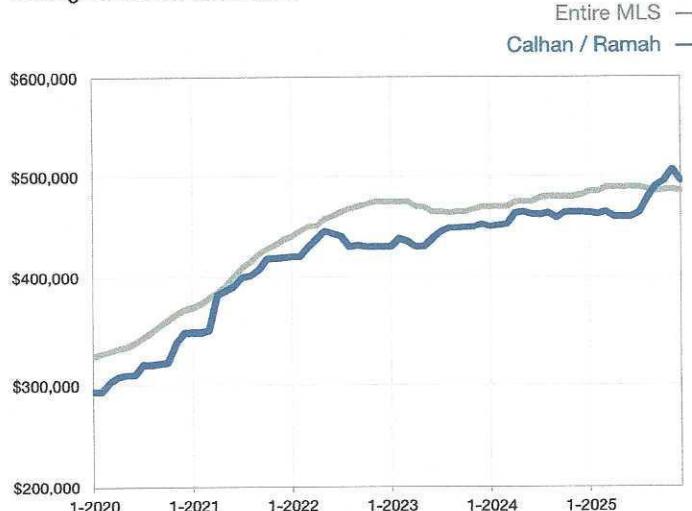
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Townhouse/Condo

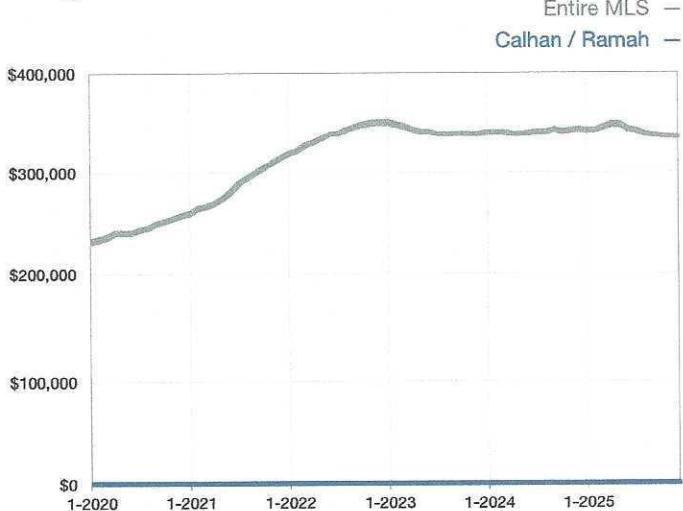
Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 2025

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		December			Year to Date		
Key Metrics		2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings		0	0	--	25	14	- 44.0%
Sold Listings		0	1	--	21	9	- 57.1%
Median Sales Price*		\$0	\$400,000	--	\$412,000	\$450,000	+ 9.2%
Average Sales Price*		\$0	\$400,000	--	\$416,202	\$465,639	+ 11.9%
Percent of List Price Received*		0.0%	95.5%	--	96.8%	94.9%	- 2.0%
Days on Market Until Sale		0	66	--	50	88	+ 76.0%
Inventory of Homes for Sale		0	4	--	--	--	--
Months Supply of Inventory		0.0	2.2	--	--	--	--

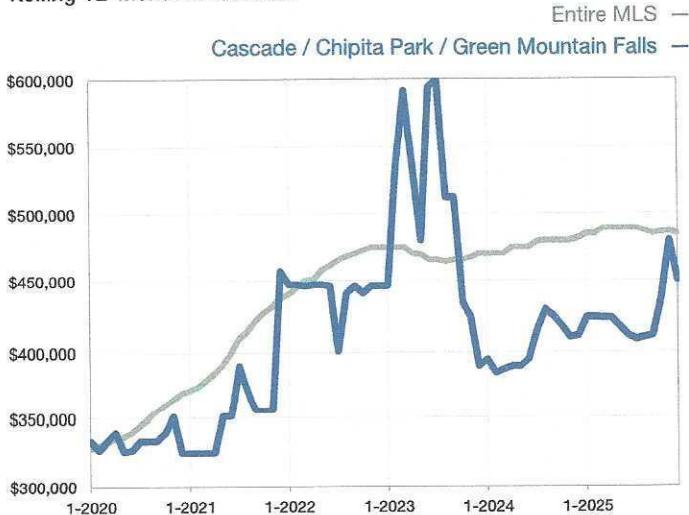
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Townhouse/Condo		December			Year to Date		
Key Metrics		2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings		0	0	--	4	4	0.0%
Sold Listings		0	0	--	0	1	--
Median Sales Price*		\$0	\$0	--	\$0	\$375,000	--
Average Sales Price*		\$0	\$0	--	\$0	\$375,000	--
Percent of List Price Received*		0.0%	0.0%	--	0.0%	100.0%	--
Days on Market Until Sale		0	0	--	0	108	--
Inventory of Homes for Sale		2	1	- 50.0%	--	--	--
Months Supply of Inventory		0.0	1.0	--	--	--	--

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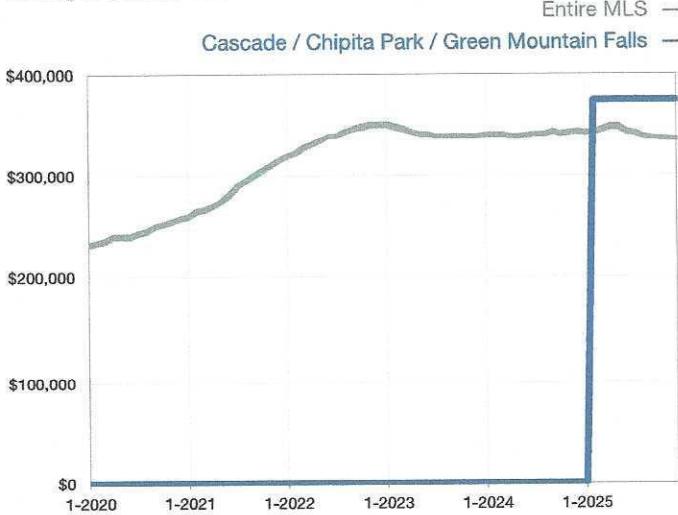
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Local Market Update for December 2025

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		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	417	437	+ 4.8%	9,743	10,501	+ 7.8%
Sold Listings	563	582	+ 3.4%	7,424	7,662	+ 3.2%
Median Sales Price*	\$485,000	\$454,900	- 6.2%	\$475,000	\$475,913	+ 0.2%
Average Sales Price*	\$543,450	\$524,984	- 3.4%	\$546,415	\$554,477	+ 1.5%
Percent of List Price Received*	99.0%	98.5%	- 0.5%	99.4%	99.1%	- 0.3%
Days on Market Until Sale	53	61	+ 15.1%	39	47	+ 20.5%
Inventory of Homes for Sale	1,565	1,692	+ 8.1%	--	--	--
Months Supply of Inventory	2.5	2.6	+ 4.0%	--	--	--

