

# Local Market Update for January 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Black Forest / Elbert

El Paso County

### Single Family-Patio Homes

Key Metrics	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	4	4	0.0%	4	4	0.0%
Sold Listings	3	2	- 33.3%	3	2	- 33.3%
Median Sales Price*	\$700,000	\$642,500	- 8.2%	\$700,000	\$642,500	- 8.2%
Average Sales Price*	\$800,000	\$642,500	- 19.7%	\$800,000	\$642,500	- 19.7%
Percent of List Price Received*	98.2%	99.0%	+ 0.8%	98.2%	99.0%	+ 0.8%
Days on Market Until Sale	83	88	+ 6.0%	83	88	+ 6.0%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	2.2	0.9	- 59.1%	--	--	--

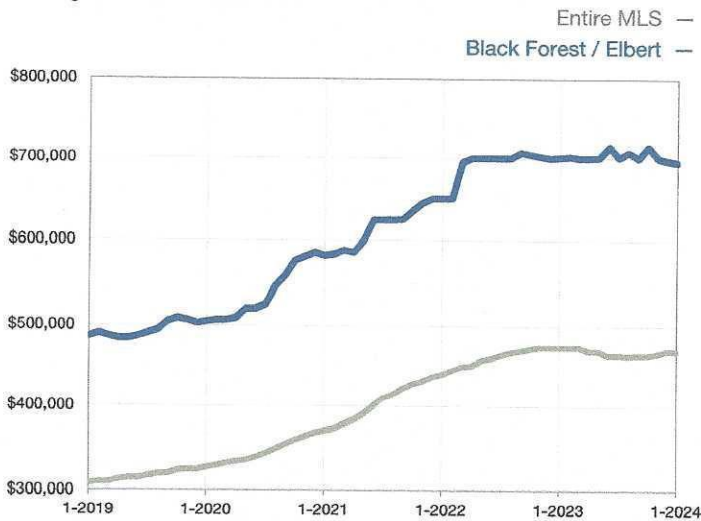
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Townhouse/Condo

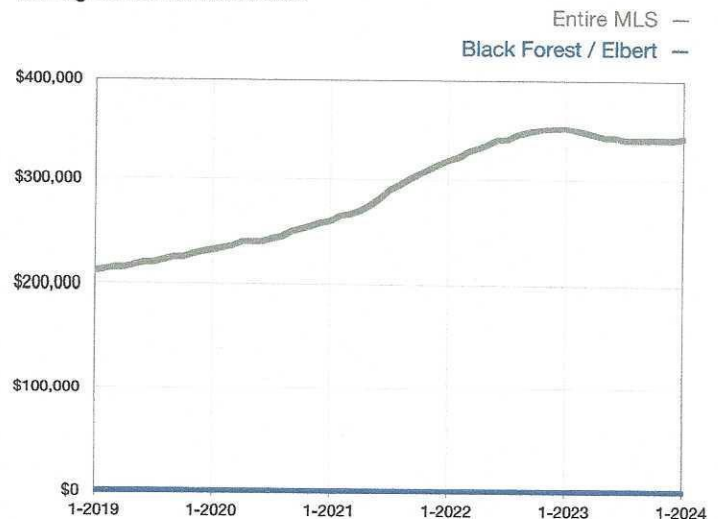
Key Metrics	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 January 2024

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## Calhan / Ramah

El Paso County

### Single Family-Patio Homes

Key Metrics	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	17	10	- 41.2%	17	10	- 41.2%
Sold Listings	6	6	0.0%	6	6	0.0%
Median Sales Price*	\$484,925	<b>\$432,500</b>	- 10.8%	\$484,925	<b>\$432,500</b>	- 10.8%
Average Sales Price*	\$521,642	<b>\$392,750</b>	- 24.7%	\$521,642	<b>\$392,750</b>	- 24.7%
Percent of List Price Received*	95.4%	<b>99.9%</b>	+ 4.7%	95.4%	<b>99.9%</b>	+ 4.7%
Days on Market Until Sale	47	<b>40</b>	- 14.9%	47	<b>40</b>	- 14.9%
Inventory of Homes for Sale	47	<b>36</b>	- 23.4%	--	--	--
Months Supply of Inventory	4.9	<b>3.4</b>	- 30.6%	--	--	--

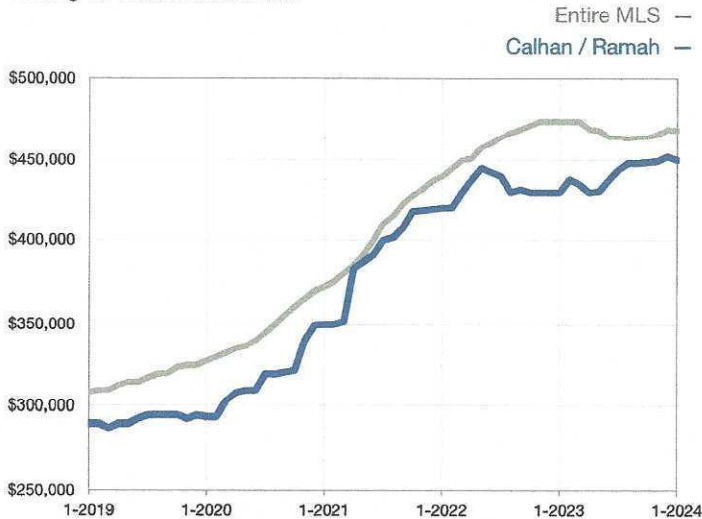
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### Townhouse/Condo

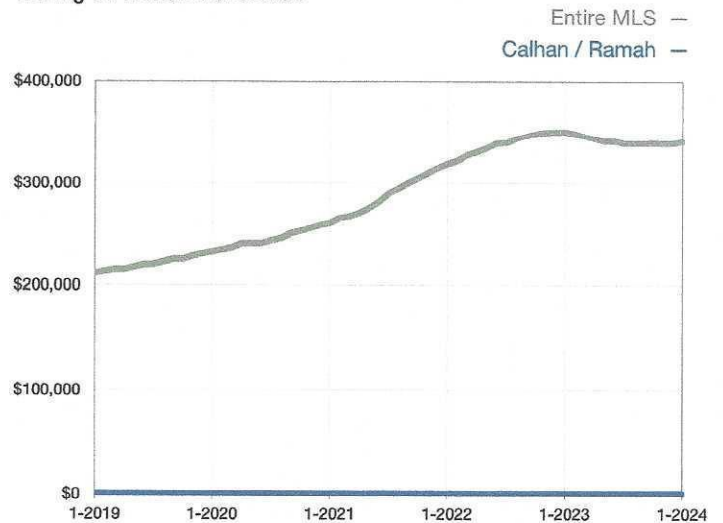
Key Metrics	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</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 January 2024

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	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	1	0	- 100.0%	1	0	- 100.0%
Sold Listings	1	2	+ 100.0%	1	2	+ 100.0%
Median Sales Price*	\$343,000	<b>\$334,950</b>	- 2.3%	\$343,000	<b>\$334,950</b>	- 2.3%
Average Sales Price*	\$343,000	<b>\$334,950</b>	- 2.3%	\$343,000	<b>\$334,950</b>	- 2.3%
Percent of List Price Received*	98.0%	<b>99.1%</b>	+ 1.1%	98.0%	<b>99.1%</b>	+ 1.1%
Days on Market Until Sale	24	<b>6</b>	- 75.0%	24	<b>6</b>	- 75.0%
Inventory of Homes for Sale	7	<b>1</b>	- 85.7%	--	--	--
Months Supply of Inventory	3.7	<b>0.5</b>	- 86.5%	--	--	--

