

# Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Black Forest / Elbert

El Paso County

### Single Family-Patio Homes

Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	5	7	+ 40.0%	9	13	+ 44.4%
Sold Listings	1	5	+ 400.0%	4	7	+ 75.0%
Median Sales Price*	\$790,000	<b>\$662,000</b>	- 16.2%	\$745,000	<b>\$662,000</b>	- 11.1%
Average Sales Price*	\$790,000	<b>\$668,464</b>	- 15.4%	\$797,500	<b>\$661,046</b>	- 17.1%
Percent of List Price Received*	87.8%	<b>98.2%</b>	+ 11.8%	95.6%	<b>98.5%</b>	+ 3.0%
Days on Market Until Sale	4	<b>28</b>	+ 600.0%	63	<b>45</b>	- 28.6%
Inventory of Homes for Sale	10	8	- 20.0%	--	--	--
Months Supply of Inventory	2.6	<b>1.7</b>	- 34.6%	--	--	--

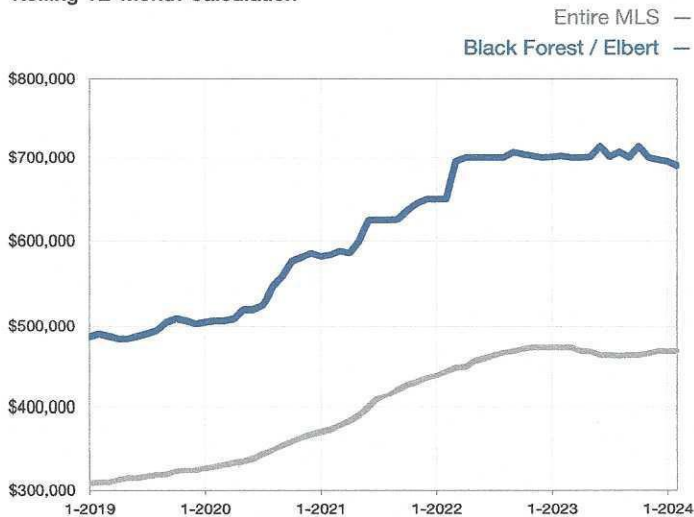
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Townhouse/Condo

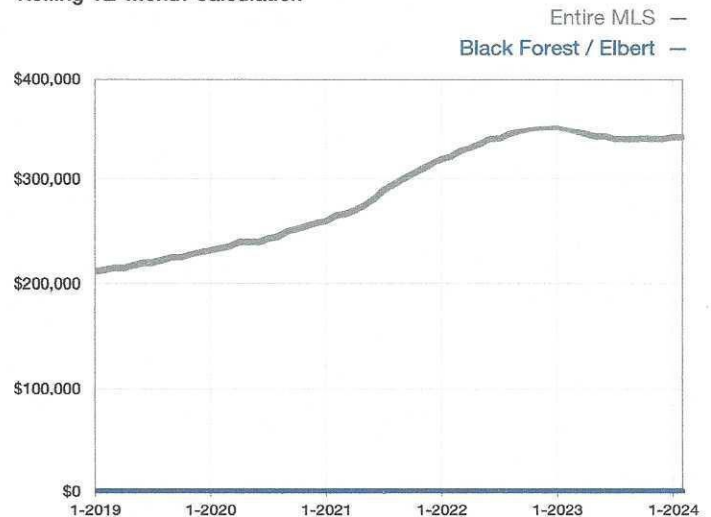
Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</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 February 2024

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## Calhan / Ramah

El Paso County

### Single Family-Patio Homes

	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	12	13	+ 8.3%	29	23	- 20.7%
Sold Listings	5	8	+ 60.0%	11	14	+ 27.3%
Median Sales Price*	\$440,300	<b>\$450,600</b>	+ 2.3%	\$445,000	<b>\$443,100</b>	- 0.4%
Average Sales Price*	\$439,832	<b>\$474,301</b>	+ 7.8%	\$484,456	<b>\$439,351</b>	- 9.3%
Percent of List Price Received*	96.3%	<b>97.5%</b>	+ 1.2%	95.8%	<b>98.6%</b>	+ 2.9%
Days on Market Until Sale	29	152	+ 424.1%	39	104	+ 166.7%
Inventory of Homes for Sale	48	38	- 20.8%	--	--	--
Months Supply of Inventory	5.0	3.5	- 30.0%	--	--	--

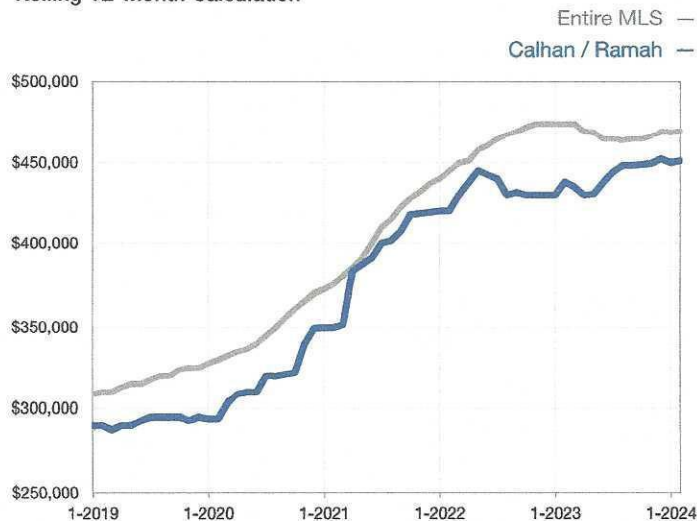
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### Townhouse/Condo

