

Local Market Update for February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Black Forest / Elbert

El Paso County

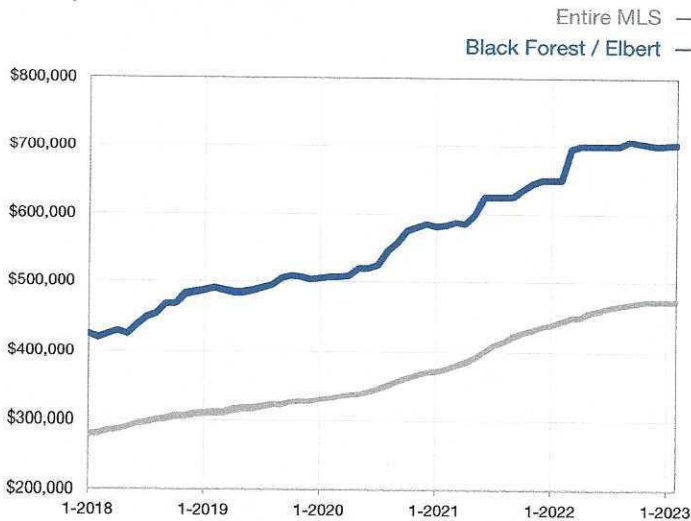
Single Family-Patio Homes	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Key Metrics						
New Listings	4	5	+ 25.0%	5	9	+ 80.0%
Sold Listings	0	1	--	5	4	- 20.0%
Median Sales Price*	\$0	\$790,000	--	\$665,000	\$745,000	+ 12.0%
Average Sales Price*	\$0	\$790,000	--	\$676,600	\$797,500	+ 17.9%
Percent of List Price Received*	0.0%	87.8%	--	103.5%	95.6%	- 7.6%
Days on Market Until Sale	0	4	--	6	63	+ 950.0%
Inventory of Homes for Sale	2	8	+ 300.0%	--	--	--
Months Supply of Inventory	0.4	2.0	+ 400.0%	--	--	--

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

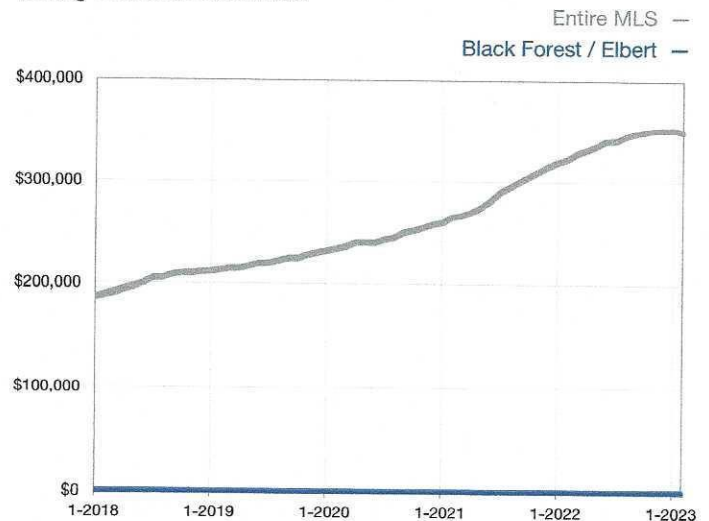
Townhouse/Condo	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
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 February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Calhan / Ramah

El Paso County

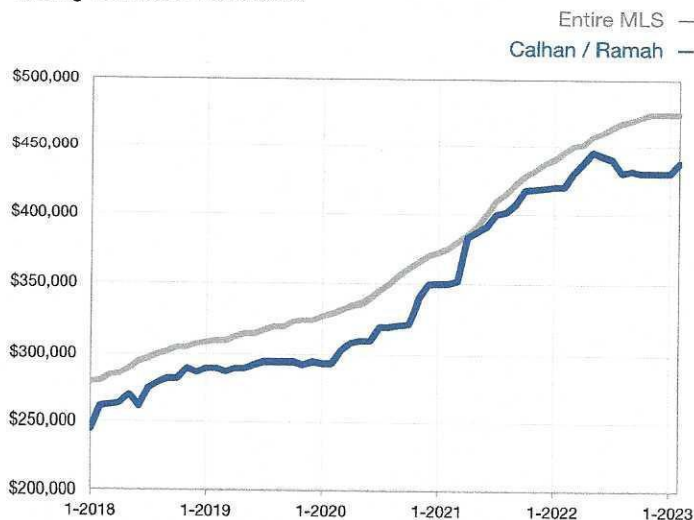
Key Metrics	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	9	11	+ 22.2%	18	28	+ 55.6%
Sold Listings	5	5	0.0%	18	11	- 38.9%
Median Sales Price*	\$420,000	\$440,300	+ 4.8%	\$425,000	\$445,000	+ 4.7%
Average Sales Price*	\$462,000	\$439,832	- 4.8%	\$551,356	\$484,456	- 12.1%
Percent of List Price Received*	99.0%	96.3%	- 2.7%	98.6%	95.8%	- 2.8%
Days on Market Until Sale	63	29	- 54.0%	38	39	+ 2.6%
Inventory of Homes for Sale	17	42	+ 147.1%	--	--	--
Months Supply of Inventory	1.6	4.4	+ 175.0%	--	--	--

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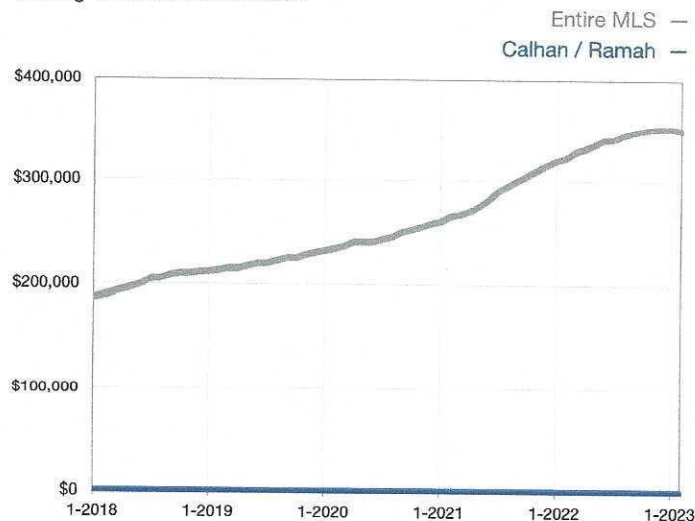
Key Metrics	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 February 2023

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Cascade / Chipita Park / Green Mountain Falls

El Paso and Teller Counties

Single Family-Patio Homes	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Key Metrics						
New Listings	1	1	0.0%	1	2	+ 100.0%
Sold Listings	0	3	--	1	4	+ 300.0%
Median Sales Price*	\$0	\$750,000	--	\$280,000	\$712,500	+ 154.5%
Average Sales Price*	\$0	\$905,833	--	\$280,000	\$765,125	+ 173.3%
Percent of List Price Received*	0.0%	90.5%	--	100.0%	92.4%	- 7.6%
Days on Market Until Sale	0	128	--	3	102	+ 3300.0%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--

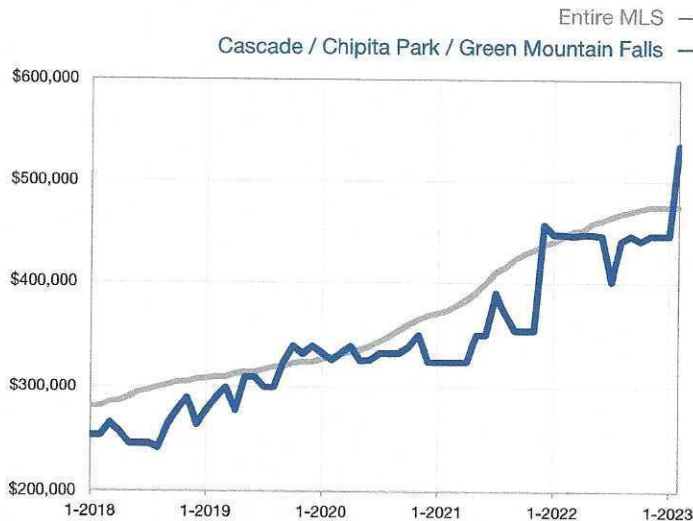
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Townhouse/Condo	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$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.