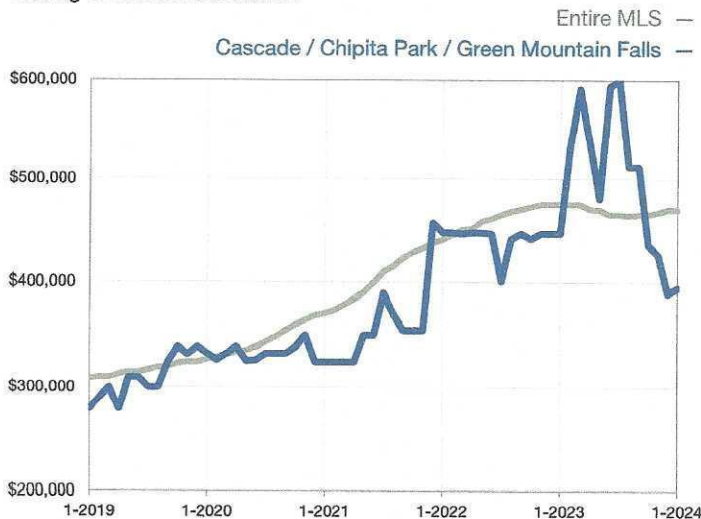
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### Townhouse/Condo

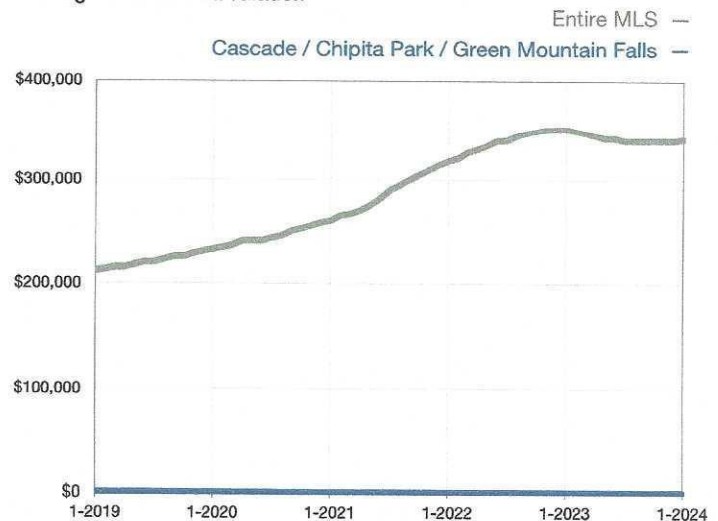
Key Metrics	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
Days on Market Until Sale	0	<b>0</b>	--	0	<b>0</b>	--
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 January 2024

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Colorado Springs

El Paso County

Single Family-Patio Homes

Key Metrics	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change
New Listings	572	553	- 3.3%	572	553	- 3.3%
Sold Listings	488	426	- 12.7%	488	426	- 12.7%
Median Sales Price*	\$434,000	\$440,000	+ 1.4%	\$434,000	\$440,000	+ 1.4%
Average Sales Price*	\$514,822	\$508,129	- 1.3%	\$514,822	\$508,129	- 1.3%
Percent of List Price Received*	98.3%	99.1%	+ 0.8%	98.3%	99.1%	+ 0.8%
Days on Market	50	50	0.0%	50	50	0.0%
Inventory of Homes for Sale	1,094	982	- 10.2%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--

\* seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

New Listings  
Sold Listings  
Median Sales  
Average Sales  
Percent of Lis  
Days on Mark  
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Months Suppl

\* Does not account for

Condo

Key Metrics	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	156	178	+ 14.1%	156	178	+ 14.1%
Sold Listings	71	92	+ 29.6%	71	92	+ 29.6%
Median Sales Price*	\$337,000	\$357,644	+ 6.1%	\$337,000	\$357,644	+ 6.1%
Average Sales Price*	\$333,499	\$369,023	+ 10.7%	\$333,499	\$369,023	+ 10.7%
Percent of List Price Received*	99.0%	98.9%	- 0.1%	99.0%	98.9%	- 0.1%
Days on Market	38	54	+ 42.1%	38	54	+ 42.1%
Inventory of Homes for Sale	237	298	+ 25.7%	--	--	--
Months Supply of Inventory	1.5	2.5	+ 66.7%	--	--	--

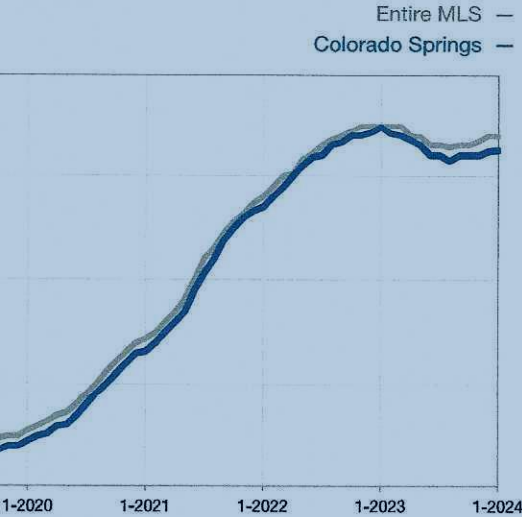
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Townhouse

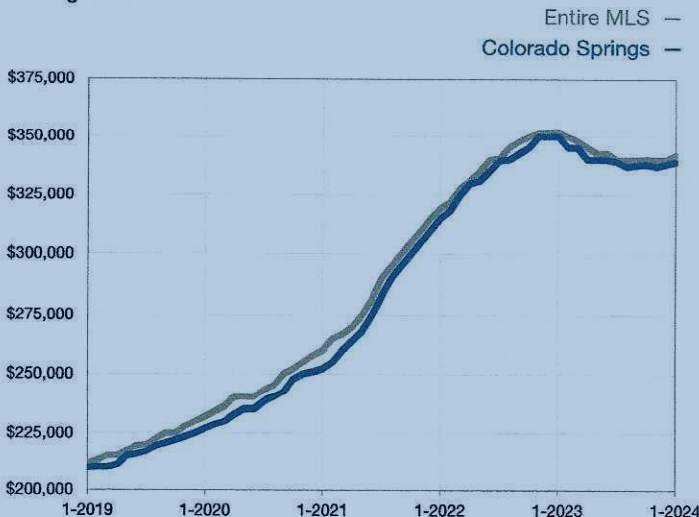
Key Metrics  
New Listings  
Sold Listings  
Median Sales  
Average Sales  
Percent of Lis  
Days on Mark  
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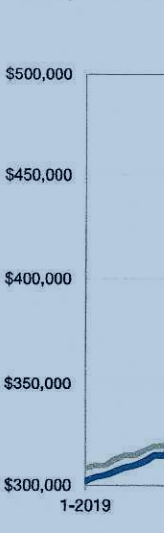
Price – Single Family  
Rolling 12-Month Calculation



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



Median Sales Price  
Rolling 12-Month Calculation





# Local Market Update for January 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Cripple Creek

Teller County

### Single Family-Patio Homes

Key Metrics	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	4	8	+ 100.0%	4	8	+ 100.0%
Sold Listings	2	3	+ 50.0%	2	3	+ 50.0%
Median Sales Price*	\$271,250	<b>\$419,000</b>	+ 54.5%	\$271,250	<b>\$419,000</b>	+ 54.5%
Average Sales Price*	\$271,250	<b>\$390,000</b>	+ 43.8%	\$271,250	<b>\$390,000</b>	+ 43.8%
Percent of List Price Received*	99.5%	<b>99.8%</b>	+ 0.3%	99.5%	<b>99.8%</b>	+ 0.3%
Days on Market Until Sale	44	<b>45</b>	+ 2.3%	44	<b>45</b>	+ 2.3%
Inventory of Homes for Sale	18	<b>22</b>	+ 22.2%	--	--	--
Months Supply of Inventory	3.5	<b>4.8</b>	+ 37.1%	--	--	--

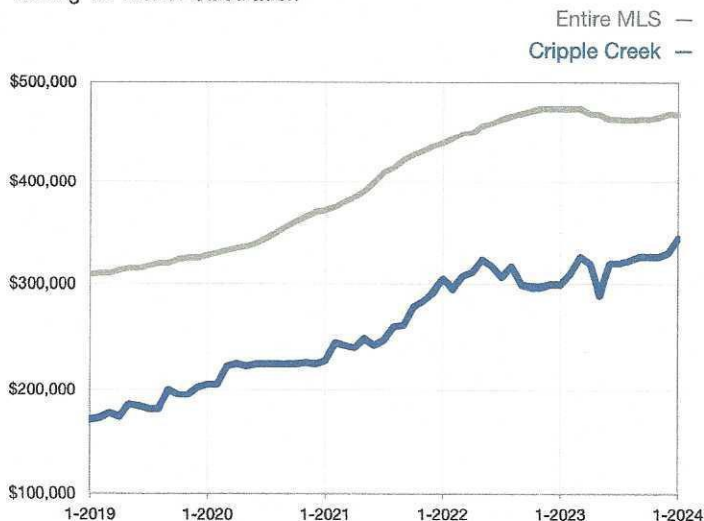
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### Townhouse/Condo