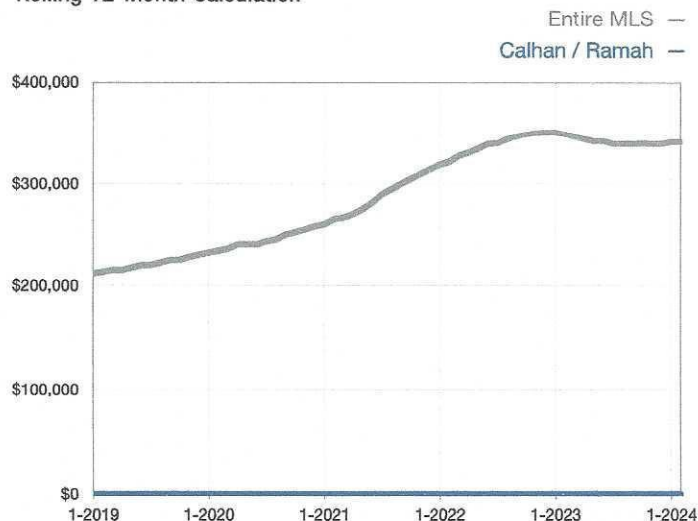
	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</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 February 2024

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## Cascade / Chipita Park / Green Mountain Falls

El Paso and Teller Counties

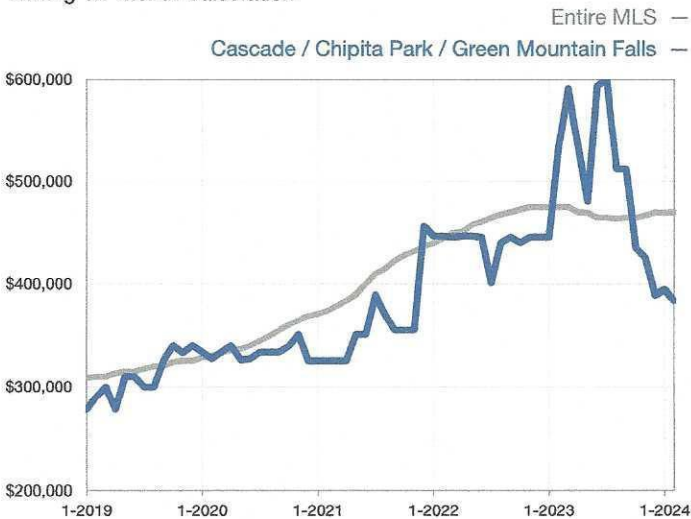
Single Family-Patio Homes	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	1	1	0.0%	2	1	- 50.0%
Sold Listings	3	0	- 100.0%	4	2	- 50.0%
Median Sales Price*	\$750,000	\$0	- 100.0%	\$712,500	\$334,950	- 53.0%
Average Sales Price*	\$905,833	\$0	- 100.0%	\$765,125	\$334,950	- 56.2%
Percent of List Price Received*	90.5%	0.0%	- 100.0%	92.4%	99.1%	+ 7.3%
Days on Market Until Sale	128	0	- 100.0%	102	6	- 94.1%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.5	0.5	- 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.

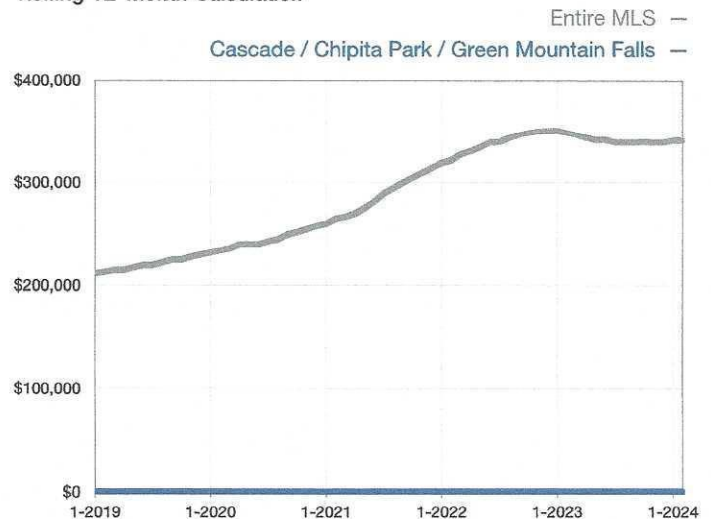
Townhouse/Condo	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent 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 February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Colorado Springs