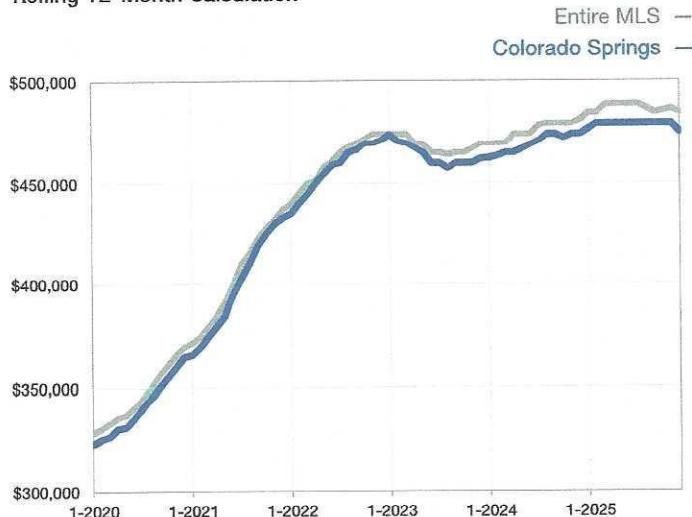
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Townhouse/Condo

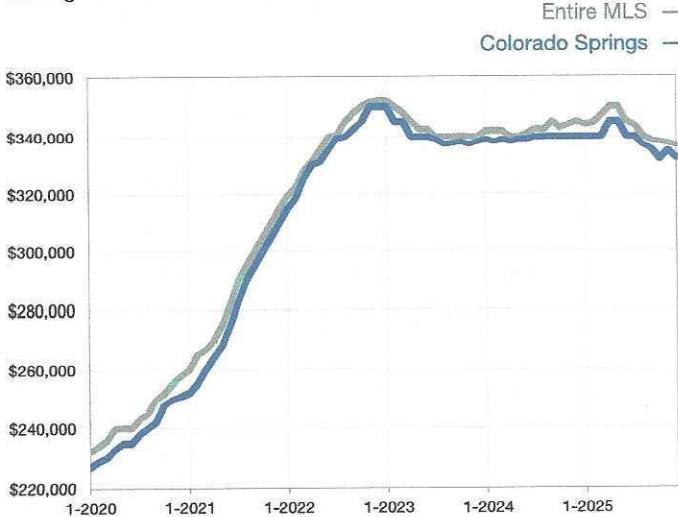
Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	99	74	- 25.3%	2,253	2,157	- 4.3%
Sold Listings	93	94	+ 1.1%	1,436	1,337	- 6.9%
Median Sales Price*	\$339,000	\$325,000	- 4.1%	\$340,000	\$331,822	- 2.4%
Average Sales Price*	\$350,094	\$369,016	+ 5.4%	\$363,964	\$362,401	- 0.4%
Percent of List Price Received*	98.6%	97.8%	- 0.8%	98.9%	98.7%	- 0.2%
Days on Market Until Sale	65	75	+ 15.4%	50	64	+ 28.0%
Inventory of Homes for Sale	471	436	- 7.4%	--	--	--
Months Supply of Inventory	3.9	3.9	0.0%	--	--	--

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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 December 2025

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Cripple Creek

Teller County

Single Family-Patio Homes

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	5	3	- 40.0%	125	116	- 7.2%
Sold Listings	4	3	- 25.0%	53	53	0.0%
Median Sales Price*	\$352,500	\$250,000	- 29.1%	\$395,000	\$335,000	- 15.2%
Average Sales Price*	\$351,225	\$256,667	- 26.9%	\$399,274	\$361,240	- 9.5%
Percent of List Price Received*	98.9%	96.3%	- 2.6%	97.2%	97.0%	- 0.2%
Days on Market Until Sale	122	80	- 34.4%	72	91	+ 26.4%
Inventory of Homes for Sale	34	32	- 5.9%	--	--	--
Months Supply of Inventory	7.7	7.2	- 6.5%	--	--	--

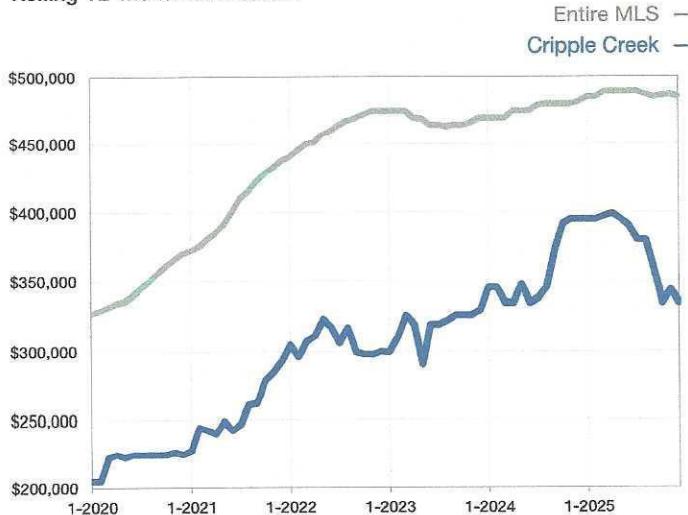
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Townhouse/Condo

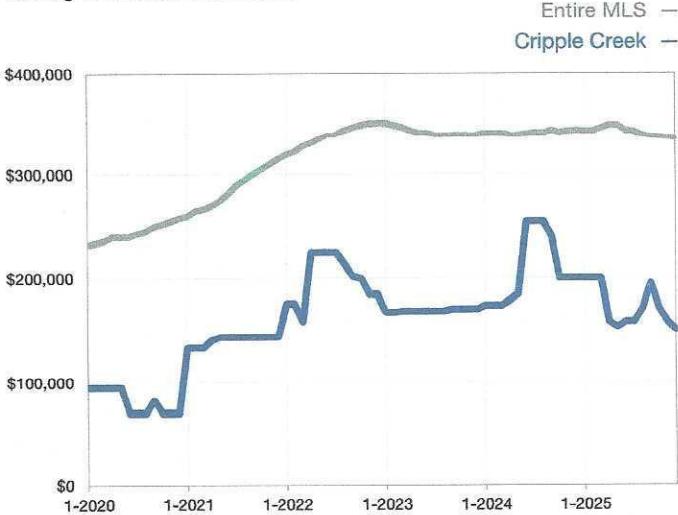
Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	1	0	- 100.0%	10	17	+ 70.0%
Sold Listings	0	1	--	5	5	0.0%
Median Sales Price*	\$0	\$152,000	--	\$200,000	\$152,000	- 24.0%
Average Sales Price*	\$0	\$152,000	--	\$234,000	\$160,400	- 31.5%
Percent of List Price Received*	0.0%	92.1%	--	96.5%	96.0%	- 0.5%
Days on Market Until Sale	0	168	--	105	121	+ 15.2%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	3.2	2.4	- 25.0%	--	--	--

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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 December 2025

A Research Tool Provided by the Colorado Association of REALTORS®

Divide

Teller County

Single Family-Patio Homes		December			Year to Date		
Key Metrics		2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings		4	4	0.0%	148	168	+ 13.5%
Sold Listings		4	7	+ 75.0%	80	116	+ 45.0%
Median Sales Price*		\$469,250	\$540,000	+ 15.1%	\$480,000	\$511,000	+ 6.5%
Average Sales Price*		\$486,125	\$560,000	+ 15.2%	\$522,358	\$584,725	+ 11.9%
Percent of List Price Received*		96.9%	95.5%	- 1.4%	97.7%	97.9%	+ 0.2%
Days on Market Until Sale		81	160	+ 97.5%	57	71	+ 24.6%
Inventory of Homes for Sale		41	35	- 14.6%	--	--	--
Months Supply of Inventory		6.2	3.6	- 41.9%	--	--	--