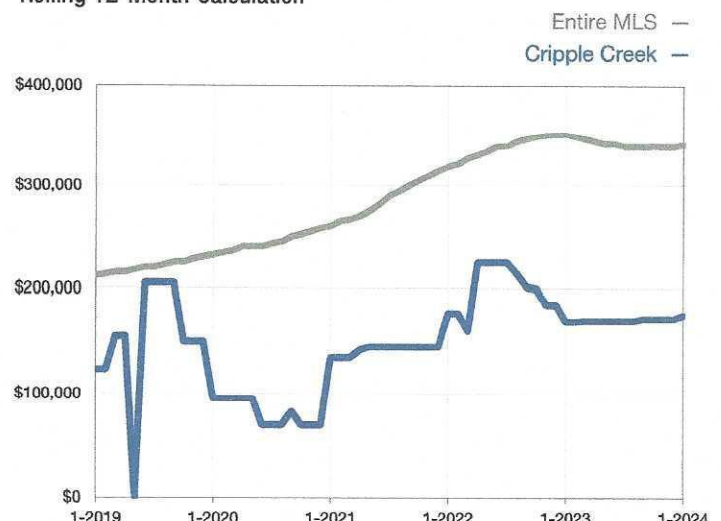
Key Metrics	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	2	1	- 50.0%	2	1	- 50.0%
Sold Listings	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$168,000	<b>\$0</b>	- 100.0%	\$168,000	<b>\$0</b>	- 100.0%
Average Sales Price*	\$168,000	<b>\$0</b>	- 100.0%	\$168,000	<b>\$0</b>	- 100.0%
Percent of List Price Received*	100.0%	<b>0.0%</b>	- 100.0%	100.0%	<b>0.0%</b>	- 100.0%
Days on Market Until Sale	51	0	- 100.0%	51	0	- 100.0%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.7	<b>1.6</b>	- 5.9%	--	--	--

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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 January 2024

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## Divide

Teller County

### Single Family-Patio Homes

Key Metrics	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	5	6	+ 20.0%	5	6	+ 20.0%
Sold Listings	6	6	0.0%	6	6	0.0%
Median Sales Price*	\$595,000	<b>\$421,950</b>	- 29.1%	\$595,000	<b>\$421,950</b>	- 29.1%
Average Sales Price*	\$775,417	<b>\$562,983</b>	- 27.4%	\$775,417	<b>\$562,983</b>	- 27.4%
Percent of List Price Received*	96.5%	<b>95.5%</b>	- 1.0%	96.5%	<b>95.5%</b>	- 1.0%
Days on Market Until Sale	61	<b>49</b>	- 19.7%	61	<b>49</b>	- 19.7%
Inventory of Homes for Sale	16	<b>17</b>	+ 6.3%	--	--	--
Months Supply of Inventory	1.5	<b>2.2</b>	+ 46.7%	--	--	--

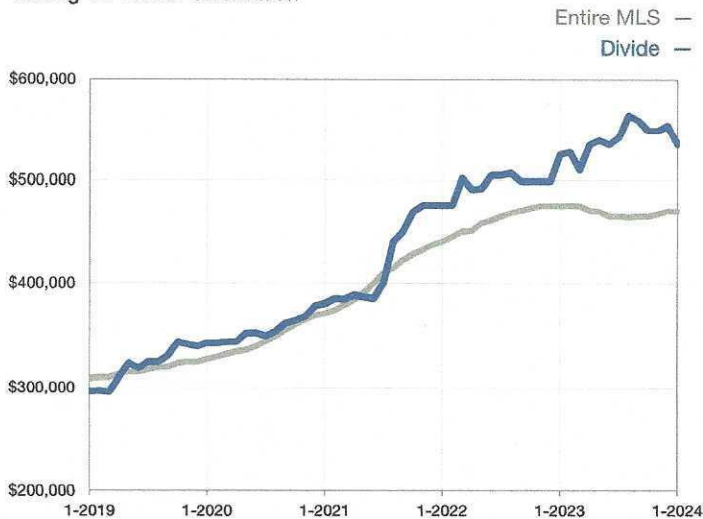
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### Townhouse/Condo

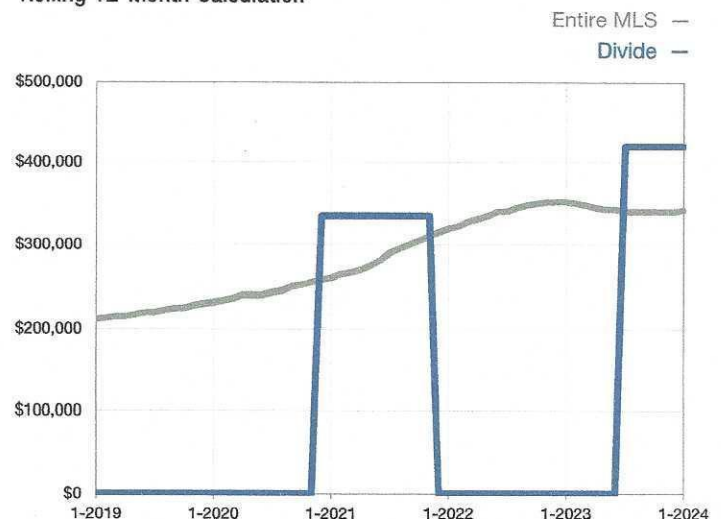
Key Metrics	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</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 January 2024

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## Ellicott

El Paso County

### Single Family-Patio Homes

	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	0	1	--	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	8	1	- 87.5%	--	--	--
Months Supply of Inventory	4.0	0.4	- 90.0%	--	--	--

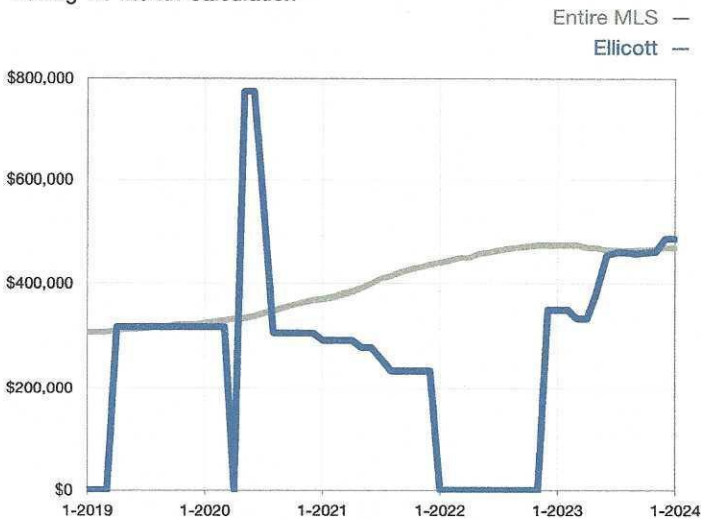
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### Townhouse/Condo

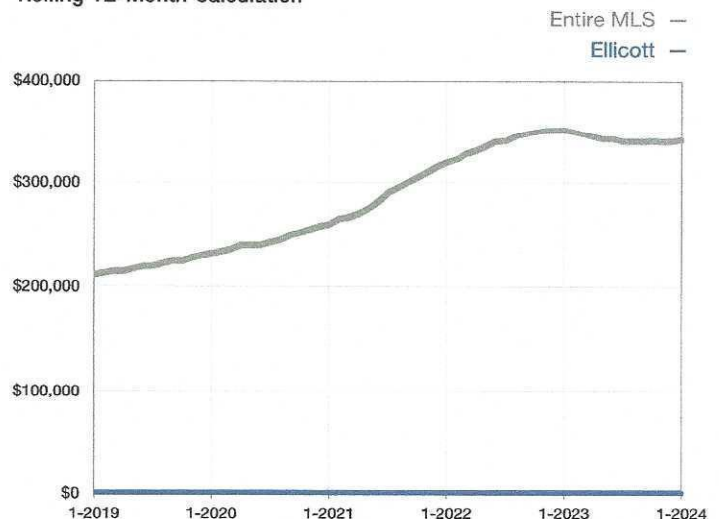
	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 January 2024