El Paso County

### Single Family-Patio Homes

	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	573	677	+ 18.2%	1,145	1,241	+ 8.4%
Sold Listings	501	530	+ 5.8%	989	956	- 3.3%
Median Sales Price*	\$435,000	\$450,000	+ 3.4%	\$435,000	\$445,000	+ 2.3%
Average Sales Price*	\$496,793	\$500,770	+ 0.8%	\$505,689	\$504,049	- 0.3%
Percent of List Price Received*	98.8%	99.4%	+ 0.6%	98.6%	99.3%	+ 0.7%
Days on Market Until Sale	55	51	- 7.3%	53	51	- 3.8%
Inventory of Homes for Sale	971	1,021	+ 5.1%	--	--	--
Months Supply of Inventory	1.2	1.7	+ 41.7%	--	--	--

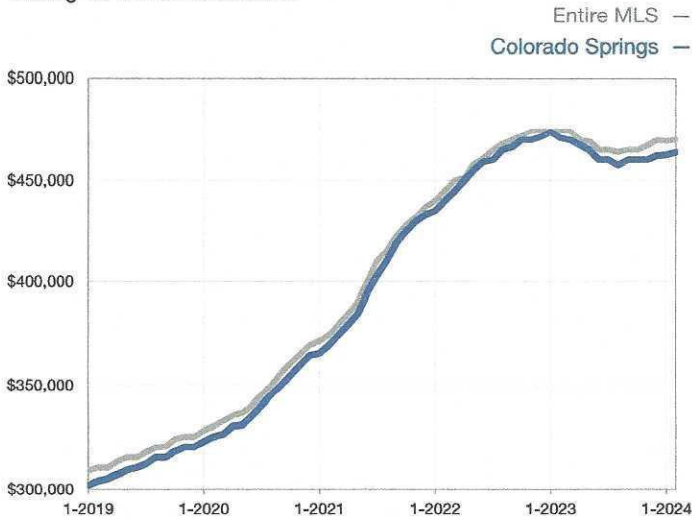
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### Townhouse/Condo

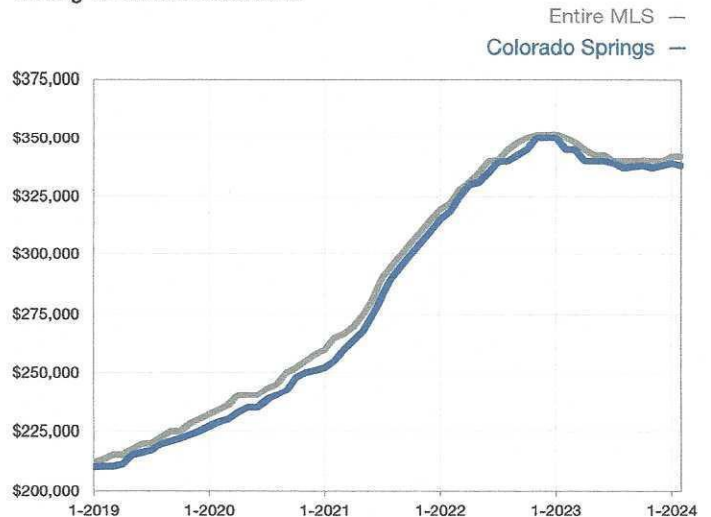
	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	125	151	+ 20.8%	281	331	+ 17.8%
Sold Listings	85	107	+ 25.9%	156	199	+ 27.6%
Median Sales Price*	\$330,000	\$333,000	+ 0.9%	\$333,250	\$339,900	+ 2.0%
Average Sales Price*	\$354,582	\$351,871	- 0.8%	\$344,986	\$359,801	+ 4.3%
Percent of List Price Received*	98.8%	99.7%	+ 0.9%	98.9%	99.3%	+ 0.4%
Days on Market Until Sale	39	52	+ 33.3%	39	53	+ 35.9%
Inventory of Homes for Sale	223	308	+ 38.1%	--	--	--
Months Supply of Inventory	1.4	2.5	+ 78.6%	--	--	--

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

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



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



# Local Market Update for February 2024

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## Cripple Creek

Teller County

### Single Family-Patio Homes

	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	3	12	+ 300.0%	7	20	+ 185.7%
Sold Listings	1	1	0.0%	3	4	+ 33.3%
Median Sales Price*	\$490,000	\$388,000	- 20.8%	\$287,500	\$403,500	+ 40.3%
Average Sales Price*	\$490,000	\$388,000	- 20.8%	\$344,167	\$389,500	+ 13.2%
Percent of List Price Received*	98.0%	98.2%	+ 0.2%	99.0%	99.4%	+ 0.4%
Days on Market Until Sale	23	125	+ 443.5%	37	65	+ 75.7%
Inventory of Homes for Sale	17	23	+ 35.3%	--	--	--
Months Supply of Inventory	3.4	5.0	+ 47.1%	--	--	--