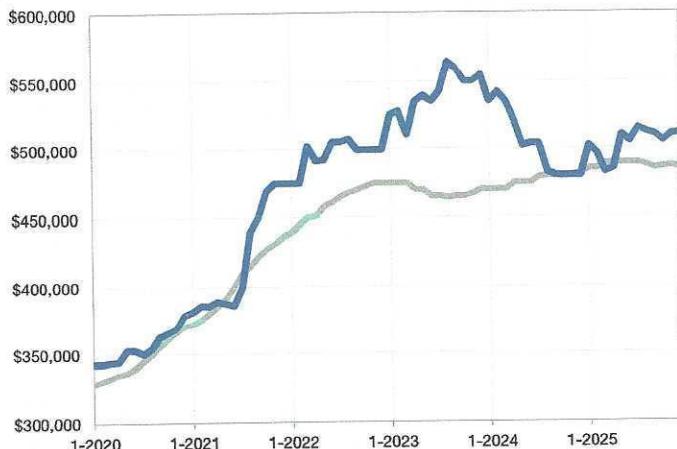
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Townhouse/Condo		December			Year to Date		
Key Metrics		2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings		0	0	--	0	1	--
Sold Listings		0	0	--	0	0	--
Median Sales Price*		\$0	\$0	--	\$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	1	--	--	--	--
Months Supply of Inventory		0.0	0.0	--	--	--	--

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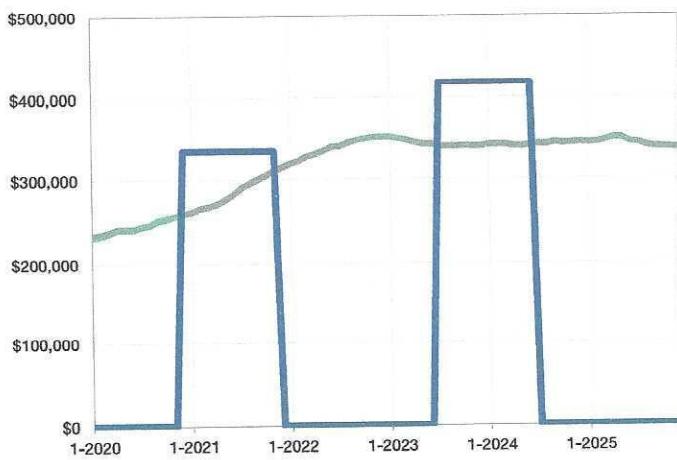
Median Sales Price – Single Family Rolling 12-Month Calculation

Entire MLS —
Divide —



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

Entire MLS —
Divide —



Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®

Ellicott

El Paso County

Single Family-Patio Homes

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	0	0	--	7	2	- 71.4%
Sold Listings	0	0	--	3	1	- 66.7%
Median Sales Price*	\$0	\$0	--	\$336,000	\$325,000	- 3.3%
Average Sales Price*	\$0	\$0	--	\$342,000	\$325,000	- 5.0%
Percent of List Price Received*	0.0%	0.0%	--	97.9%	97.8%	- 0.1%
Days on Market Until Sale	0	0	--	60	80	+ 33.3%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	3.0	0.0	- 100.0%	--	--	--

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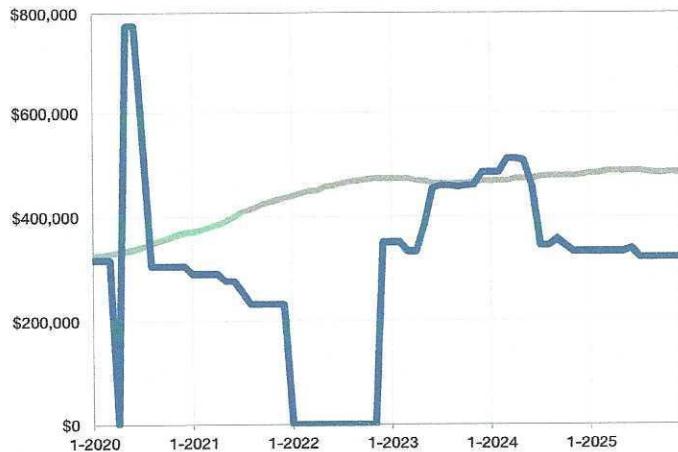
Townhouse/Condo

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	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	--	--	--	--

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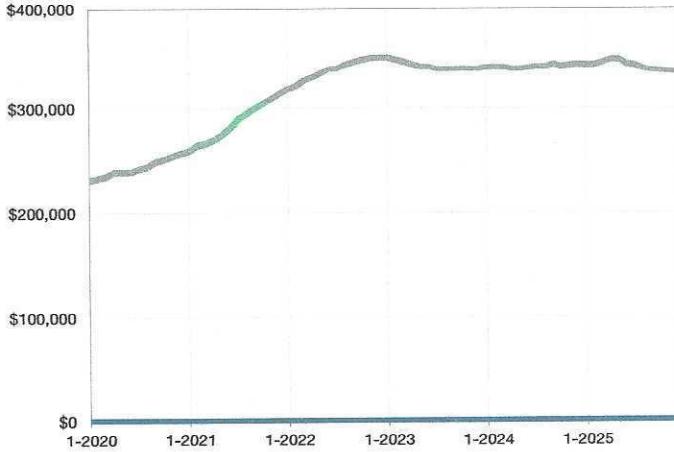
Median Sales Price – Single Family Rolling 12-Month Calculation

Entire MLS –
Ellicott –



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

Entire MLS –
Ellicott –



Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®

El Paso County

Single Family-Patio Homes

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	535	558	+ 4.3%	12,578	13,608	+ 8.2%
Sold Listings	725	734	+ 1.2%	9,485	9,677	+ 2.0%
Median Sales Price*	\$498,000	\$469,950	- 5.6%	\$489,000	\$490,000	+ 0.2%
Average Sales Price*	\$554,245	\$535,682	- 3.3%	\$557,667	\$563,827	+ 1.1%
Percent of List Price Received*	99.0%	98.6%	- 0.4%	99.4%	99.1%	- 0.3%
Days on Market Until Sale	55	62	+ 12.7%	41	49	+ 19.5%
Inventory of Homes for Sale	2,053	2,282	+ 11.2%	--	--	--
Months Supply of Inventory	2.6	2.8	+ 7.7%	--	--	--

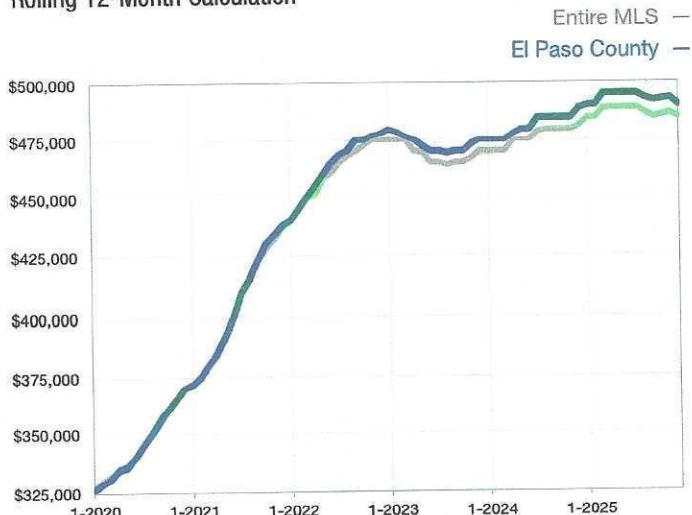
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Townhouse/Condo