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## El Paso County

### Single Family-Patio Homes

Key Metrics	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	772	726	- 6.0%	772	726	- 6.0%
Sold Listings	619	537	- 13.2%	619	537	- 13.2%
Median Sales Price*	\$450,000	<b>\$450,000</b>	0.0%	\$450,000	<b>\$450,000</b>	0.0%
Average Sales Price*	\$523,584	<b>\$525,383</b>	+ 0.3%	\$523,584	<b>\$525,383</b>	+ 0.3%
Percent of List Price Received*	98.4%	<b>99.3%</b>	+ 0.9%	98.4%	<b>99.3%</b>	+ 0.9%
Days on Market Until Sale	50	<b>51</b>	+ 2.0%	50	<b>51</b>	+ 2.0%
Inventory of Homes for Sale	1,507	<b>1,377</b>	- 8.6%	--	--	--
Months Supply of Inventory	1.4	<b>1.7</b>	+ 21.4%	--	--	--

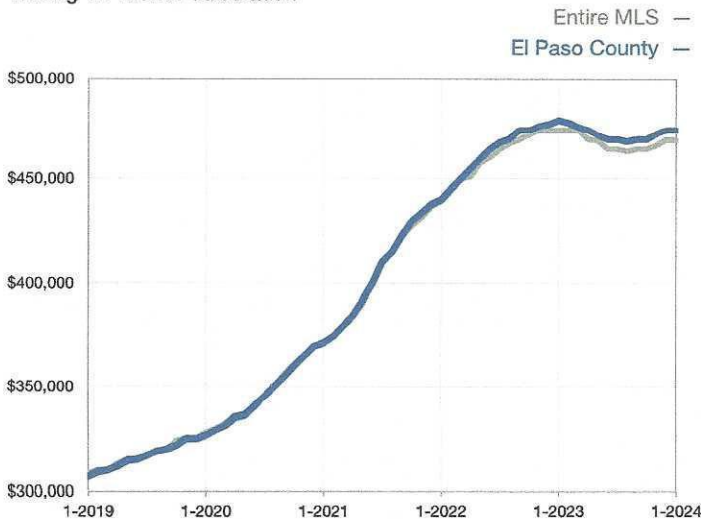
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### Townhouse/Condo

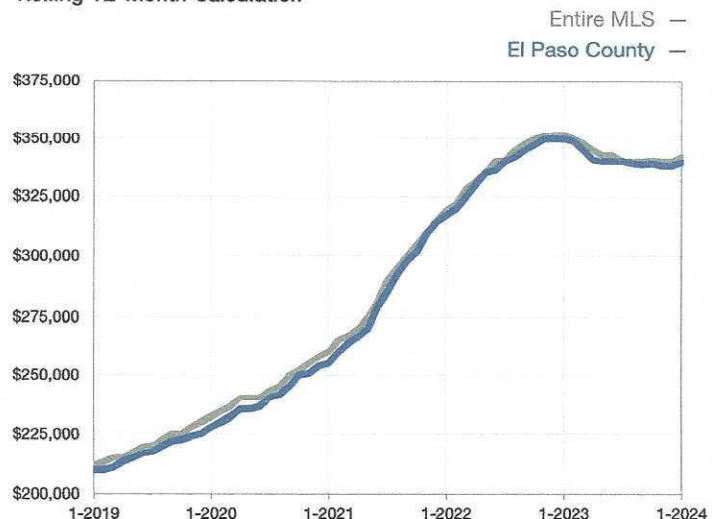
Key Metrics	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	168	187	+ 11.3%	168	187	+ 11.3%
Sold Listings	79	95	+ 20.3%	79	95	+ 20.3%
Median Sales Price*	\$337,000	<b>\$359,287</b>	+ 6.6%	\$337,000	<b>\$359,287</b>	+ 6.6%
Average Sales Price*	\$332,953	<b>\$367,086</b>	+ 10.3%	\$332,953	<b>\$367,086</b>	+ 10.3%
Percent of List Price Received*	99.0%	<b>98.9%</b>	- 0.1%	99.0%	<b>98.9%</b>	- 0.1%
Days on Market Until Sale	37	<b>53</b>	+ 43.2%	37	<b>53</b>	+ 43.2%
Inventory of Homes for Sale	257	<b>320</b>	+ 24.5%	--	--	--
Months Supply of Inventory	1.5	<b>2.5</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 January 2024

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## Falcon / Peyton

El Paso County

### Single Family-Patio Homes

Key Metrics	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	66	74	+ 12.1%	66	74	+ 12.1%
Sold Listings	59	51	- 13.6%	59	51	- 13.6%
Median Sales Price*	\$510,000	\$524,000	+ 2.7%	\$510,000	\$524,000	+ 2.7%
Average Sales Price*	\$560,552	\$558,494	- 0.4%	\$560,552	\$558,494	- 0.4%
Percent of List Price Received*	98.3%	100.4%	+ 2.1%	98.3%	100.4%	+ 2.1%
Days on Market Until Sale	48	59	+ 22.9%	48	59	+ 22.9%
Inventory of Homes for Sale	131	137	+ 4.6%	--	--	--
Months Supply of Inventory	1.6	2.3	+ 43.8%	--	--	--

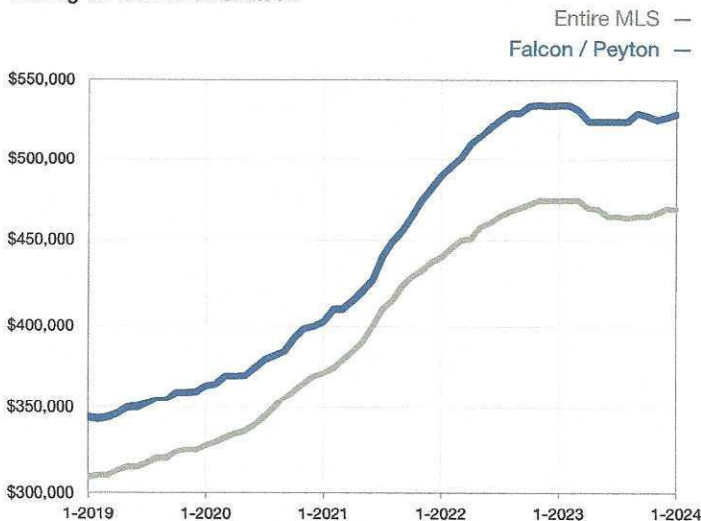
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### Townhouse/Condo

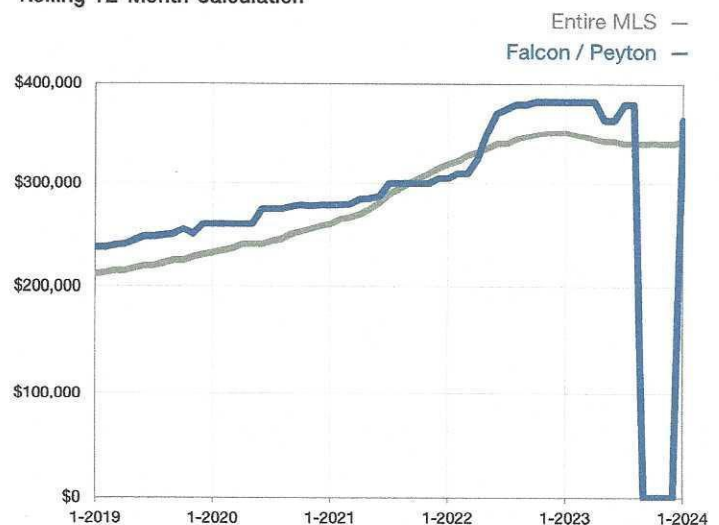
Key Metrics	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	1	--	0	1	--
Median Sales Price*	\$0	\$365,000	--	\$0	\$365,000	--
Average Sales Price*	\$0	\$365,000	--	\$0	\$365,000	--
Percent of List Price Received*	0.0%	101.4%	--	0.0%	101.4%	--
Days on Market Until Sale	0	7	--	0	7	--
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 January 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Florissant