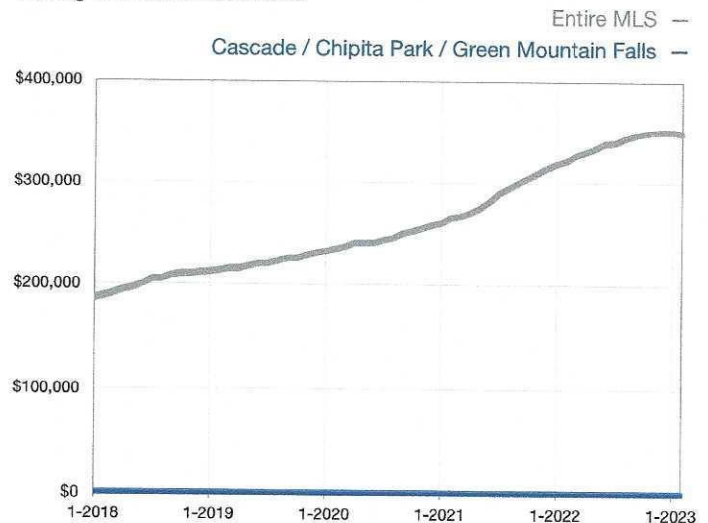
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Local Market Update for February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Colorado Springs

El Paso County

Single Family-Patio Homes

Key Metrics	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	822	559	- 32.0%	1,616	1,122	- 30.6%
Sold Listings	689	501	- 27.3%	1,367	989	- 27.7%
Median Sales Price*	\$465,000	\$435,000	- 6.5%	\$454,500	\$435,000	- 4.3%
Average Sales Price*	\$519,084	\$496,606	- 4.3%	\$508,716	\$505,505	- 0.6%
Percent of List Price Received*	103.0%	98.8%	- 4.1%	102.3%	98.5%	- 3.7%
Days on Market Until Sale	11	55	+ 400.0%	12	53	+ 341.7%
Inventory of Homes for Sale	438	836	+ 90.9%	--	--	--
Months Supply of Inventory	0.4	1.0	+ 150.0%	--	--	--

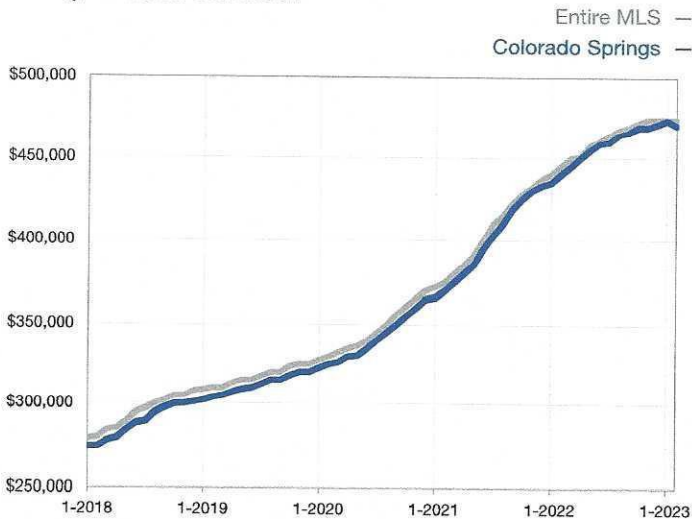
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Townhouse/Condo

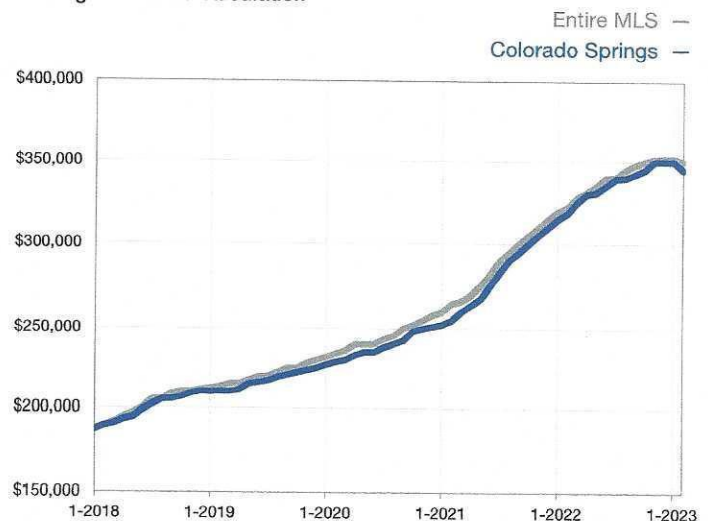
Key Metrics	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	170	123	- 27.6%	345	280	- 18.8%
Sold Listings	139	85	- 38.8%	270	156	- 42.2%
Median Sales Price*	\$365,000	\$330,000	- 9.6%	\$354,500	\$333,250	- 6.0%
Average Sales Price*	\$348,433	\$354,518	+ 1.7%	\$343,366	\$344,952	+ 0.5%
Percent of List Price Received*	103.3%	98.8%	- 4.4%	102.3%	98.9%	- 3.3%
Days on Market Until Sale	12	39	+ 225.0%	15	39	+ 160.0%
Inventory of Homes for Sale	88	196	+ 122.7%	--	--	--
Months Supply of Inventory	0.5	1.3	+ 160.0%	--	--	--

* 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 February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Cripple Creek

Teller County

Single Family-Patio Homes

Key Metrics	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	6	3	- 50.0%	10	7	- 30.0%
Sold Listings	2	1	- 50.0%	4	3	- 25.0%
Median Sales Price*	\$245,500	\$490,000	+ 99.6%	\$273,500	\$287,500	+ 5.1%
Average Sales Price*	\$245,500	\$490,000	+ 99.6%	\$370,000	\$344,167	- 7.0%
Percent of List Price Received*	97.8%	98.0%	+ 0.2%	98.1%	99.0%	+ 0.9%
Days on Market Until Sale	46	23	- 50.0%	49	37	- 24.5%
Inventory of Homes for Sale	11	15	+ 36.4%	--	--	--
Months Supply of Inventory	1.7	3.0	+ 76.5%	--	--	--

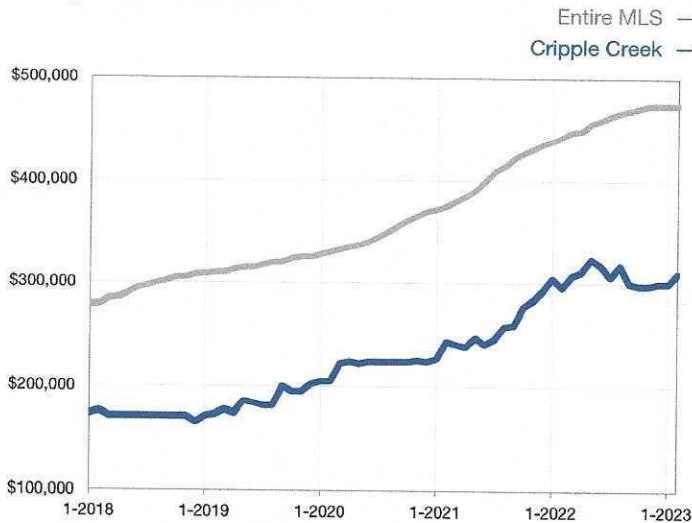
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Townhouse/Condo