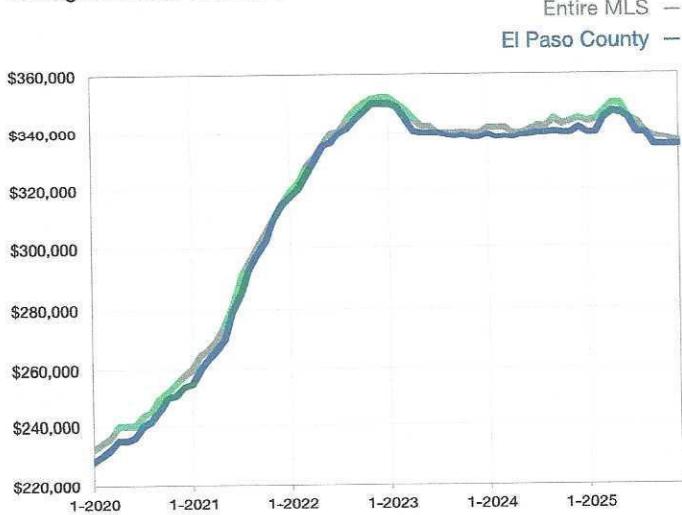
Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	106	79	- 25.5%	2,412	2,310	- 4.2%
Sold Listings	100	102	+ 2.0%	1,533	1,442	- 5.9%
Median Sales Price*	\$339,500	\$333,000	- 1.9%	\$342,000	\$335,000	- 2.0%
Average Sales Price*	\$349,657	\$366,905	+ 4.9%	\$364,431	\$361,860	- 0.7%
Percent of List Price Received*	98.4%	97.9%	- 0.5%	98.9%	98.7%	- 0.2%
Days on Market Until Sale	64	74	+ 15.6%	49	64	+ 30.6%
Inventory of Homes for Sale	502	463	- 7.8%	--	--	--
Months Supply of Inventory	3.9	3.9	0.0%	--	--	--

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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 December 2025

A Research Tool Provided by the Colorado Association of REALTORS®

Falcon / Peyton

El Paso County

Single Family-Patio Homes		December			Year to Date		
Key Metrics		2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings		30	55	+ 83.3%	921	1,132	+ 22.9%
Sold Listings		42	57	+ 35.7%	693	707	+ 2.0%
Median Sales Price*		\$555,000	\$519,999	- 6.3%	\$549,900	\$535,000	- 2.7%
Average Sales Price*		\$570,965	\$524,920	- 8.1%	\$571,755	\$570,398	- 0.2%
Percent of List Price Received*		98.9%	98.9%	0.0%	99.6%	99.3%	- 0.3%
Days on Market Until Sale		46	58	+ 26.1%	46	55	+ 19.6%
Inventory of Homes for Sale		153	207	+ 35.3%	--	--	--
Months Supply of Inventory		2.6	3.5	+ 34.6%	--	--	--

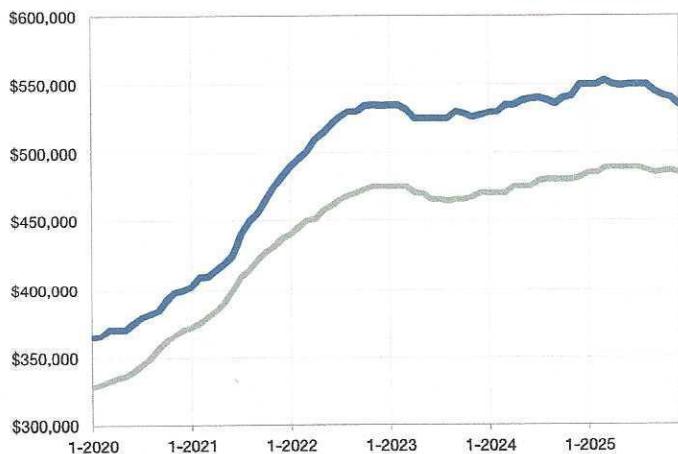
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Townhouse/Condo		December			Year to Date		
Key Metrics		2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings		1	0	- 100.0%	2	2	0.0%
Sold Listings		0	0	--	2	2	0.0%
Median Sales Price*		\$0	\$0	--	\$376,800	\$381,950	+ 1.4%
Average Sales Price*		\$0	\$0	--	\$376,800	\$381,950	+ 1.4%
Percent of List Price Received*		0.0%	0.0%	--	102.5%	100.0%	- 2.4%
Days on Market Until Sale		0	0	--	7	37	+ 428.6%
Inventory of Homes for Sale		1	0	- 100.0%	--	--	--
Months Supply of Inventory		1.0	0.0	- 100.0%	--	--	--

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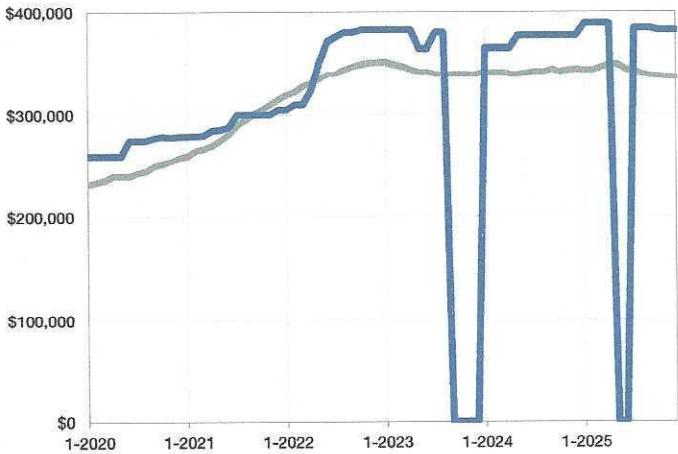
Median Sales Price – Single Family Rolling 12-Month Calculation

Entire MLS –
Falcon / Peyton –



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

Entire MLS –
Falcon / Peyton –



Local Market Update for December 2025

A Research Tool Provided by the Colorado Association of REALTORS®

Florissant

Teller County

Single Family-Patio Homes

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	8	4	- 50.0%	251	288	+ 14.7%
Sold Listings	10	13	+ 30.0%	145	153	+ 5.5%
Median Sales Price*	\$420,000	\$440,000	+ 4.8%	\$465,000	\$475,000	+ 2.2%
Average Sales Price*	\$413,490	\$459,492	+ 11.1%	\$479,040	\$516,729	+ 7.9%
Percent of List Price Received*	98.6%	98.6%	0.0%	97.6%	98.0%	+ 0.4%
Days on Market Until Sale	78	103	+ 32.1%	67	69	+ 3.0%
Inventory of Homes for Sale	64	64	0.0%	--	--	--
Months Supply of Inventory	5.3	5.0	- 5.7%	--	--	--