Teller County

### Single Family-Patio Homes

Key Metrics	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	7	16	+ 128.6%	7	16	+ 128.6%
Sold Listings	8	6	- 25.0%	8	6	- 25.0%
Median Sales Price*	\$557,450	<b>\$469,000</b>	- 15.9%	\$557,450	<b>\$469,000</b>	- 15.9%
Average Sales Price*	\$555,613	<b>\$482,000</b>	- 13.2%	\$555,613	<b>\$482,000</b>	- 13.2%
Percent of List Price Received*	97.2%	<b>97.8%</b>	+ 0.6%	97.2%	<b>97.8%</b>	+ 0.6%
Days on Market Until Sale	84	<b>68</b>	- 19.0%	84	<b>68</b>	- 19.0%
Inventory of Homes for Sale	39	<b>42</b>	+ 7.7%	--	--	--
Months Supply of Inventory	2.4	<b>3.4</b>	+ 41.7%	--	--	--

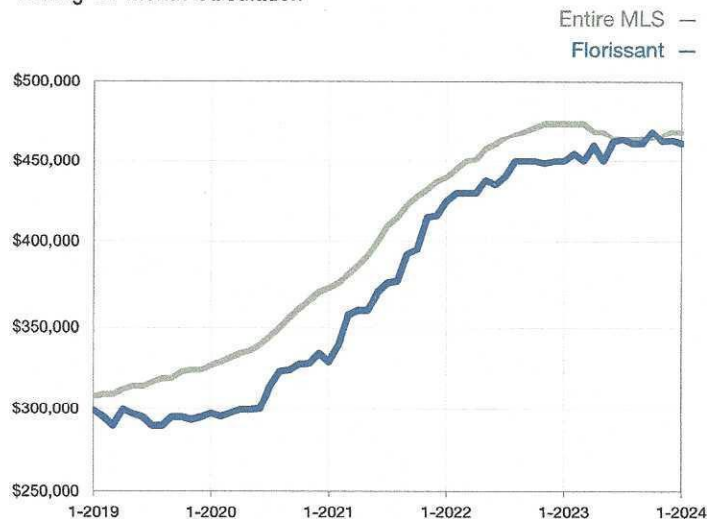
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Townhouse/Condo

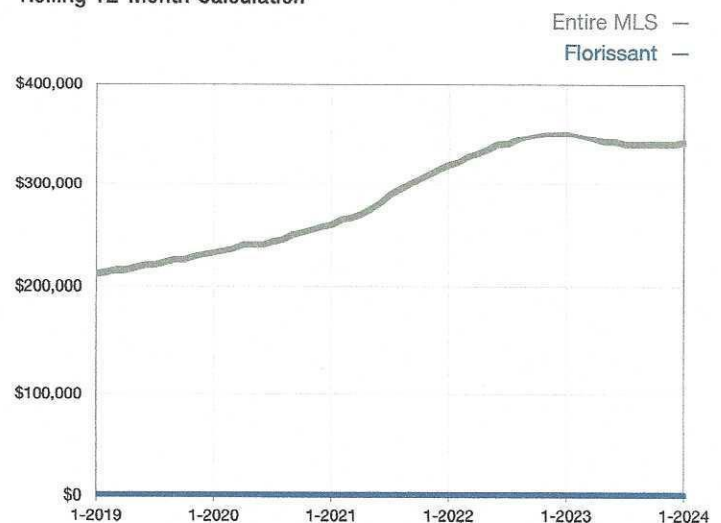
Key Metrics	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</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 January 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Fountain

El Paso County

### Single Family-Patio Homes

Key Metrics	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	52	46	- 11.5%	52	46	- 11.5%
Sold Listings	29	19	- 34.5%	29	19	- 34.5%
Median Sales Price*	\$395,000	<b>\$427,395</b>	+ 8.2%	\$395,000	<b>\$427,395</b>	+ 8.2%
Average Sales Price*	\$399,414	<b>\$409,475</b>	+ 2.5%	\$399,414	<b>\$409,475</b>	+ 2.5%
Percent of List Price Received*	100.5%	<b>100.2%</b>	- 0.3%	100.5%	<b>100.2%</b>	- 0.3%
Days on Market Until Sale	56	<b>39</b>	- 30.4%	56	<b>39</b>	- 30.4%
Inventory of Homes for Sale	67	<b>68</b>	+ 1.5%	--	--	--
Months Supply of Inventory	1.1	<b>1.5</b>	+ 36.4%	--	--	--

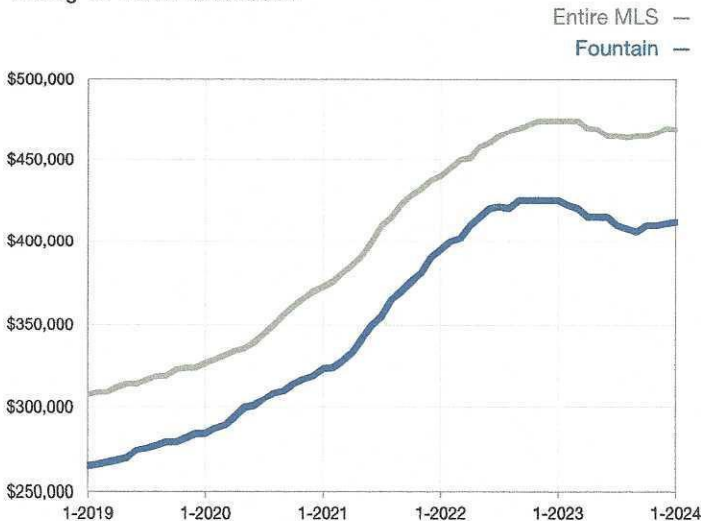
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### Townhouse/Condo

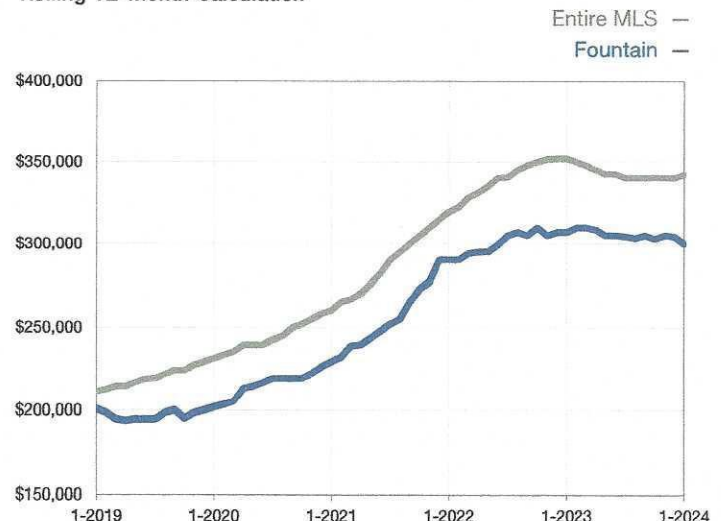
Key Metrics	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	3	4	+ 33.3%	3	4	+ 33.3%
Sold Listings	5	0	- 100.0%	5	0	- 100.0%
Median Sales Price*	\$305,000	<b>\$0</b>	- 100.0%	\$305,000	<b>\$0</b>	- 100.0%
Average Sales Price*	\$303,000	<b>\$0</b>	- 100.0%	\$303,000	<b>\$0</b>	- 100.0%
Percent of List Price Received*	98.2%	<b>0.0%</b>	- 100.0%	98.2%	<b>0.0%</b>	- 100.0%
Days on Market Until Sale	19	<b>0</b>	- 100.0%	19	<b>0</b>	- 100.0%
Inventory of Homes for Sale	2	<b>5</b>	+ 150.0%	--	--	--
Months Supply of Inventory	0.4	<b>1.4</b>	+ 250.0%	--	--	--

\* 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 January 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Manitou Springs