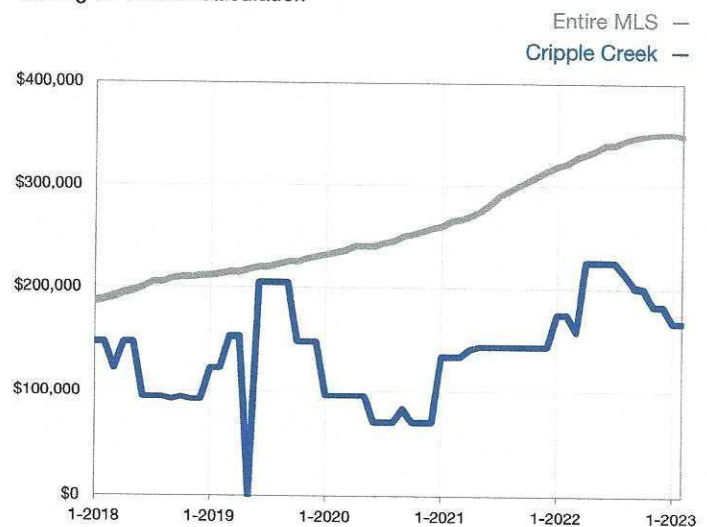
Key Metrics	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	1	0	- 100.0%	1	2	+ 100.0%
Sold Listings	0	0	--	1	1	0.0%
Median Sales Price*	\$0	\$0	--	\$255,000	\$168,000	- 34.1%
Average Sales Price*	\$0	\$0	--	\$255,000	\$168,000	- 34.1%
Percent of List Price Received*	0.0%	0.0%	--	94.4%	100.0%	+ 5.9%
Days on Market Until Sale	0	0	--	13	51	+ 292.3%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.2	1.7	+ 41.7%	--	--	--

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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 February 2023

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Divide

Teller County

Single Family-Patio Homes

Key Metrics	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	7	8	+ 14.3%	14	13	- 7.1%
Sold Listings	4	5	+ 25.0%	17	11	- 35.3%
Median Sales Price*	\$437,750	\$385,000	- 12.1%	\$431,000	\$575,000	+ 33.4%
Average Sales Price*	\$480,125	\$569,000	+ 18.5%	\$421,359	\$681,591	+ 61.8%
Percent of List Price Received*	98.3%	98.6%	+ 0.3%	98.7%	97.5%	- 1.2%
Days on Market Until Sale	17	89	+ 423.5%	27	74	+ 174.1%
Inventory of Homes for Sale	14	14	0.0%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--

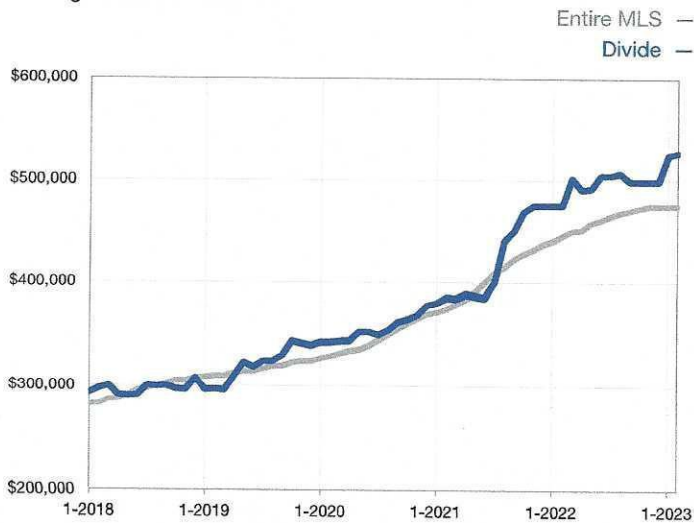
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Townhouse/Condo

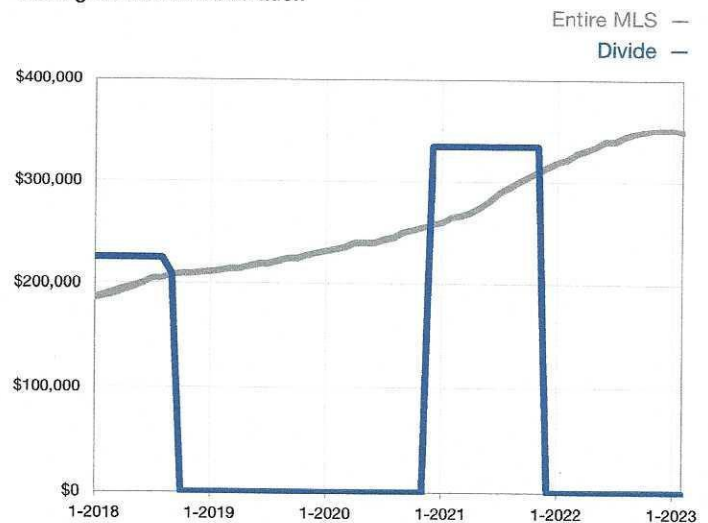
Key Metrics	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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	--	--	--	--

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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 February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Ellicott

El Paso County

Single Family-Patio Homes

Key Metrics	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	0	2	--	0	2	--
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	8	--	--	--	--
Months Supply of Inventory	0.0	4.0	--	--	--	--

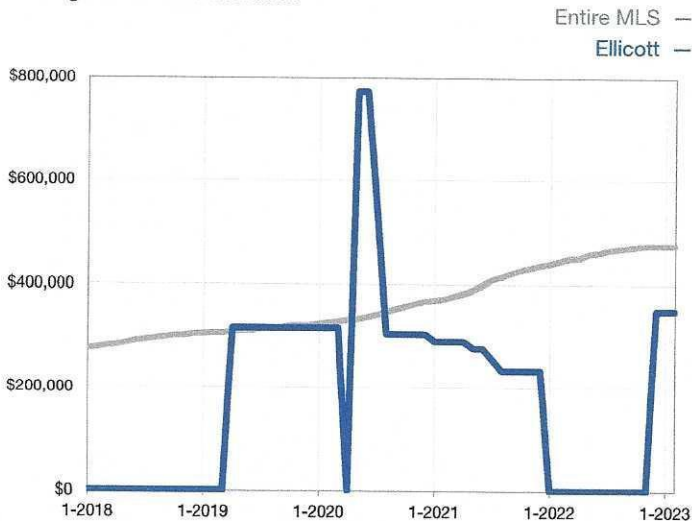
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Townhouse/Condo

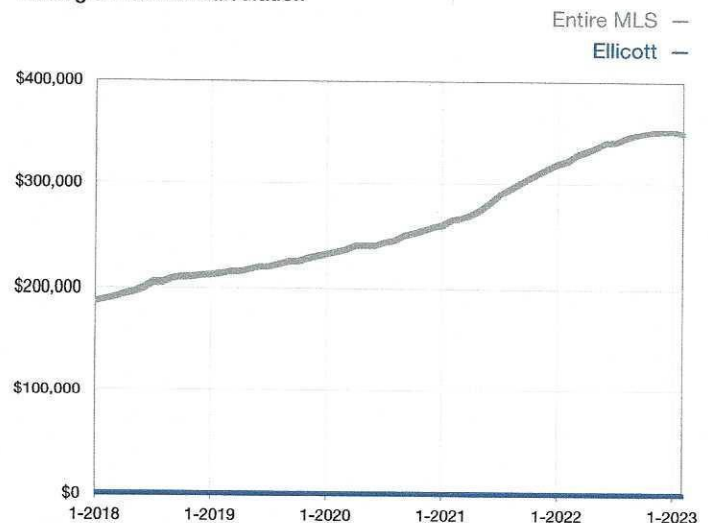
Key Metrics	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