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

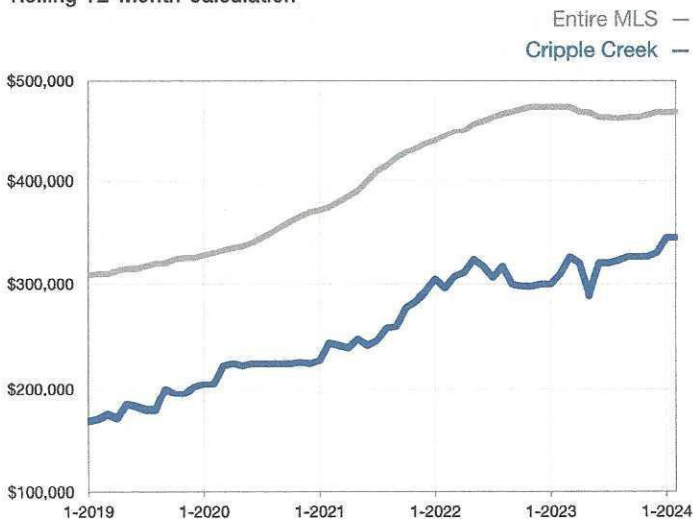
### Townhouse/Condo

	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	0	2	--	2	3	+ 50.0%
Sold Listings	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$168,000	\$0	- 100.0%
Average Sales Price*	\$0	\$0	--	\$168,000	\$0	- 100.0%
Percent of List Price Received*	0.0%	0.0%	--	100.0%	0.0%	- 100.0%
Days on Market Until Sale	0	0	--	51	0	- 100.0%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	1.7	3.2	+ 88.2%	--	--	--

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

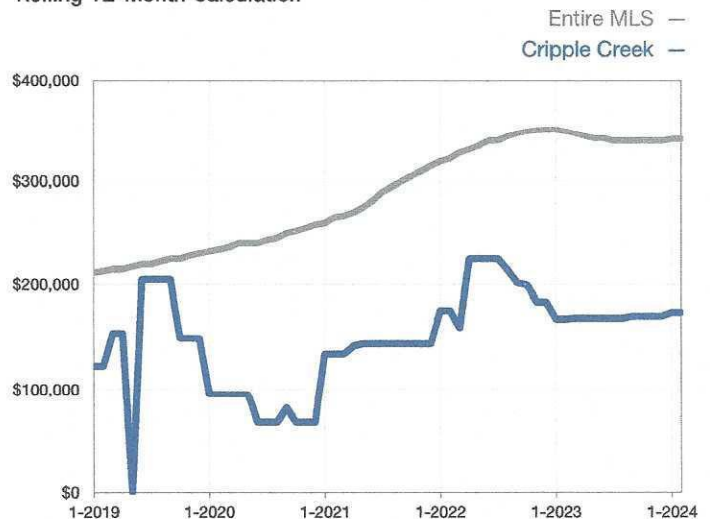
### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



# Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®

## Divide

Teller County

### Single Family-Patio Homes

	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	8	1	- 87.5%	13	7	- 46.2%
Sold Listings	5	3	- 40.0%	11	9	- 18.2%
Median Sales Price*	\$385,000	<b>\$647,000</b>	+ 68.1%	\$575,000	<b>\$461,000</b>	- 19.8%
Average Sales Price*	\$569,000	<b>\$589,502</b>	+ 3.6%	\$681,591	<b>\$571,823</b>	- 16.1%
Percent of List Price Received*	98.6%	<b>98.4%</b>	- 0.2%	97.5%	<b>96.5%</b>	- 1.0%
Days on Market Until Sale	89	<b>94</b>	+ 5.6%	74	<b>64</b>	- 13.5%
Inventory of Homes for Sale	14	<b>14</b>	0.0%	--	--	--
Months Supply of Inventory	1.3	<b>1.9</b>	+ 46.2%	--	--	--

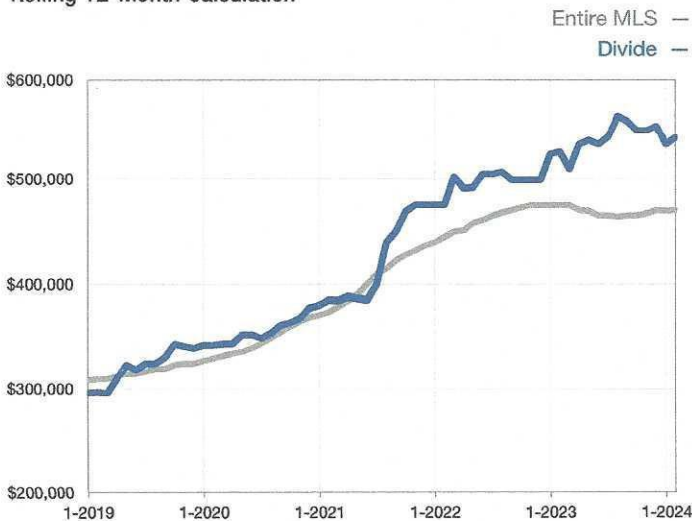
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### Townhouse/Condo