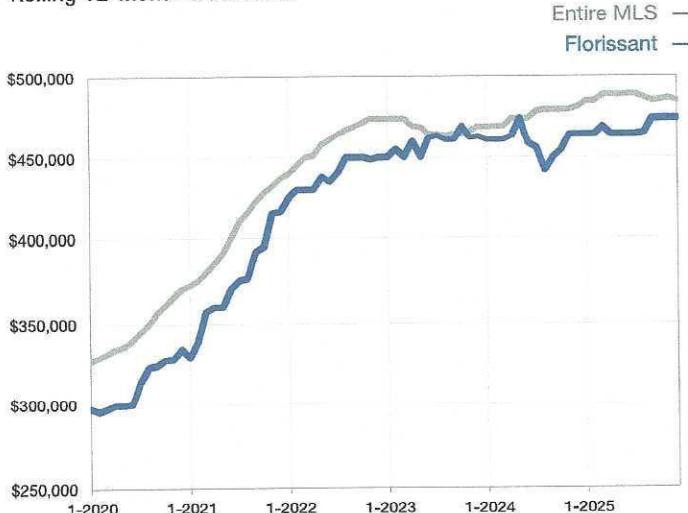
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo

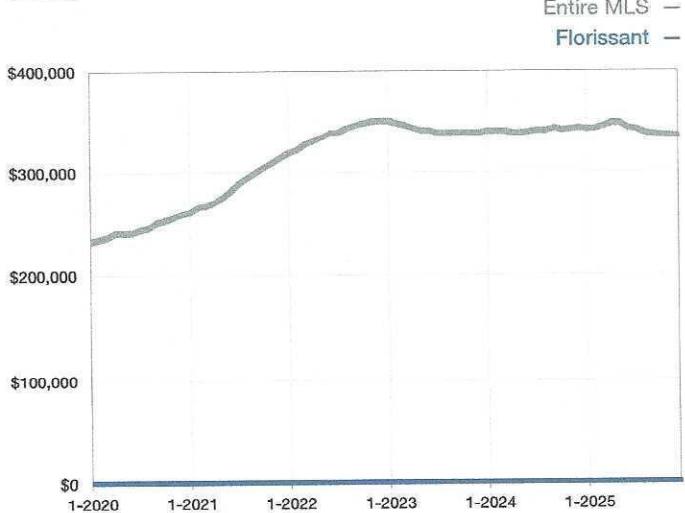
Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Fountain

El Paso County

Single Family-Patio Homes

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	37	27	-27.0%	653	638	-2.3%
Sold Listings	40	26	-35.0%	493	470	-4.7%
Median Sales Price*	\$400,000	\$418,950	+4.7%	\$412,000	\$407,750	-1.0%
Average Sales Price*	\$413,912	\$415,319	+0.3%	\$418,889	\$414,836	-1.0%
Percent of List Price Received*	100.3%	99.2%	-1.1%	100.2%	99.8%	-0.4%
Days on Market Until Sale	44	50	+13.6%	37	46	+24.3%
Inventory of Homes for Sale	111	105	-5.4%	--	--	--
Months Supply of Inventory	2.7	2.7	0.0%	--	--	--

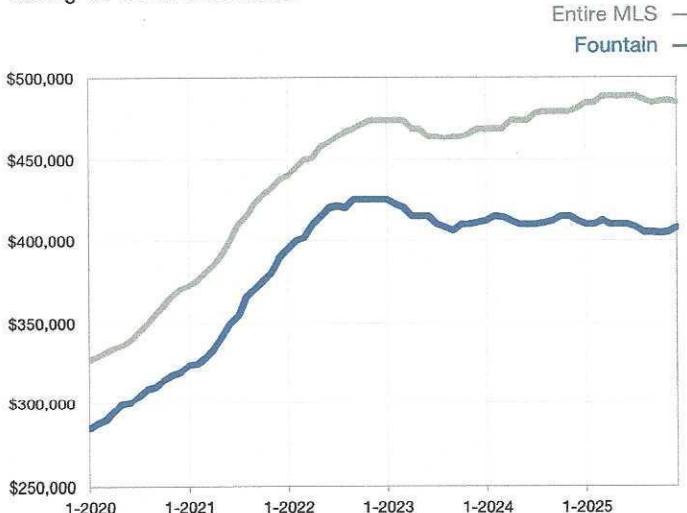
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Townhouse/Condo

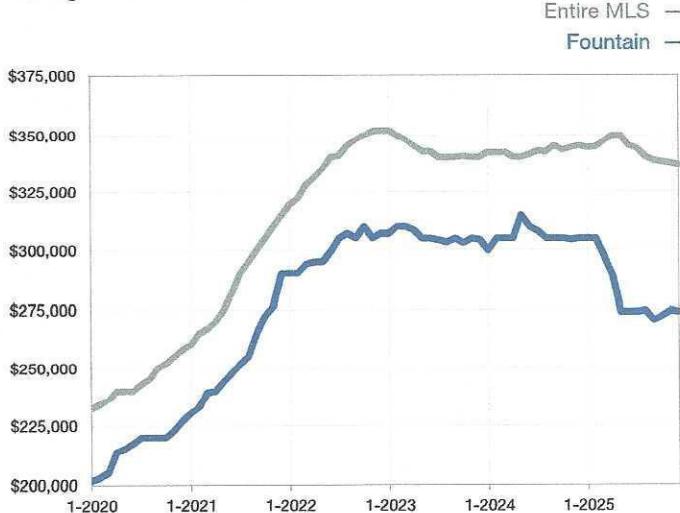
Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	5	1	-80.0%	67	54	-19.4%
Sold Listings	3	2	-33.3%	38	39	+2.6%
Median Sales Price*	\$320,000	\$285,500	-10.8%	\$305,000	\$274,000	-10.2%
Average Sales Price*	\$305,000	\$285,500	-6.4%	\$297,047	\$281,915	-5.1%
Percent of List Price Received*	96.9%	97.5%	+0.6%	99.5%	100.2%	+0.7%
Days on Market Until Sale	58	85	+46.6%	46	66	+43.5%
Inventory of Homes for Sale	13	8	-38.5%	--	--	--
Months Supply of Inventory	3.4	2.5	-26.5%	--	--	--

* 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



Local Market Update for December 2025

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		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	0	7	--	81	125	+ 54.3%
Sold Listings	4	5	+ 25.0%	59	71	+ 20.3%
Median Sales Price*	\$583,500	\$599,999	+ 2.8%	\$630,000	\$630,000	0.0%
Average Sales Price*	\$644,250	\$617,100	- 4.2%	\$660,084	\$649,416	- 1.6%
Percent of List Price Received*	91.2%	97.2%	+ 6.6%	97.7%	98.0%	+ 0.3%
Days on Market Until Sale	78	35	- 55.1%	51	34	- 33.3%
Inventory of Homes for Sale	11	29	+ 163.6%	--	--	--
Months Supply of Inventory	2.2	4.5	+ 104.5%	--	--	--