El Paso County

Single Family-Patio Homes

Key Metrics	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	1,011	734	- 27.4%	2,011	1,495	- 25.7%
Sold Listings	848	642	- 24.3%	1,722	1,261	- 26.8%
Median Sales Price*	\$470,800	\$445,000	- 5.5%	\$459,975	\$445,000	- 3.3%
Average Sales Price*	\$524,046	\$502,291	- 4.2%	\$515,459	\$512,673	- 0.5%
Percent of List Price Received*	103.0%	98.7%	- 4.2%	102.3%	98.5%	- 3.7%
Days on Market Until Sale	12	53	+ 341.7%	13	52	+ 300.0%
Inventory of Homes for Sale	601	1,187	+ 97.5%	--	--	--
Months Supply of Inventory	0.5	1.2	+ 140.0%	--	--	--

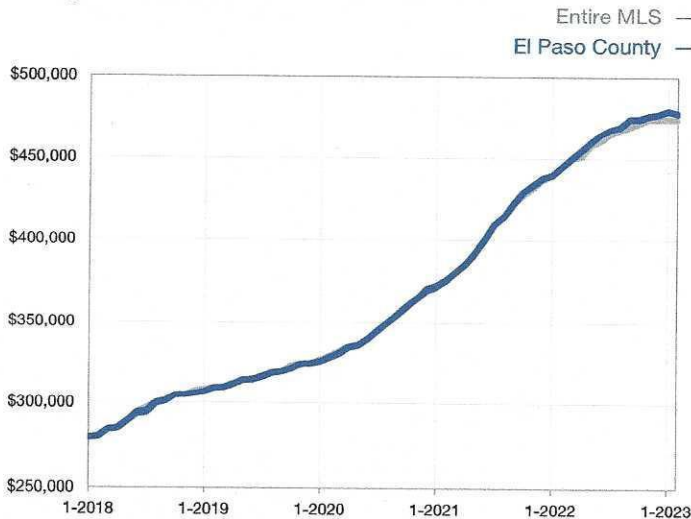
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Townhouse/Condo

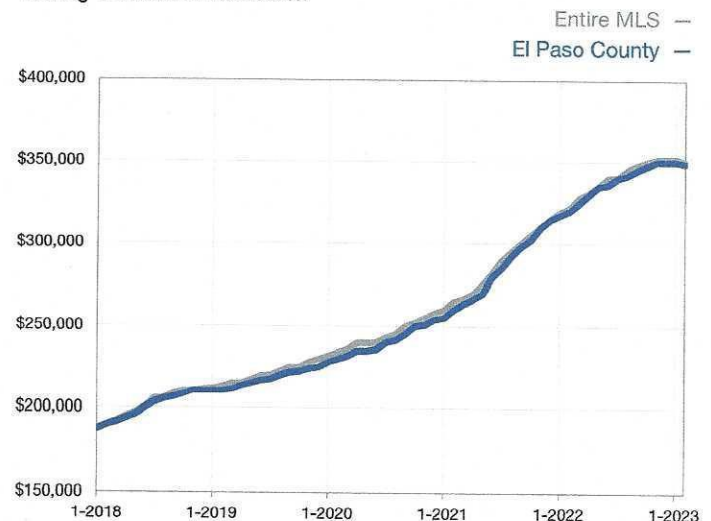
Key Metrics	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	184	129	- 29.9%	377	298	- 21.0%
Sold Listings	152	94	- 38.2%	302	173	- 42.7%
Median Sales Price*	\$362,500	\$333,250	- 8.1%	\$355,000	\$335,000	- 5.6%
Average Sales Price*	\$348,698	\$355,750	+ 2.0%	\$345,487	\$345,340	- 0.0%
Percent of List Price Received*	103.1%	98.8%	- 4.2%	102.1%	98.9%	- 3.1%
Days on Market Until Sale	11	36	+ 227.3%	14	37	+ 164.3%
Inventory of Homes for Sale	95	209	+ 120.0%	--	--	--
Months Supply of Inventory	0.5	1.3	+ 160.0%	--	--	--

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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 February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Falcon / Peyton

El Paso County

Single Family-Patio Homes

Key Metrics	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	79	59	- 25.3%	171	125	- 26.9%
Sold Listings	58	52	- 10.3%	132	111	- 15.9%
Median Sales Price*	\$535,000	\$520,000	- 2.8%	\$522,877	\$515,000	- 1.5%
Average Sales Price*	\$548,091	\$520,357	- 5.1%	\$535,443	\$541,722	+ 1.2%
Percent of List Price Received*	102.9%	98.2%	- 4.6%	102.0%	98.3%	- 3.6%
Days on Market Until Sale	9	51	+ 466.7%	12	50	+ 316.7%
Inventory of Homes for Sale	73	111	+ 52.1%	--	--	--
Months Supply of Inventory	0.8	1.3	+ 62.5%	--	--	--

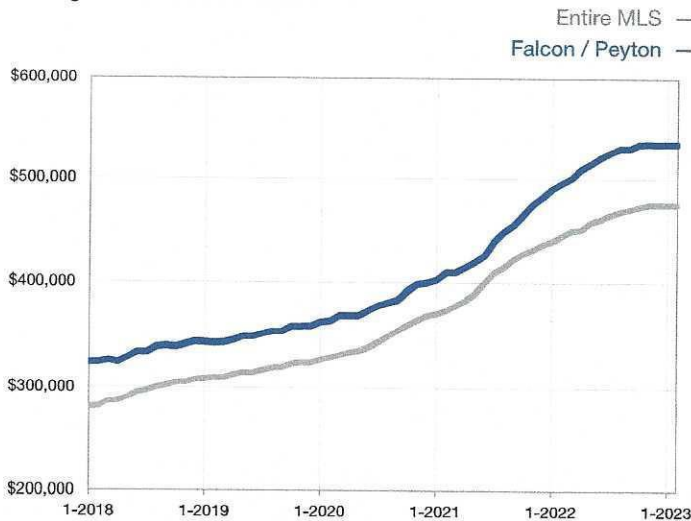
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Townhouse/Condo

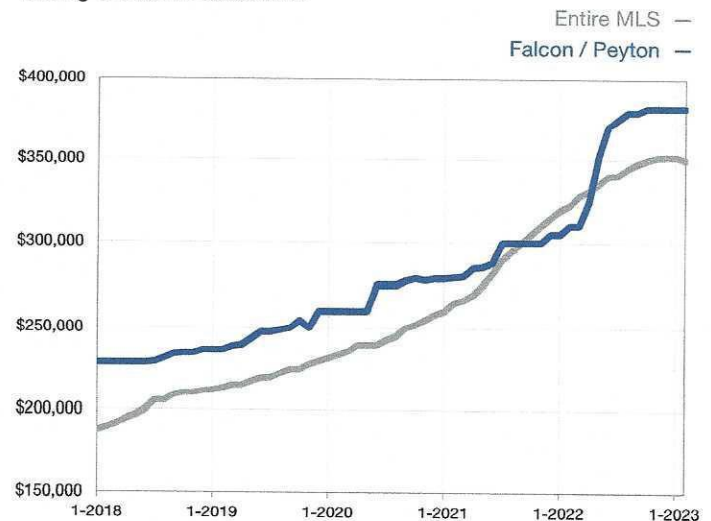
Key Metrics	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Florissant