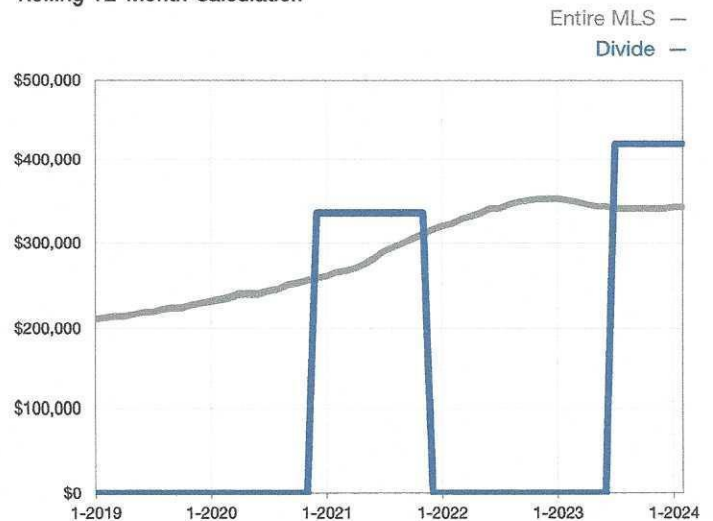
	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</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>	--	--	--	--

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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 2024

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## Ellicott

El Paso County

### Single Family-Patio Homes

	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	2	0	- 100.0%	2	1	- 50.0%
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	7	0	- 100.0%	--	--	--
Months Supply of Inventory	3.5	0.0	- 100.0%	--	--	--

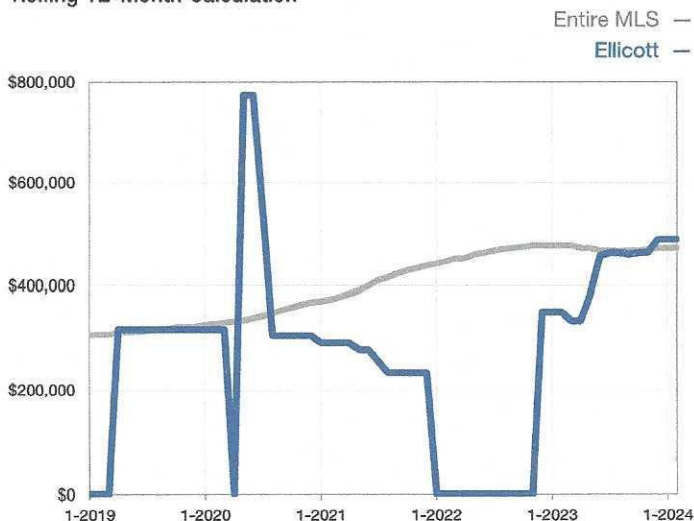
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### Townhouse/Condo

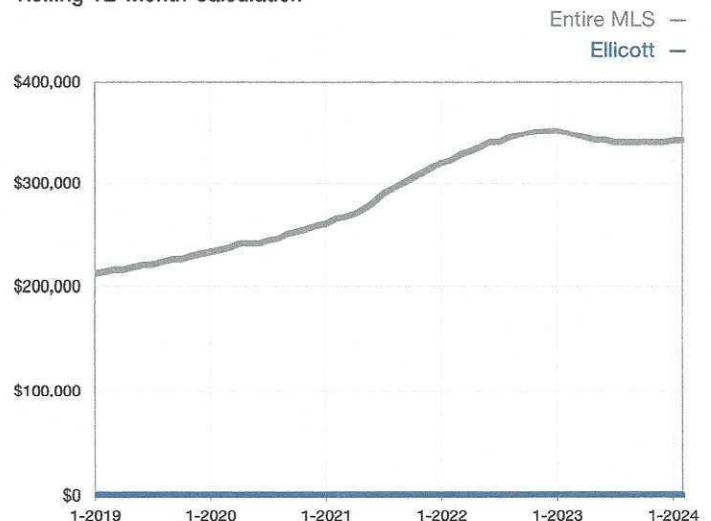
	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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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### Median Sales Price – Single Family Rolling 12-Month Calculation



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



# Local Market Update for February 2024

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## El Paso County

### Single Family-Patio Homes

	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	754	869	+ 15.3%	1,526	1,613	+ 5.7%
Sold Listings	642	669	+ 4.2%	1,261	1,206	- 4.4%
Median Sales Price*	\$445,000	<b>\$457,500</b>	+ 2.8%	\$447,000	<b>\$455,000</b>	+ 1.8%
Average Sales Price*	\$502,608	<b>\$515,412</b>	+ 2.5%	\$512,905	<b>\$519,852</b>	+ 1.4%
Percent of List Price Received*	98.7%	<b>99.4%</b>	+ 0.7%	98.6%	<b>99.3%</b>	+ 0.7%
Days on Market Until Sale	53	<b>53</b>	0.0%	52	<b>52</b>	0.0%
Inventory of Homes for Sale	1,362	<b>1,416</b>	+ 4.0%	--	--	--
Months Supply of Inventory	1.3	<b>1.8</b>	+ 38.5%	--	--	--