* 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

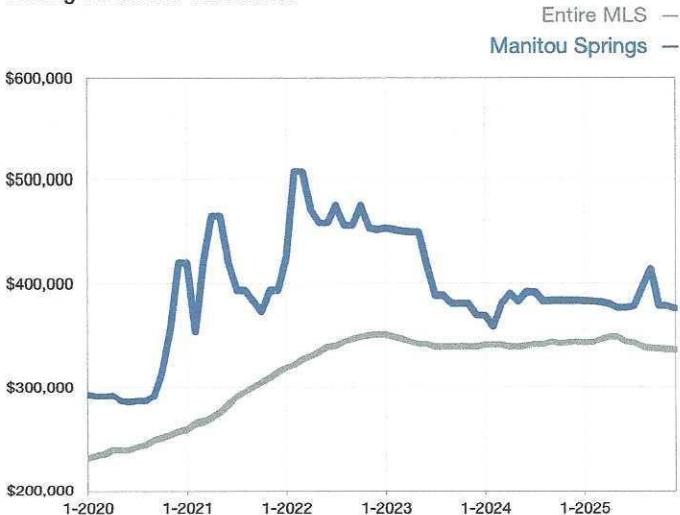
Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	1	1	0.0%	15	21	+ 40.0%
Sold Listings	1	2	+ 100.0%	9	14	+ 55.6%
Median Sales Price*	\$315,000	\$363,250	+ 15.3%	\$385,000	\$377,500	- 1.9%
Average Sales Price*	\$315,000	\$363,250	+ 15.3%	\$523,389	\$433,750	- 17.1%
Percent of List Price Received*	90.0%	98.2%	+ 9.1%	97.7%	98.4%	+ 0.7%
Days on Market Until Sale	60	4	- 93.3%	23	48	+ 108.7%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	3.3	2.3	- 30.3%	--	--	--

* 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 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Monument / Palmer Lake / Larkspur

El Paso County

Single Family-Patio Homes

Key Metrics	December		Percent Change from Previous Year	Year to Date		Percent Change from Previous Year
	2024	2025		Thru 12-2024	Thru 12-2025	
New Listings	46	26	- 43.5%	894	933	+ 4.4%
Sold Listings	60	51	- 15.0%	627	602	- 4.0%
Median Sales Price*	\$742,450	\$755,000	+ 1.7%	\$750,000	\$759,475	+ 1.3%
Average Sales Price*	\$760,014	\$801,799	+ 5.5%	\$814,969	\$834,940	+ 2.5%
Percent of List Price Received*	98.7%	99.1%	+ 0.4%	98.9%	98.7%	- 0.2%
Days on Market Until Sale	84	77	- 8.3%	59	64	+ 8.5%
Inventory of Homes for Sale	158	192	+ 21.5%	--	--	--
Months Supply of Inventory	3.0	3.8	+ 26.7%	--	--	--

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

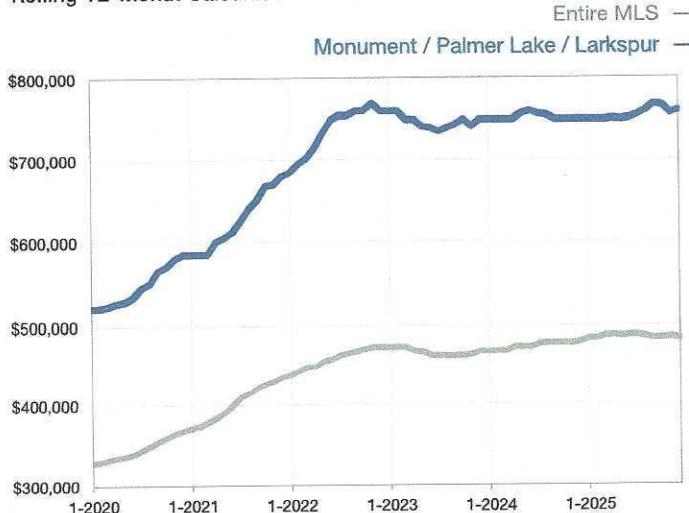
Townhouse/Condo

Key Metrics	December		Percent Change from Previous Year	Year to Date		Percent Change from Previous Year
	2024	2025		Thru 12-2024	Thru 12-2025	
New Listings	0	3	--	74	77	+ 4.1%
Sold Listings	3	4	+ 33.3%	49	52	+ 6.1%
Median Sales Price*	\$390,000	\$357,450	- 8.3%	\$391,000	\$376,500	- 3.7%
Average Sales Price*	\$392,333	\$360,350	- 8.2%	\$418,673	\$399,456	- 4.6%
Percent of List Price Received*	99.6%	99.3%	- 0.3%	99.0%	98.8%	- 0.2%
Days on Market Until Sale	34	78	+ 129.4%	38	61	+ 60.5%
Inventory of Homes for Sale	11	16	+ 45.5%	--	--	--
Months Supply of Inventory	2.5	3.7	+ 48.0%	--	--	--

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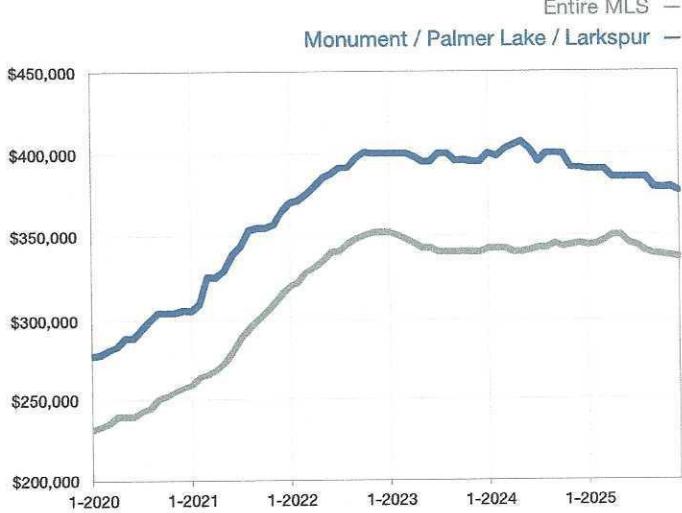
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Local Market Update for December 2025

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		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	4	6	+ 50.0%	73	81	+ 11.0%
Sold Listings	6	7	+ 16.7%	40	46	+ 15.0%
Median Sales Price*	\$435,000	\$355,000	- 18.4%	\$405,000	\$382,500	- 5.6%
Average Sales Price*	\$444,592	\$407,143	- 8.4%	\$433,561	\$400,487	- 7.6%
Percent of List Price Received*	98.7%	99.0%	+ 0.3%	98.6%	98.3%	- 0.3%
Days on Market Until Sale	61	102	+ 67.2%	82	68	- 17.1%
Inventory of Homes for Sale	17	16	- 5.9%	--	--	--
Months Supply of Inventory	4.3	4.2	- 2.3%	--	--	--

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

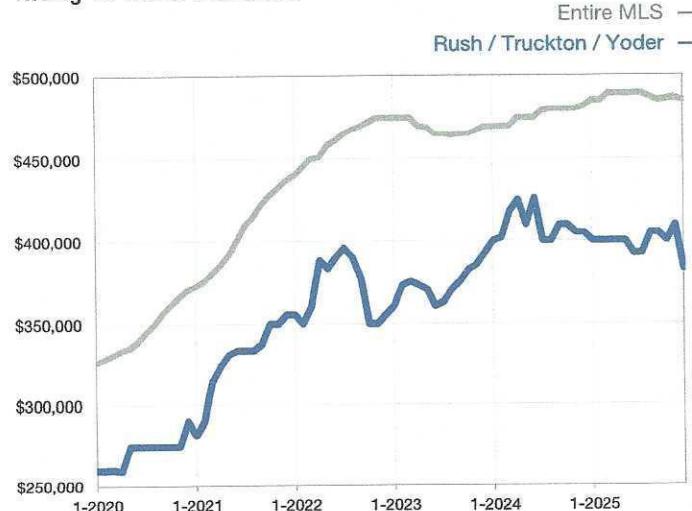
Townhouse/Condo

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	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.