Teller County

Single Family-Patio Homes

Key Metrics	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	14	17	+ 21.4%	25	24	- 4.0%
Sold Listings	10	9	- 10.0%	29	17	- 41.4%
Median Sales Price*	\$445,750	\$410,000	- 8.0%	\$429,864	\$485,000	+ 12.8%
Average Sales Price*	\$431,300	\$486,667	+ 12.8%	\$460,560	\$519,112	+ 12.7%
Percent of List Price Received*	100.6%	97.4%	- 3.2%	99.6%	97.3%	- 2.3%
Days on Market Until Sale	13	54	+ 315.4%	24	68	+ 183.3%
Inventory of Homes for Sale	18	40	+ 122.2%	--	--	--
Months Supply of Inventory	0.9	2.5	+ 177.8%	--	--	--

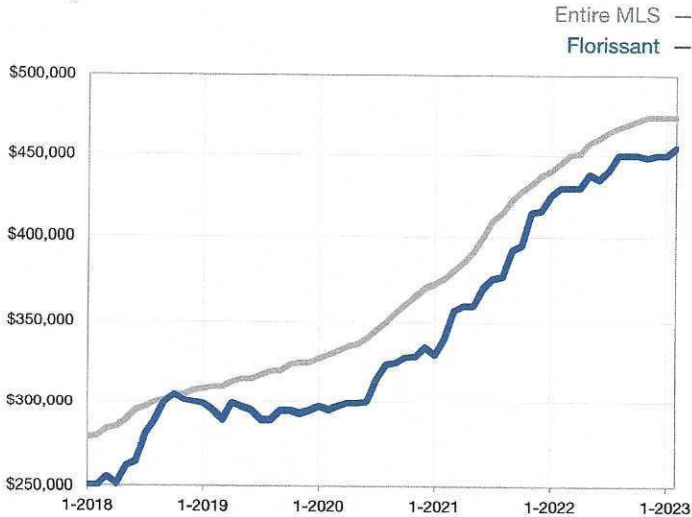
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Townhouse/Condo

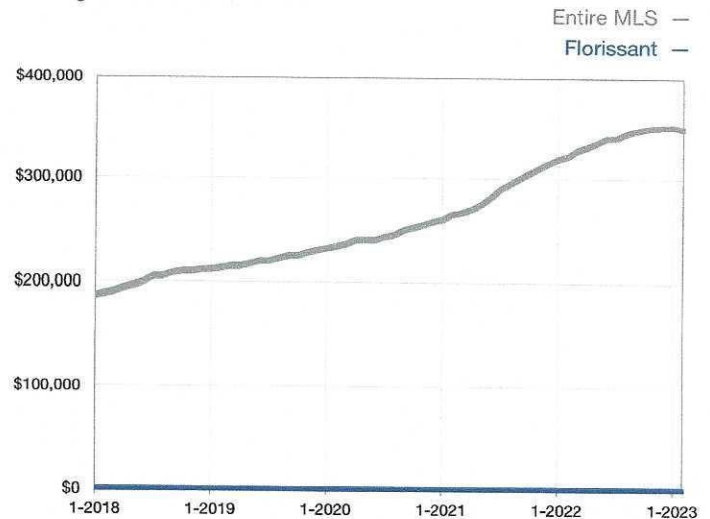
Key Metrics	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Fountain

El Paso County

Single Family-Patio Homes

Key Metrics	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	45	49	+ 8.9%	109	100	- 8.3%
Sold Listings	54	46	- 14.8%	110	75	- 31.8%
Median Sales Price*	\$425,000	\$394,000	- 7.3%	\$420,000	\$395,000	- 6.0%
Average Sales Price*	\$424,931	\$396,536	- 6.7%	\$420,265	\$397,649	- 5.4%
Percent of List Price Received*	103.6%	99.1%	- 4.3%	103.1%	99.7%	- 3.3%
Days on Market Until Sale	6	38	+ 533.3%	6	45	+ 650.0%
Inventory of Homes for Sale	18	61	+ 238.9%	--	--	--
Months Supply of Inventory	0.2	1.0	+ 400.0%	--	--	--

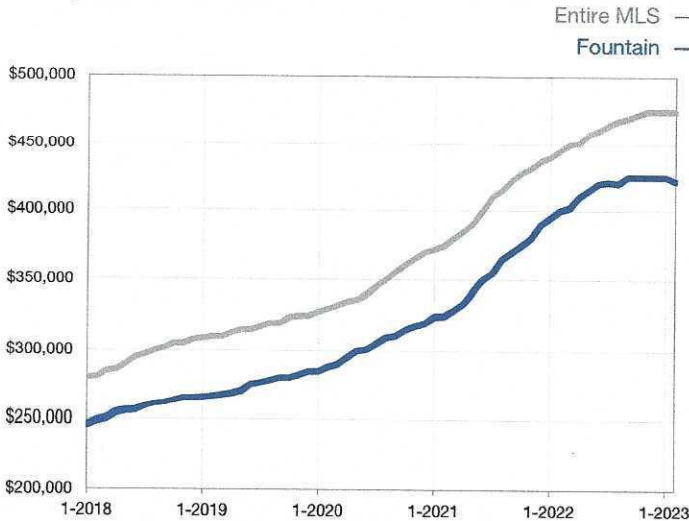
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo

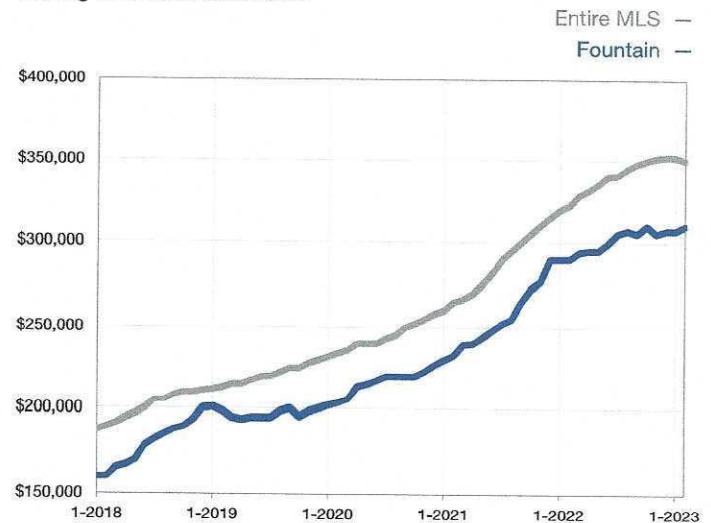
Key Metrics	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	5	1	- 80.0%	9	4	- 55.6%
Sold Listings	6	3	- 50.0%	9	8	- 11.1%
Median Sales Price*	\$290,000	\$290,000	0.0%	\$287,500	\$297,500	+ 3.5%
Average Sales Price*	\$293,417	\$306,000	+ 4.3%	\$285,878	\$304,125	+ 6.4%
Percent of List Price Received*	101.5%	100.2%	- 1.3%	101.6%	99.0%	- 2.6%
Days on Market Until Sale	7	24	+ 242.9%	7	21	+ 200.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.2	0.2	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 February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Manitou Springs