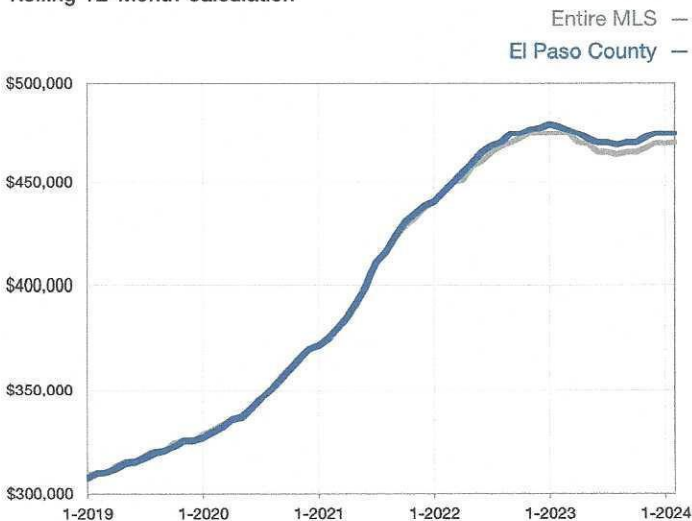
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### Townhouse/Condo

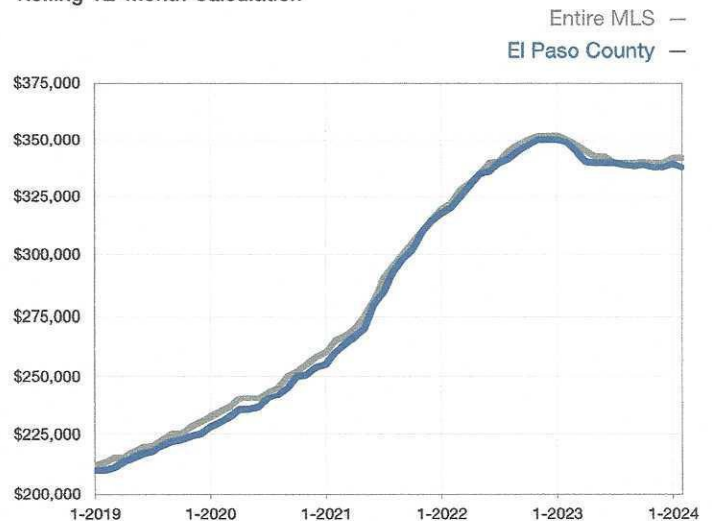
	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	132	164	+ 24.2%	300	353	+ 17.7%
Sold Listings	94	111	+ 18.1%	173	206	+ 19.1%
Median Sales Price*	\$333,250	<b>\$330,000</b>	- 1.0%	\$335,000	<b>\$336,850</b>	+ 0.6%
Average Sales Price*	\$355,808	<b>\$350,330</b>	- 1.5%	\$345,371	<b>\$358,057</b>	+ 3.7%
Percent of List Price Received*	98.8%	<b>99.7%</b>	+ 0.9%	98.9%	<b>99.3%</b>	+ 0.4%
Days on Market Until Sale	36	<b>53</b>	+ 47.2%	37	<b>53</b>	+ 43.2%
Inventory of Homes for Sale	239	<b>329</b>	+ 37.7%	--	--	--
Months Supply of Inventory	1.4	<b>2.5</b>	+ 78.6%	--	--	--

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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 2024

A Research Tool Provided by the Colorado Association of REALTORS®

## Falcon / Peyton

El Paso County

### Single Family-Patio Homes

	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	61	64	+ 4.9%	127	140	+ 10.2%
Sold Listings	52	62	+ 19.2%	111	113	+ 1.8%
Median Sales Price*	\$526,000	\$535,000	+ 1.7%	\$515,000	\$530,000	+ 2.9%
Average Sales Price*	\$522,473	\$564,615	+ 8.1%	\$542,713	\$561,853	+ 3.5%
Percent of List Price Received*	98.6%	99.9%	+ 1.3%	98.4%	100.1%	+ 1.7%
Days on Market Until Sale	51	62	+ 21.6%	50	60	+ 20.0%
Inventory of Homes for Sale	123	121	- 1.6%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 33.3%	--	--	--

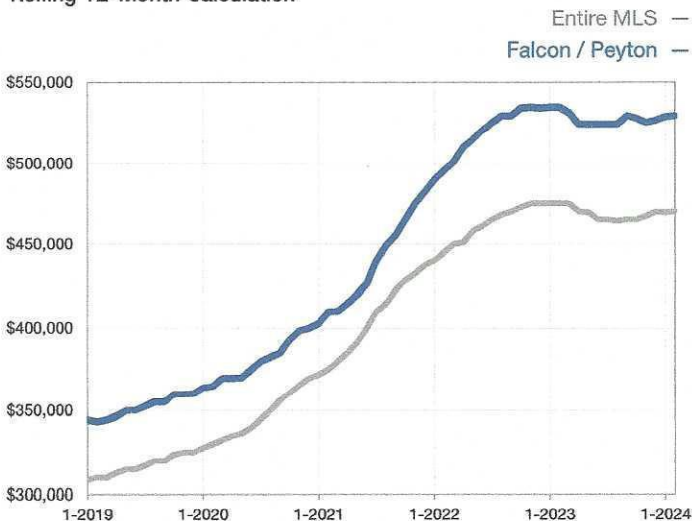
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### Townhouse/Condo