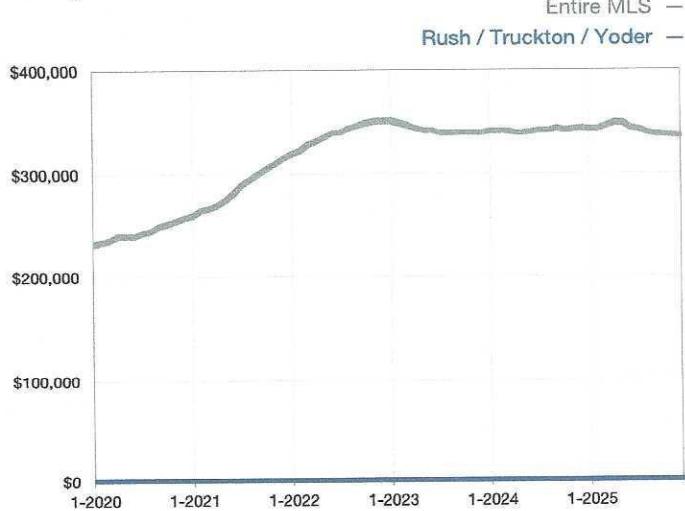
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Local Market Update for December 2025

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		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	0	0	--	2	1	- 50.0%
Sold Listings	0	0	--	1	1	0.0%
Median Sales Price*	\$0	\$0	--	\$395,000	\$306,000	- 22.5%
Average Sales Price*	\$0	\$0	--	\$395,000	\$306,000	- 22.5%
Percent of List Price Received*	0.0%	0.0%	--	100.0%	102.0%	+ 2.0%
Days on Market Until Sale	0	0	--	5	150	+ 2900.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--

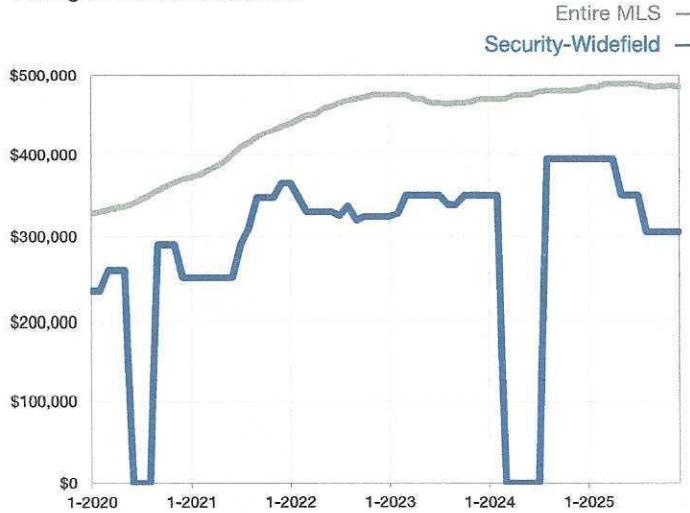
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Townhouse/Condo

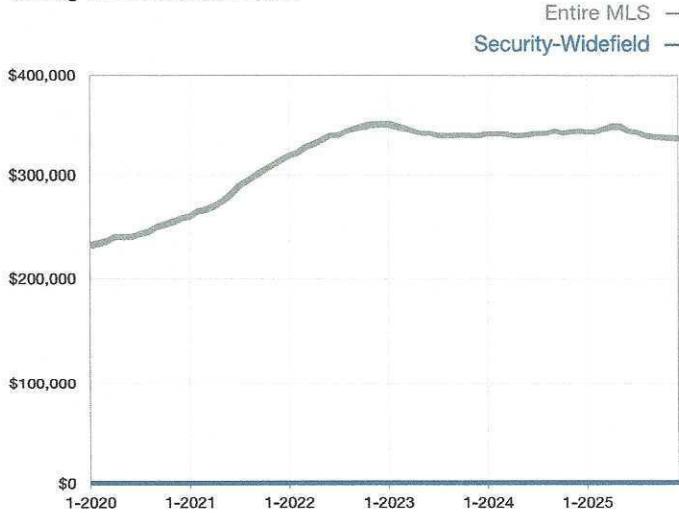
Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Teller County

Single Family-Patio Homes

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	28	32	+ 14.3%	959	993	+ 3.5%
Sold Listings	44	53	+ 20.5%	537	601	+ 11.9%
Median Sales Price*	\$461,000	\$463,000	+ 0.4%	\$510,000	\$500,900	- 1.8%
Average Sales Price*	\$552,407	\$523,762	- 5.2%	\$552,449	\$561,976	+ 1.7%
Percent of List Price Received*	97.5%	97.0%	- 0.5%	97.9%	98.0%	+ 0.1%
Days on Market Until Sale	66	97	+ 47.0%	61	70	+ 14.8%
Inventory of Homes for Sale	212	204	- 3.8%	--	--	--
Months Supply of Inventory	4.7	4.1	- 12.8%	--	--	--

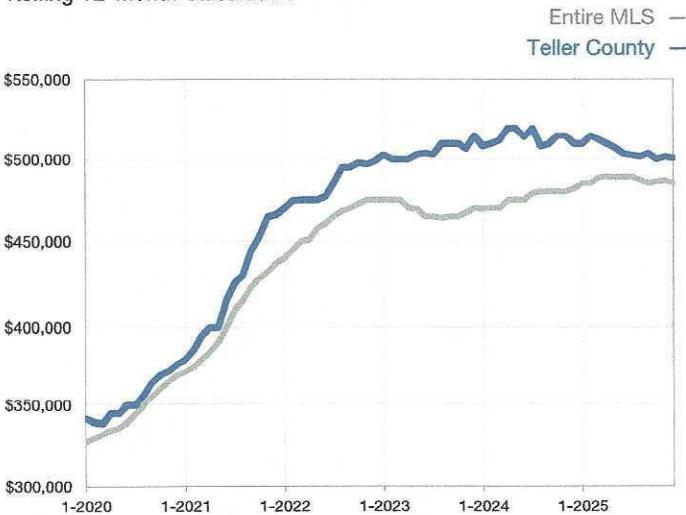
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Townhouse/Condo