El Paso County

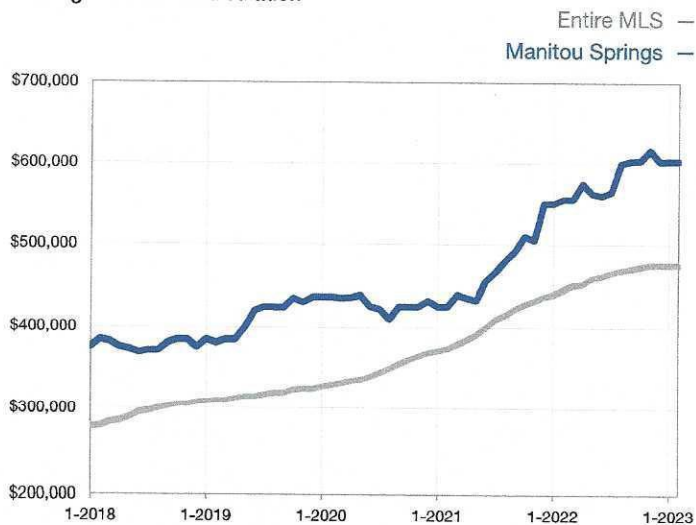
Single Family-Patio Homes	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Key Metrics						
New Listings	6	2	- 66.7%	12	10	- 16.7%
Sold Listings	3	7	+ 133.3%	8	8	0.0%
Median Sales Price*	\$595,000	\$510,000	- 14.3%	\$557,500	\$472,500	- 15.2%
Average Sales Price*	\$591,667	\$598,261	+ 1.1%	\$573,113	\$577,854	+ 0.8%
Percent of List Price Received*	101.7%	98.1%	- 3.5%	101.2%	97.9%	- 3.3%
Days on Market Until Sale	19	38	+ 100.0%	22	37	+ 68.2%
Inventory of Homes for Sale	7	13	+ 85.7%	--	--	--
Months Supply of Inventory	0.9	2.0	+ 122.2%	--	--	--

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

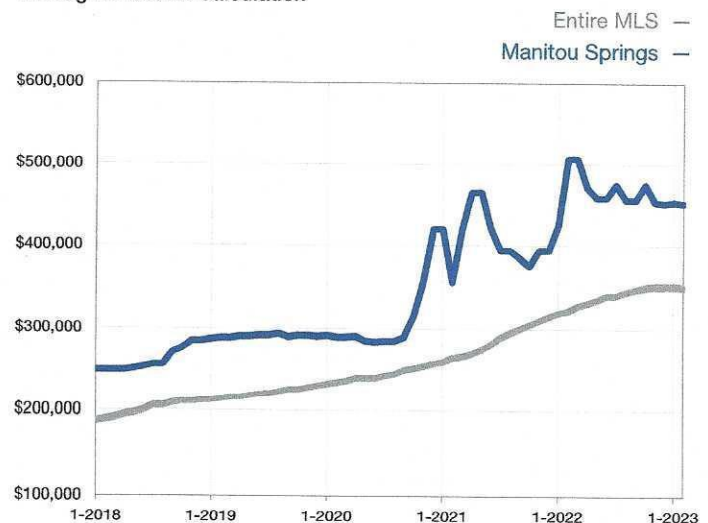
Townhouse/Condo	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
Key Metrics						
New Listings	0	1	--	3	2	- 33.3%
Sold Listings	0	1	--	1	1	0.0%
Median Sales Price*	\$0	\$448,500	--	\$425,000	\$448,500	+ 5.5%
Average Sales Price*	\$0	\$448,500	--	\$425,000	\$448,500	+ 5.5%
Percent of List Price Received*	0.0%	99.7%	--	100.0%	99.7%	- 0.3%
Days on Market Until Sale	0	2	--	7	2	- 71.4%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	2.0	4.2	+ 110.0%	--	--	--

* 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 February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Monument / Palmer Lake / Larkspur

El Paso County

Single Family-Patio Homes

Key Metrics	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	45	41	- 8.9%	82	88	+ 7.3%
Sold Listings	37	25	- 32.4%	73	54	- 26.0%
Median Sales Price*	\$734,000	\$699,500	- 4.7%	\$720,000	\$702,500	- 2.4%
Average Sales Price*	\$777,088	\$771,819	- 0.7%	\$764,597	\$737,141	- 3.6%
Percent of List Price Received*	104.7%	98.2%	- 6.2%	102.5%	98.0%	- 4.4%
Days on Market Until Sale	20	56	+ 180.0%	22	59	+ 168.2%
Inventory of Homes for Sale	40	88	+ 120.0%	--	--	--
Months Supply of Inventory	0.6	1.8	+ 200.0%	--	--	--

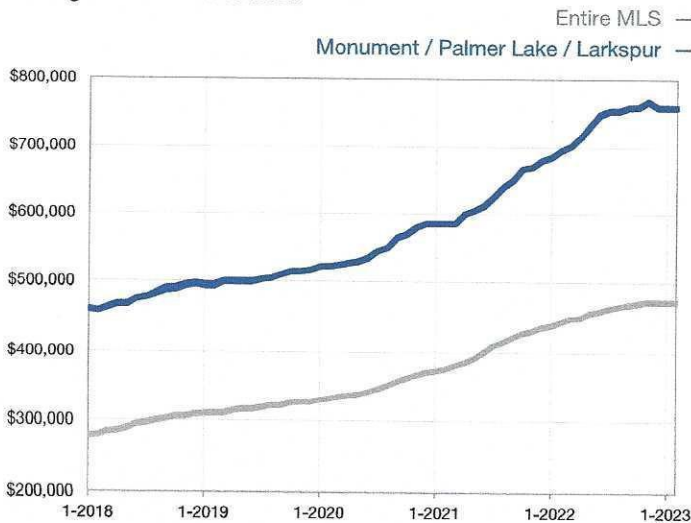
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Townhouse/Condo

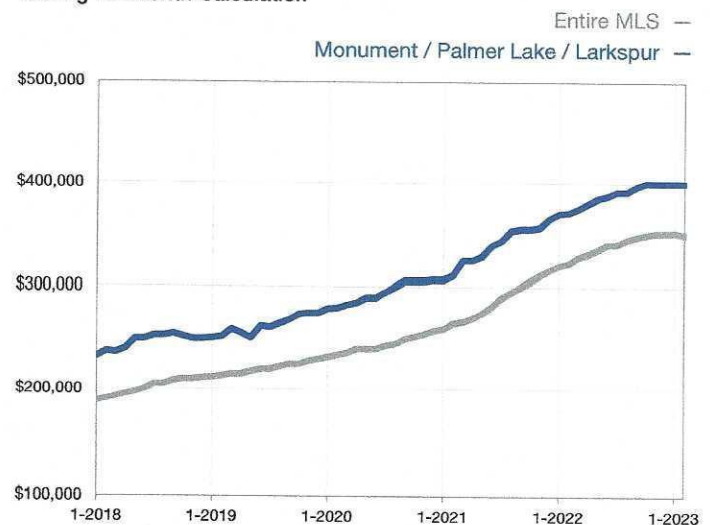
Key Metrics	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	9	5	- 44.4%	20	13	- 35.0%
Sold Listings	7	5	- 28.6%	22	8	- 63.6%
Median Sales Price*	\$381,796	\$400,000	+ 4.8%	\$384,557	\$391,250	+ 1.7%
Average Sales Price*	\$401,357	\$388,000	- 3.3%	\$392,282	\$381,238	- 2.8%
Percent of List Price Received*	101.0%	97.9%	- 3.1%	100.9%	98.6%	- 2.3%
Days on Market Until Sale	0	7	--	4	19	+ 375.0%
Inventory of Homes for Sale	2	7	+ 250.0%	--	--	--
Months Supply of Inventory	0.2	1.1	+ 450.0%	--	--	--

* 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 February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Rush / Truckton / Yoder

El Paso County

Single Family-Patio Homes

Key Metrics	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	4	9	+ 125.0%	7	12	+ 71.4%
Sold Listings	4	5	+ 25.0%	11	7	- 36.4%
Median Sales Price*	\$344,000	\$379,900	+ 10.4%	\$348,000	\$379,900	+ 9.2%
Average Sales Price*	\$328,250	\$381,880	+ 16.3%	\$350,891	\$366,200	+ 4.4%
Percent of List Price Received*	93.5%	99.5%	+ 6.4%	96.6%	99.3%	+ 2.8%
Days on Market Until Sale	38	82	+ 115.8%	36	74	+ 105.6%
Inventory of Homes for Sale	11	25	+ 127.3%	--	--	--
Months Supply of Inventory	2.5	5.2	+ 108.0%	--	--	--