El Paso County

### Single Family-Patio Homes

Key Metrics	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	8	1	- 87.5%	8	1	- 87.5%
Sold Listings	1	4	+ 300.0%	1	4	+ 300.0%
Median Sales Price*	\$435,000	<b>\$563,000</b>	+ 29.4%	\$435,000	<b>\$563,000</b>	+ 29.4%
Average Sales Price*	\$435,000	<b>\$562,750</b>	+ 29.4%	\$435,000	<b>\$562,750</b>	+ 29.4%
Percent of List Price Received*	96.9%	<b>93.4%</b>	- 3.6%	96.9%	<b>93.4%</b>	- 3.6%
Days on Market Until Sale	30	<b>92</b>	+ 206.7%	30	<b>92</b>	+ 206.7%
Inventory of Homes for Sale	21	<b>11</b>	- 47.6%	--	--	--
Months Supply of Inventory	3.4	<b>1.9</b>	- 44.1%	--	--	--

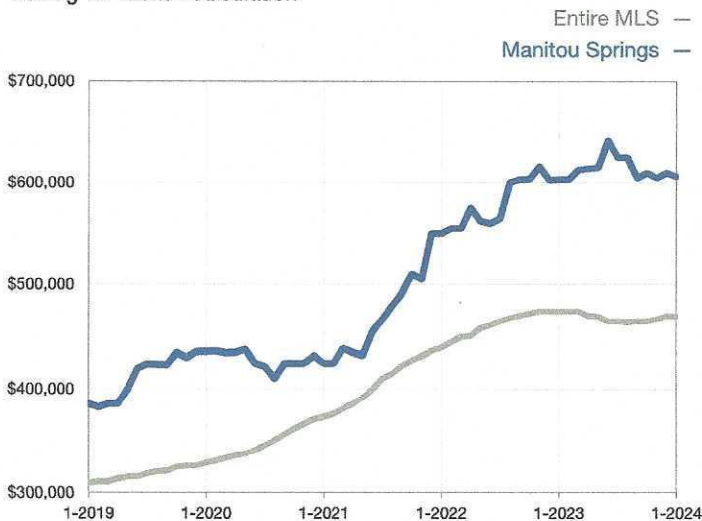
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Townhouse/Condo

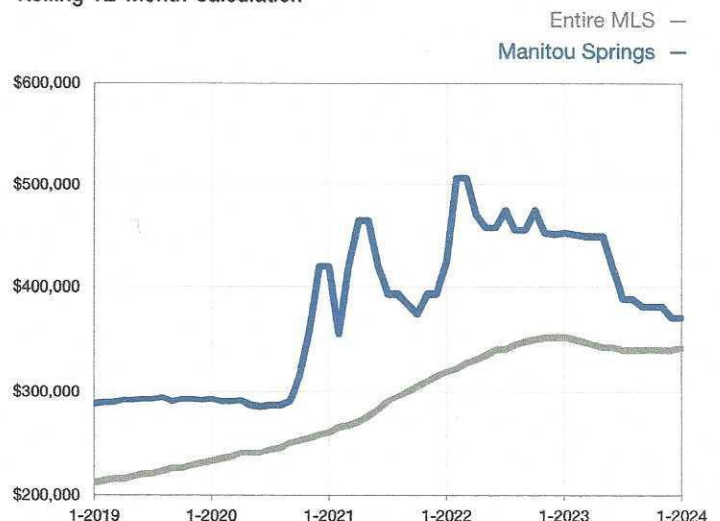
Key Metrics	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	1	1	0.0%	1	1	0.0%
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<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	7	<b>5</b>	- 28.6%	--	--	--
Months Supply of Inventory	4.7	<b>5.0</b>	+ 6.4%	--	--	--

\* 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





# Local Market Update for January 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Monument / Palmer Lake / Larkspur

El Paso County

### Single Family-Patio Homes

	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	48	31	- 35.4%	48	31	- 35.4%
Sold Listings	29	28	- 3.4%	29	28	- 3.4%
Median Sales Price*	\$705,000	<b>\$762,000</b>	+ 8.1%	\$705,000	<b>\$762,000</b>	+ 8.1%
Average Sales Price*	\$707,246	<b>\$887,033</b>	+ 25.4%	\$707,246	<b>\$887,033</b>	+ 25.4%
Percent of List Price Received*	97.8%	<b>98.9%</b>	+ 1.1%	97.8%	<b>98.9%</b>	+ 1.1%
Days on Market Until Sale	61	<b>65</b>	+ 6.6%	61	<b>65</b>	+ 6.6%
Inventory of Homes for Sale	109	<b>114</b>	+ 4.6%	--	--	--
Months Supply of Inventory	2.2	<b>2.4</b>	+ 9.1%	--	--	--

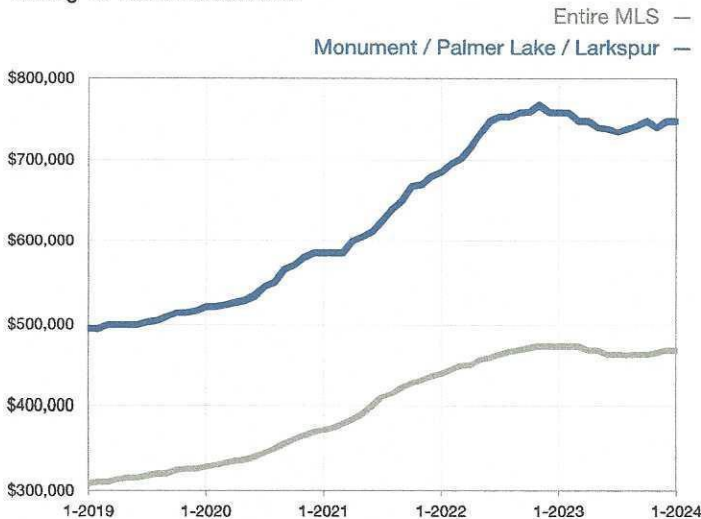
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### Townhouse/Condo

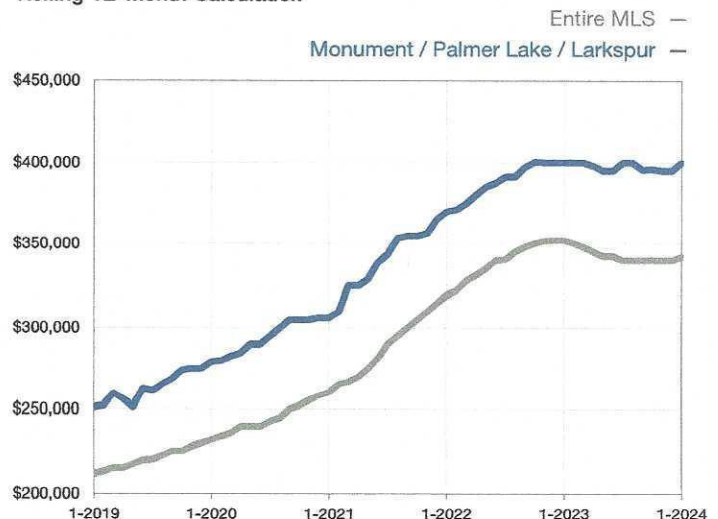
	January			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	8	4	- 50.0%	8	4	- 50.0%
Sold Listings	3	1	- 66.7%	3	1	- 66.7%
Median Sales Price*	\$365,000	<b>\$400,000</b>	+ 9.6%	\$365,000	<b>\$400,000</b>	+ 9.6%
Average Sales Price*	\$369,967	<b>\$400,000</b>	+ 8.1%	\$369,967	<b>\$400,000</b>	+ 8.1%
Percent of List Price Received*	99.7%	<b>97.8%</b>	- 1.9%	99.7%	<b>97.8%</b>	- 1.9%
Days on Market Until Sale	39	<b>44</b>	+ 12.8%	39	<b>44</b>	+ 12.8%
Inventory of Homes for Sale	11	<b>12</b>	+ 9.1%	--	--	--
Months Supply of Inventory	1.7	<b>3.1</b>	+ 82.4%	--	--	--