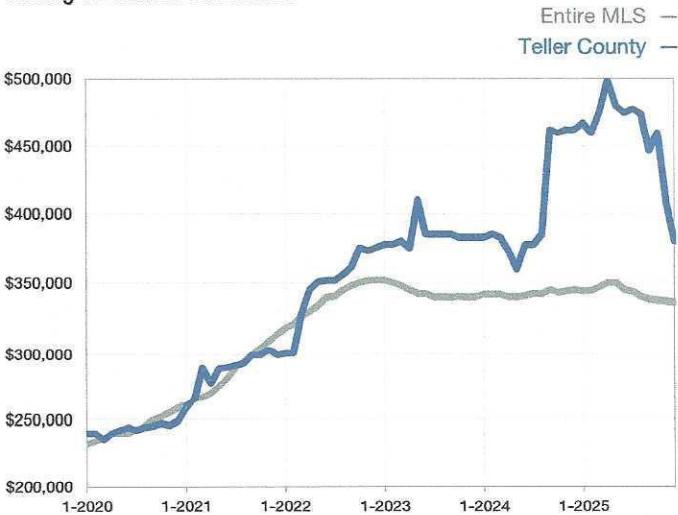
Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	2	0	- 100.0%	70	60	- 14.3%
Sold Listings	3	2	- 33.3%	42	39	- 7.1%
Median Sales Price*	\$522,000	\$173,500	- 66.8%	\$462,500	\$380,000	- 17.8%
Average Sales Price*	\$445,000	\$173,500	- 61.0%	\$411,524	\$378,650	- 8.0%
Percent of List Price Received*	99.6%	94.8%	- 4.8%	98.6%	98.5%	- 0.1%
Days on Market Until Sale	145	99	- 31.7%	94	105	+ 11.7%
Inventory of Homes for Sale	14	11	- 21.4%	--	--	--
Months Supply of Inventory	4.0	2.8	- 30.0%	--	--	--

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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 December 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Victor / Goldfield

Teller County

Single Family-Patio Homes

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	2	1	- 50.0%	28	23	- 17.9%
Sold Listings	1	0	- 100.0%	15	9	- 40.0%
Median Sales Price*	\$325,000	\$0	- 100.0%	\$325,000	\$215,000	- 33.8%
Average Sales Price*	\$325,000	\$0	- 100.0%	\$431,533	\$276,556	- 35.9%
Percent of List Price Received*	98.5%	0.0%	- 100.0%	96.6%	95.4%	- 1.2%
Days on Market Until Sale	11	0	- 100.0%	89	105	+ 18.0%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	8.1	6.2	- 23.5%	--	--	--

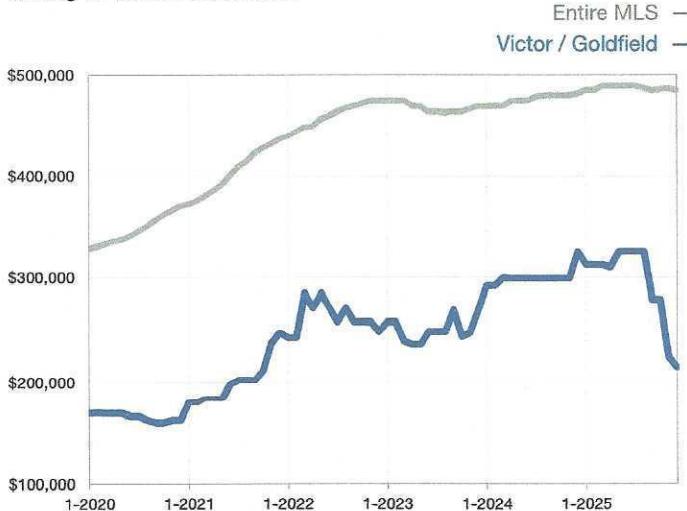
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Townhouse/Condo

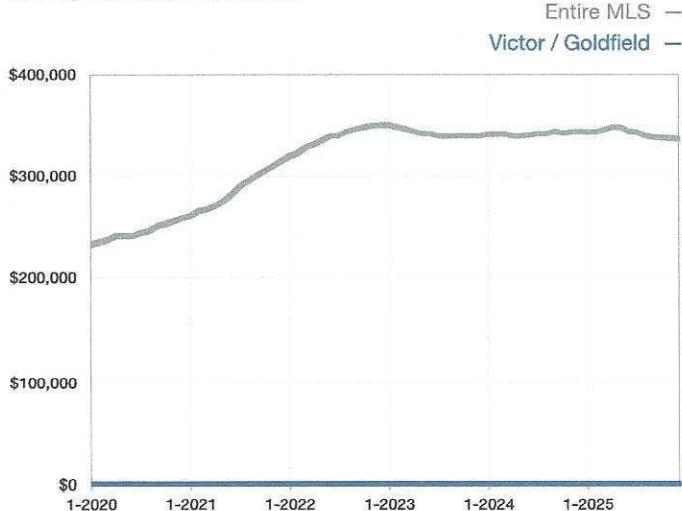
Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Woodland Park

Teller County

Single Family-Patio Homes

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	9	20	+ 122.2%	414	419	+ 1.2%
Sold Listings	23	30	+ 30.4%	248	277	+ 11.7%
Median Sales Price*	\$565,000	\$529,500	- 6.3%	\$592,500	\$575,000	- 3.0%
Average Sales Price*	\$689,200	\$569,867	- 17.3%	\$646,041	\$632,636	- 2.1%
Percent of List Price Received*	98.0%	96.8%	- 1.2%	98.3%	97.9%	- 0.4%
Days on Market Until Sale	49	81	+ 65.3%	57	65	+ 14.0%
Inventory of Homes for Sale	66	72	+ 9.1%	--	--	--
Months Supply of Inventory	3.2	3.1	- 3.1%	--	--	--

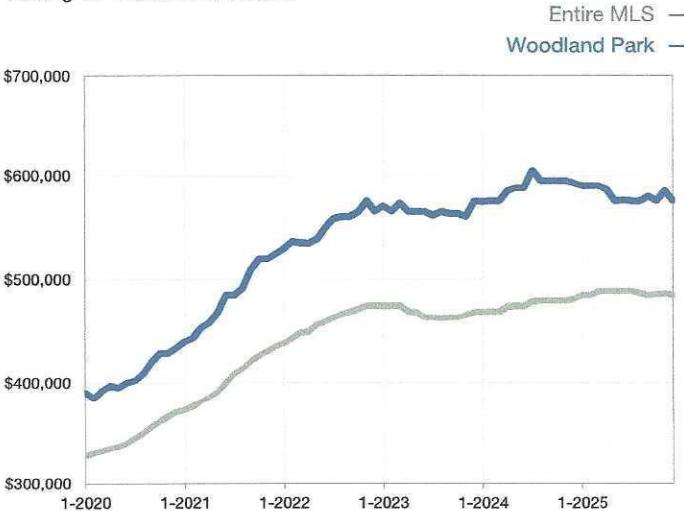
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo

Key Metrics	December			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 12-2024	Thru 12-2025	Percent Change from Previous Year
New Listings	1	0	- 100.0%	60	42	- 30.0%
Sold Listings	3	1	- 66.7%	37	34	- 8.1%
Median Sales Price*	\$522,000	\$195,000	- 62.6%	\$480,000	\$435,750	- 9.2%
Average Sales Price*	\$445,000	\$195,000	- 56.2%	\$435,514	\$410,746	- 5.7%
Percent of List Price Received*	99.6%	97.5%	- 2.1%	98.9%	98.9%	0.0%
Days on Market Until Sale	145	29	- 80.0%	93	103	+ 10.8%
Inventory of Homes for Sale	10	7	- 30.0%	--	--	--
Months Supply of Inventory	3.2	2.1	- 34.4%	--	--	--

* 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