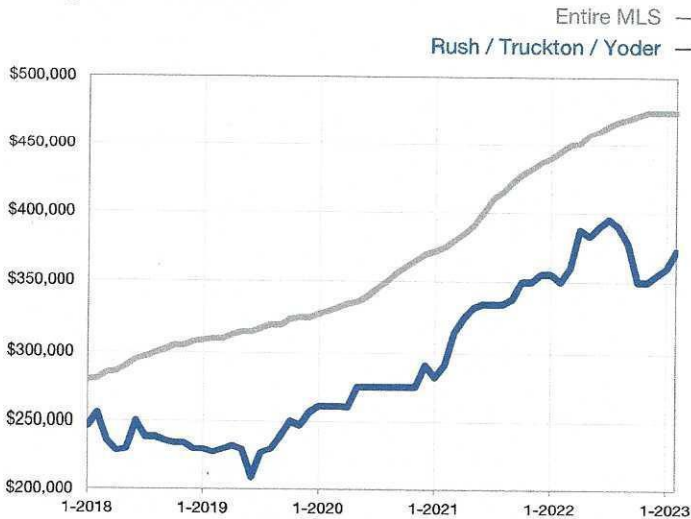
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Townhouse/Condo

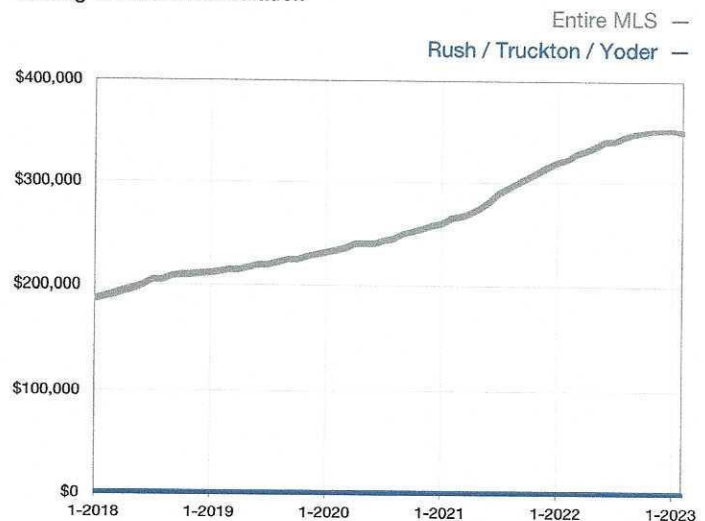
Key Metrics	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Security-Widefield

El Paso County

Single Family-Patio Homes

Key Metrics	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	0	1	--	0	1	--
Sold Listings	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$307,000	\$0	- 100.0%	\$307,000	\$0	- 100.0%
Average Sales Price*	\$307,000	\$0	- 100.0%	\$307,000	\$0	- 100.0%
Percent of List Price Received*	104.8%	0.0%	- 100.0%	104.8%	0.0%	- 100.0%
Days on Market Until Sale	6	0	- 100.0%	6	0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

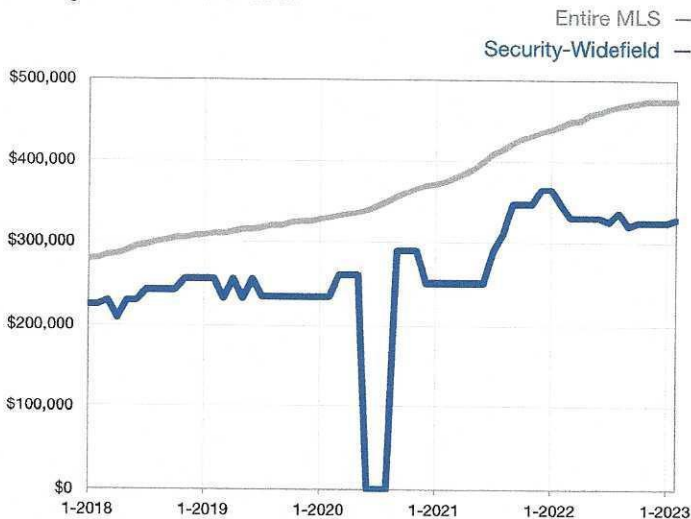
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Townhouse/Condo

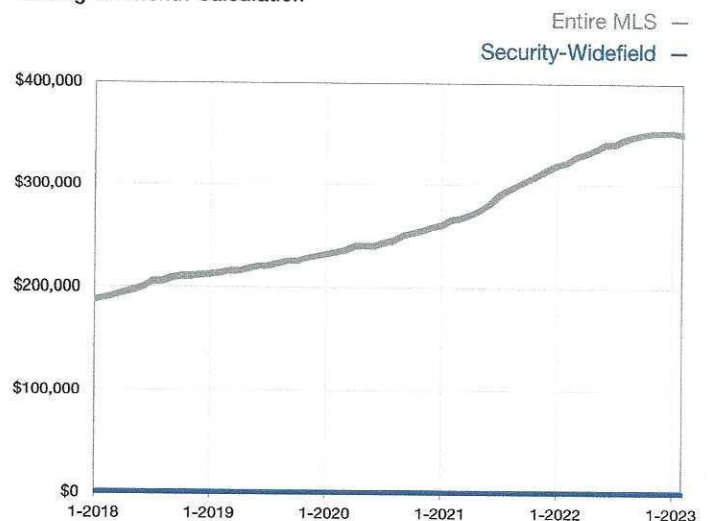
Key Metrics	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Teller County

Single Family-Patio Homes

Key Metrics	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	39	47	+ 20.5%	81	83	+ 2.5%
Sold Listings	38	21	- 44.7%	95	45	- 52.6%
Median Sales Price*	\$486,250	\$490,000	+ 0.8%	\$461,000	\$515,000	+ 11.7%
Average Sales Price*	\$572,274	\$562,690	- 1.7%	\$519,790	\$614,734	+ 18.3%
Percent of List Price Received*	101.6%	97.4%	- 4.1%	100.7%	97.5%	- 3.2%
Days on Market Until Sale	20	62	+ 210.0%	22	59	+ 168.2%
Inventory of Homes for Sale	63	108	+ 71.4%	--	--	--
Months Supply of Inventory	0.9	2.0	+ 122.2%	--	--	--

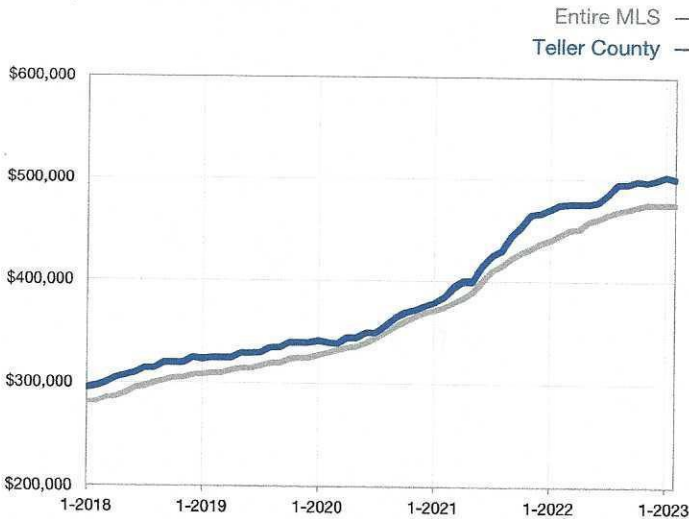
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Townhouse/Condo