\* 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



# Local Market Update for January 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Rush / Truckton / Yoder

El Paso County

### Single Family-Patio Homes

Key Metrics	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	3	6	+ 100.0%	3	6	+ 100.0%
Sold Listings	2	3	+ 50.0%	2	3	+ 50.0%
Median Sales Price*	\$327,000	<b>\$463,000</b>	+ 41.6%	\$327,000	<b>\$463,000</b>	+ 41.6%
Average Sales Price*	\$327,000	<b>\$466,300</b>	+ 42.6%	\$327,000	<b>\$466,300</b>	+ 42.6%
Percent of List Price Received*	98.7%	<b>100.6%</b>	+ 1.9%	98.7%	<b>100.6%</b>	+ 1.9%
Days on Market Until Sale	54	<b>81</b>	+ 50.0%	54	<b>81</b>	+ 50.0%
Inventory of Homes for Sale	20	<b>25</b>	+ 25.0%	--	--	--
Months Supply of Inventory	4.2	<b>5.9</b>	+ 40.5%	--	--	--

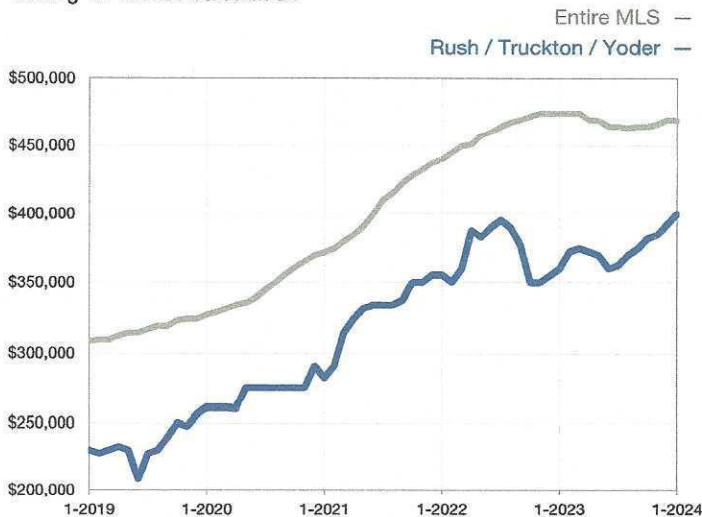
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### Townhouse/Condo

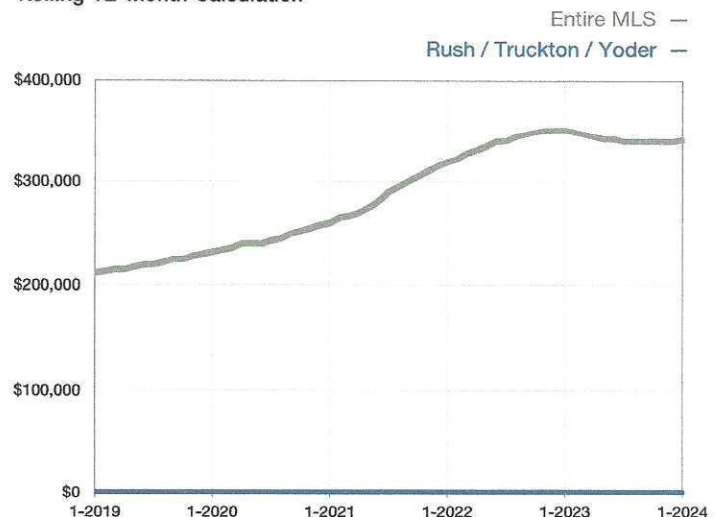
Key Metrics	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</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 January 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Security-Widefield

El Paso County

### Single Family-Patio Homes

Key Metrics	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	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	--	--	--	--

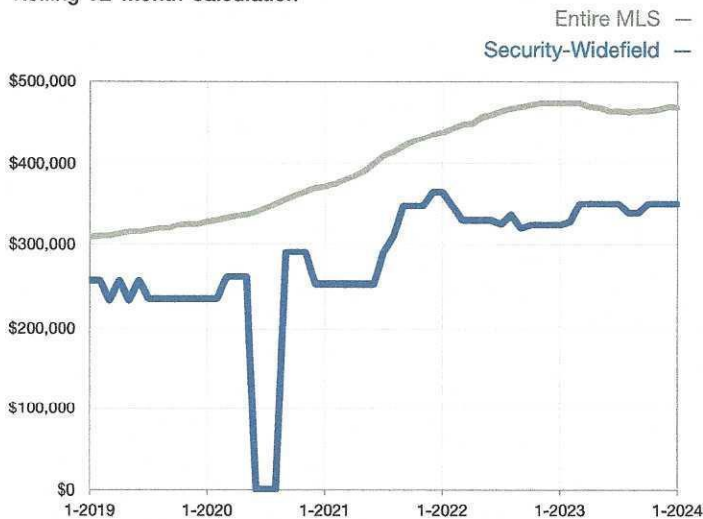
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### Townhouse/Condo

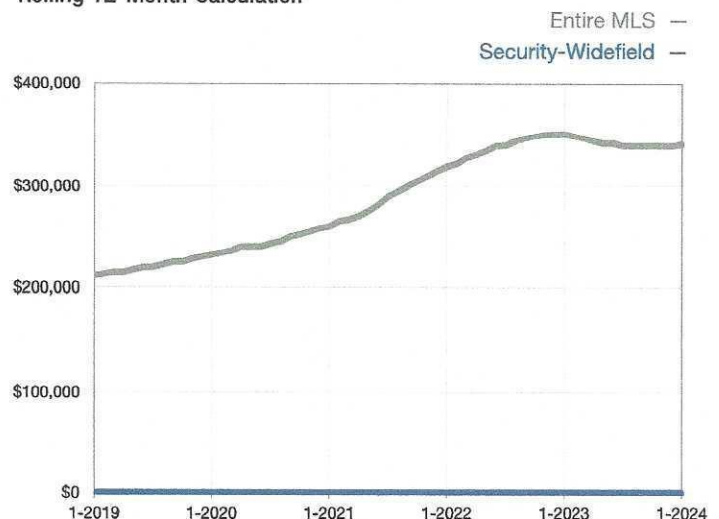
Key Metrics	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 January 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Teller County

### Single Family-Patio Homes

Key Metrics	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	36	51	+ 41.7%	36	51	+ 41.7%
Sold Listings	24	29	+ 20.8%	24	29	+ 20.8%
Median Sales Price*	\$562,500	<b>\$449,000</b>	- 20.2%	\$562,500	<b>\$449,000</b>	- 20.2%
Average Sales Price*	\$660,273	<b>\$528,650</b>	- 19.9%	\$660,273	<b>\$528,650</b>	- 19.9%
Percent of List Price Received*	97.5%	<b>97.7%</b>	+ 0.2%	97.5%	<b>97.7%</b>	+ 0.2%
Days on Market Until Sale	57	<b>67</b>	+ 17.5%	57	<b>67</b>	+ 17.5%
Inventory of Homes for Sale	118	<b>137</b>	+ 16.1%	--	--	--
Months Supply of Inventory	2.2	<b>3.1</b>	+ 40.9%	--	--	--

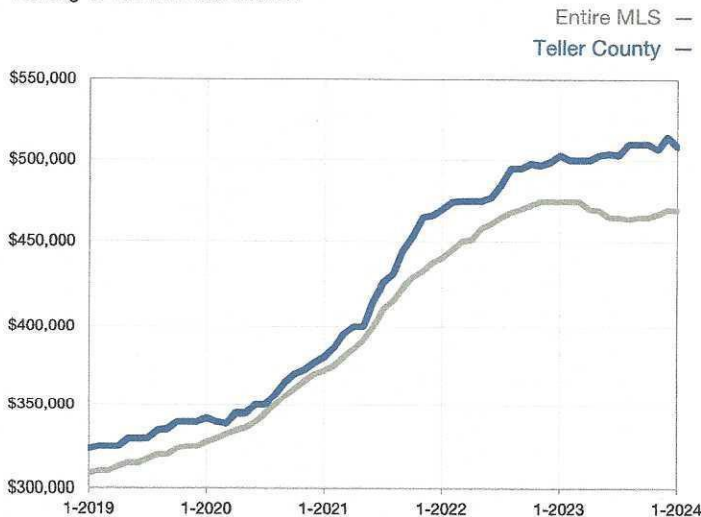
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### Townhouse/Condo