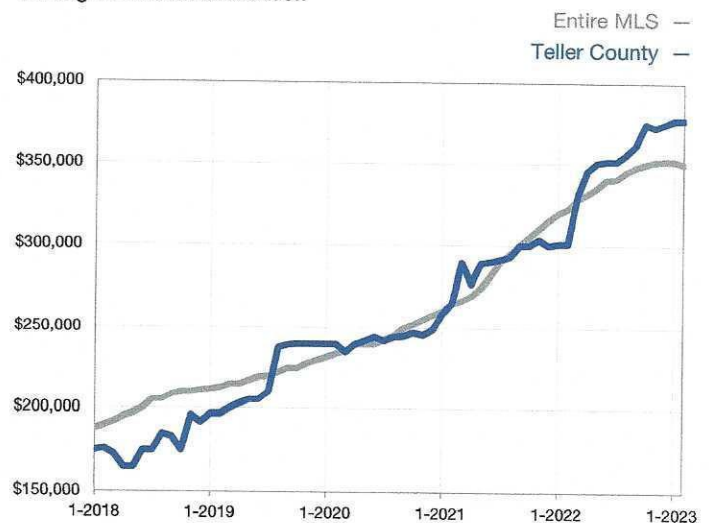
Key Metrics	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	6	6	0.0%	14	13	- 7.1%
Sold Listings	0	0	--	3	2	- 33.3%
Median Sales Price*	\$0	\$0	--	\$335,000	\$323,500	- 3.4%
Average Sales Price*	\$0	\$0	--	\$338,167	\$323,500	- 4.3%
Percent of List Price Received*	0.0%	0.0%	--	98.1%	100.0%	+ 1.9%
Days on Market Until Sale	0	0	--	29	26	- 10.3%
Inventory of Homes for Sale	11	5	- 54.5%	--	--	--
Months Supply of Inventory	3.1	1.2	- 61.3%	--	--	--

* 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 February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Victor / Goldfield

Teller County

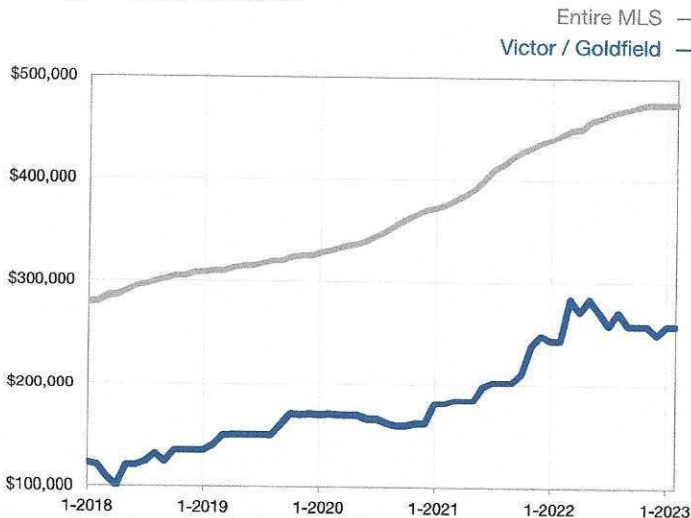
Key Metrics	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	2	3	+ 50.0%	3	5	+ 66.7%
Sold Listings	2	0	- 100.0%	5	0	- 100.0%
Median Sales Price*	\$302,500	\$0	- 100.0%	\$217,000	\$0	- 100.0%
Average Sales Price*	\$302,500	\$0	- 100.0%	\$254,400	\$0	- 100.0%
Percent of List Price Received*	97.5%	0.0%	- 100.0%	97.4%	0.0%	- 100.0%
Days on Market Until Sale	22	0	- 100.0%	15	0	- 100.0%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	1.1	4.7	+ 327.3%	--	--	--

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

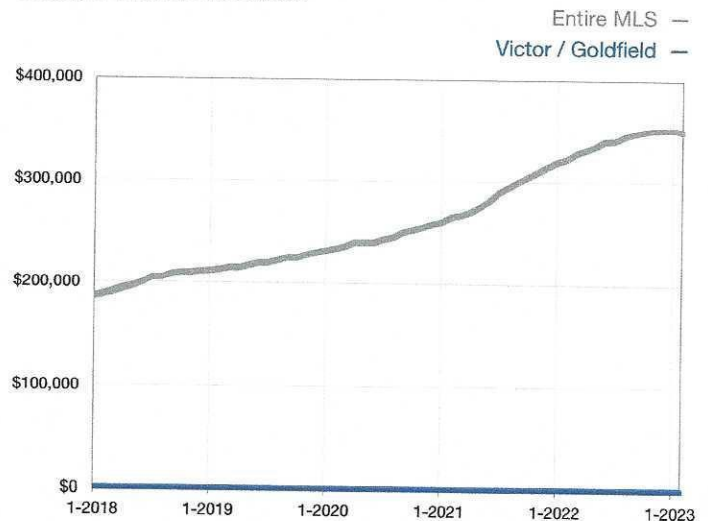
Key Metrics	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 February 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Woodland Park

Teller County

Single Family-Patio Homes

Key Metrics	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	12	15	+ 25.0%	33	32	- 3.0%
Sold Listings	21	6	- 71.4%	44	16	- 63.6%
Median Sales Price*	\$587,500	\$554,500	- 5.6%	\$550,000	\$562,500	+ 2.3%
Average Sales Price*	\$710,329	\$533,167	- 24.9%	\$636,335	\$660,041	+ 3.7%
Percent of List Price Received*	103.4%	98.7%	- 4.5%	102.9%	98.3%	- 4.5%
Days on Market Until Sale	20	28	+ 40.0%	17	29	+ 70.6%
Inventory of Homes for Sale	19	35	+ 84.2%	--	--	--
Months Supply of Inventory	0.6	1.6	+ 166.7%	--	--	--

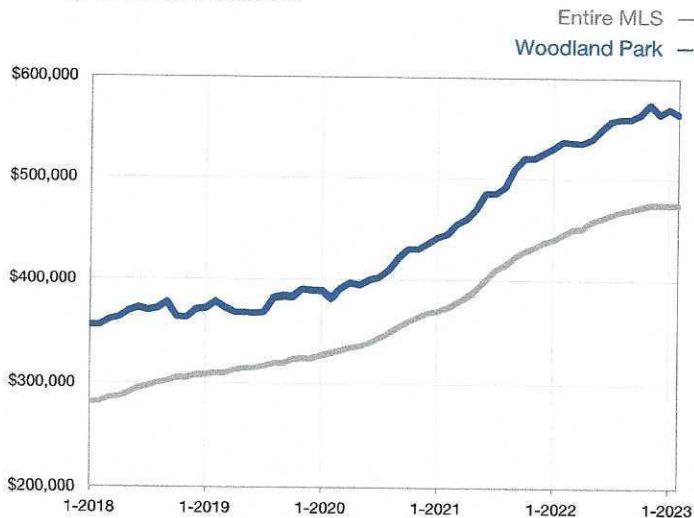
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo

Key Metrics	February			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 02-2022	Thru 02-2023	Percent Change from Previous Year
New Listings	5	6	+ 20.0%	13	11	- 15.4%
Sold Listings	0	0	--	2	1	- 50.0%
Median Sales Price*	\$0	\$0	--	\$379,750	\$479,000	+ 26.1%
Average Sales Price*	\$0	\$0	--	\$379,750	\$479,000	+ 26.1%
Percent of List Price Received*	0.0%	0.0%	--	100.0%	100.0%	0.0%
Days on Market Until Sale	0	0	--	38	0	- 100.0%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	3.7	0.9	- 75.7%	--	--	--

* 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