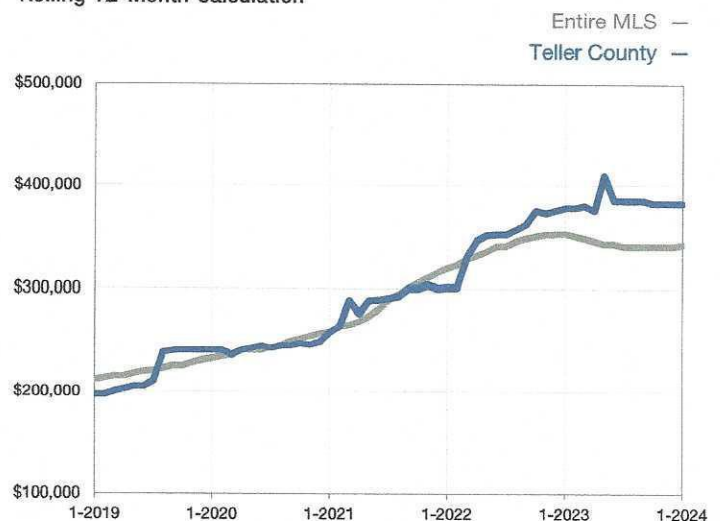
Key Metrics	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	7	5	- 28.6%	7	5	- 28.6%
Sold Listings	2	2	0.0%	2	2	0.0%
Median Sales Price*	\$323,500	<b>\$386,750</b>	+ 19.6%	\$323,500	<b>\$386,750</b>	+ 19.6%
Average Sales Price*	\$323,500	<b>\$386,750</b>	+ 19.6%	\$323,500	<b>\$386,750</b>	+ 19.6%
Percent of List Price Received*	100.0%	<b>96.4%</b>	- 3.6%	100.0%	<b>96.4%</b>	- 3.6%
Days on Market Until Sale	26	<b>25</b>	- 3.8%	26	<b>25</b>	- 3.8%
Inventory of Homes for Sale	8	<b>15</b>	+ 87.5%	--	--	--
Months Supply of Inventory	2.0	<b>3.9</b>	+ 95.0%	--	--	--

\* 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 January 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Victor / Goldfield

Teller County

### Single Family-Patio Homes

Key Metrics	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	2	1	- 50.0%	2	1	- 50.0%
Sold Listings	0	1	--	0	1	--
Median Sales Price*	\$0	\$500,000	--	\$0	\$500,000	--
Average Sales Price*	\$0	\$500,000	--	\$0	\$500,000	--
Percent of List Price Received*	0.0%	98.0%	--	0.0%	98.0%	--
Days on Market Until Sale	0	15	--	0	15	--
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	5.8	2.8	- 51.7%	--	--	--

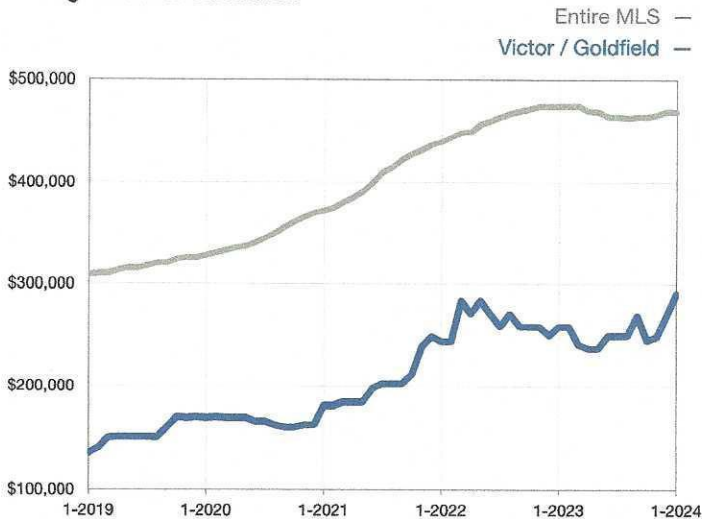
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### Townhouse/Condo

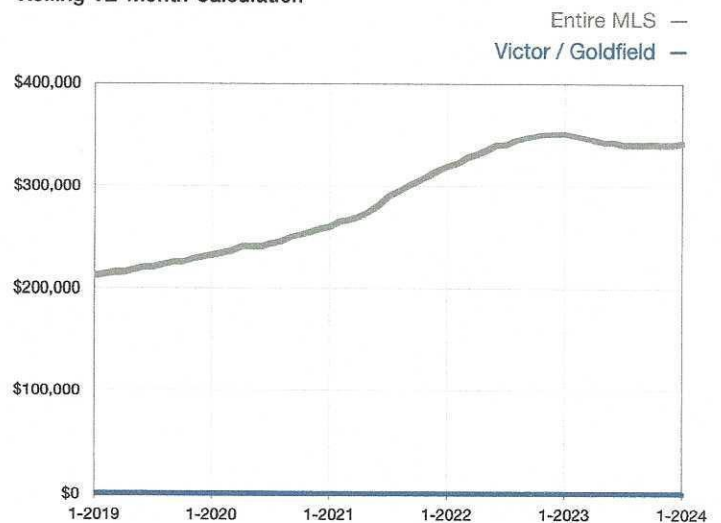
Key Metrics	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 January 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Woodland Park

Teller County

### Single Family-Patio Homes

Key Metrics	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	17	21	+ 23.5%	17	21	+ 23.5%
Sold Listings	10	15	+ 50.0%	10	15	+ 50.0%
Median Sales Price*	\$570,000	<b>\$411,000</b>	- 27.9%	\$570,000	<b>\$411,000</b>	- 27.9%
Average Sales Price*	\$736,165	<b>\$544,870</b>	- 26.0%	\$736,165	<b>\$544,870</b>	- 26.0%
Percent of List Price Received*	98.1%	<b>97.4%</b>	- 0.7%	98.1%	<b>97.4%</b>	- 0.7%
Days on Market Until Sale	31	<b>79</b>	+ 154.8%	31	<b>79</b>	+ 154.8%
Inventory of Homes for Sale	39	<b>54</b>	+ 38.5%	--	--	--
Months Supply of Inventory	1.7	<b>2.8</b>	+ 64.7%	--	--	--

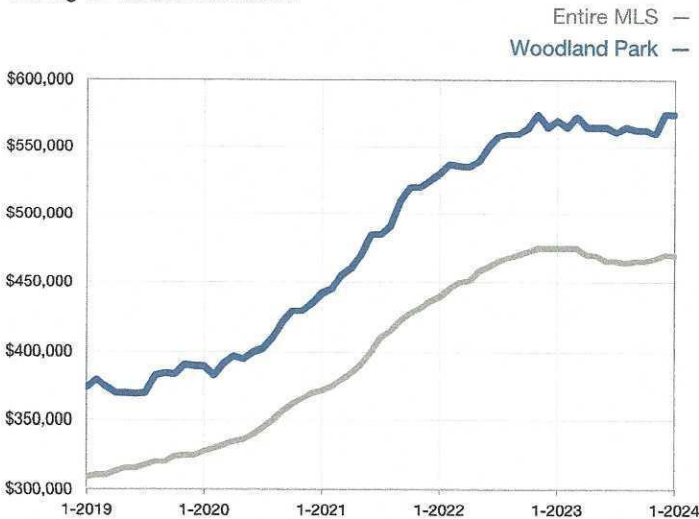
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### Townhouse/Condo

Key Metrics	January			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 01-2023	Thru 01-2024	Percent Change from Previous Year
New Listings	5	4	- 20.0%	5	4	- 20.0%
Sold Listings	1	2	+ 100.0%	1	2	+ 100.0%
Median Sales Price*	\$479,000	<b>\$386,750</b>	- 19.3%	\$479,000	<b>\$386,750</b>	- 19.3%
Average Sales Price*	\$479,000	<b>\$386,750</b>	- 19.3%	\$479,000	<b>\$386,750</b>	- 19.3%
Percent of List Price Received*	100.0%	<b>96.4%</b>	- 3.6%	100.0%	<b>96.4%</b>	- 3.6%
Days on Market Until Sale	0	<b>25</b>	--	0	<b>25</b>	--
Inventory of Homes for Sale	6	<b>13</b>	+ 116.7%	--	--	--
Months Supply of Inventory	1.7	<b>4.1</b>	+ 141.2%	--	--	--

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

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



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