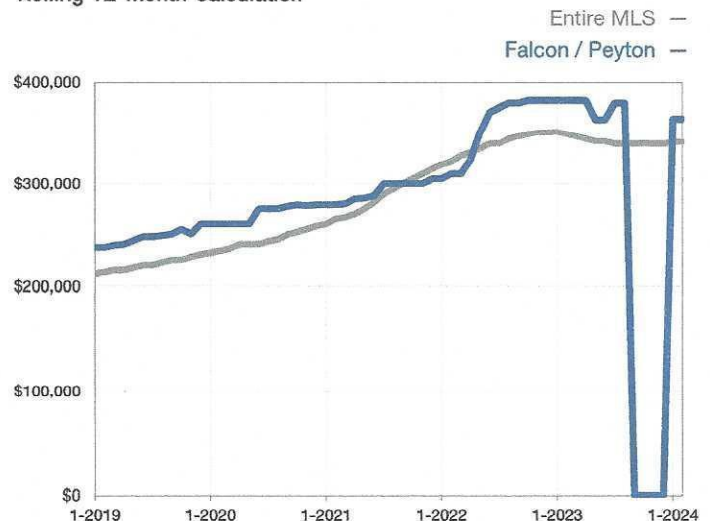
	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$365,000	--
Average Sales Price*	\$0	\$0	--	\$0	\$365,000	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	101.4%	--
Days on Market Until Sale	0	0	--	0	7	--
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 2024

A Research Tool Provided by the Colorado Association of REALTORS®

## Florissant

Teller County

### Single Family-Patio Homes

	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	17	18	+ 5.9%	24	34	+ 41.7%
Sold Listings	9	9	0.0%	17	15	- 11.8%
Median Sales Price*	\$410,000	<b>\$444,000</b>	+ 8.3%	\$485,000	<b>\$450,000</b>	- 7.2%
Average Sales Price*	\$486,667	<b>\$488,982</b>	+ 0.5%	\$519,112	<b>\$486,189</b>	- 6.3%
Percent of List Price Received*	97.4%	<b>98.1%</b>	+ 0.7%	97.3%	<b>98.0%</b>	+ 0.7%
Days on Market Until Sale	54	<b>72</b>	+ 33.3%	68	<b>70</b>	+ 2.9%
Inventory of Homes for Sale	42	<b>43</b>	+ 2.4%	--	--	--
Months Supply of Inventory	2.6	<b>3.5</b>	+ 34.6%	--	--	--

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

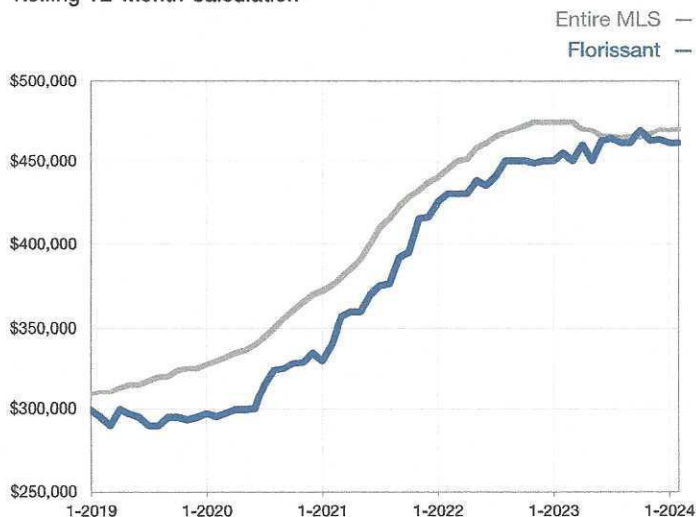
### Townhouse/Condo

	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	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.

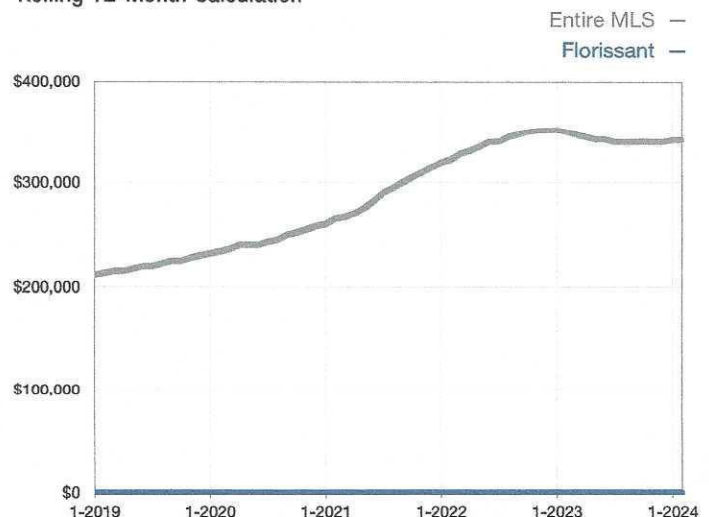
### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



# Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®

## Fountain

El Paso County

### Single Family-Patio Homes

Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	50	44	- 12.0%	102	92	- 9.8%
Sold Listings	46	36	- 21.7%	75	55	- 26.7%
Median Sales Price*	\$394,000	<b>\$410,000</b>	+ 4.1%	\$395,000	<b>\$412,000</b>	+ 4.3%
Average Sales Price*	\$396,536	<b>\$414,237</b>	+ 4.5%	\$397,649	<b>\$412,592</b>	+ 3.8%
Percent of List Price Received*	99.1%	<b>100.0%</b>	+ 0.9%	99.7%	<b>100.1%</b>	+ 0.4%
Days on Market Until Sale	38	39	+ 2.6%	45	39	- 13.3%
Inventory of Homes for Sale	67	67	0.0%	--	--	--
Months Supply of Inventory	1.1	1.5	+ 36.4%	--	--	--

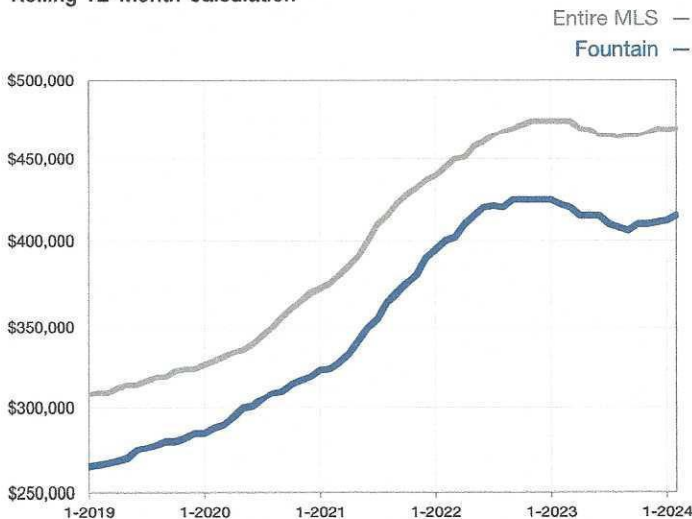
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Townhouse/Condo

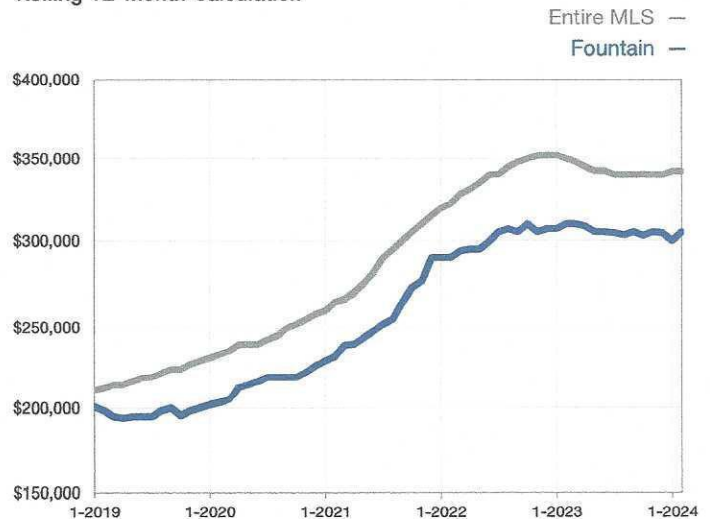
Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	1	6	+ 500.0%	4	10	+ 150.0%
Sold Listings	3	4	+ 33.3%	8	4	- 50.0%
Median Sales Price*	\$290,000	<b>\$319,950</b>	+ 10.3%	\$297,500	<b>\$319,950</b>	+ 7.5%
Average Sales Price*	\$306,000	<b>\$309,100</b>	+ 1.0%	\$304,125	<b>\$309,100</b>	+ 1.6%
Percent of List Price Received*	100.2%	<b>100.6%</b>	+ 0.4%	99.0%	<b>100.6%</b>	+ 1.6%
Days on Market Until Sale	24	61	+ 154.2%	21	61	+ 190.5%
Inventory of Homes for Sale	1	5	+ 400.0%	--	--	--
Months Supply of Inventory	0.2	1.4	+ 600.0%	--	--	--

\* 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 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Manitou Springs

El Paso County

### Single Family-Patio Homes

	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	3	8	+ 166.7%	11	9	- 18.2%
Sold Listings	7	2	- 71.4%	8	6	- 25.0%
Median Sales Price*	\$510,000	<b>\$670,000</b>	+ 31.4%	\$472,500	<b>\$563,000</b>	+ 19.2%
Average Sales Price*	\$598,261	<b>\$670,000</b>	+ 12.0%	\$577,854	<b>\$598,500</b>	+ 3.6%
Percent of List Price Received*	98.1%	<b>99.4%</b>	+ 1.3%	97.9%	<b>95.4%</b>	- 2.6%
Days on Market Until Sale	38	0	- 100.0%	37	61	+ 64.9%
Inventory of Homes for Sale	17	15	- 11.8%	--	--	--
Months Supply of Inventory	2.6	2.8	+ 7.7%	--	--	--

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

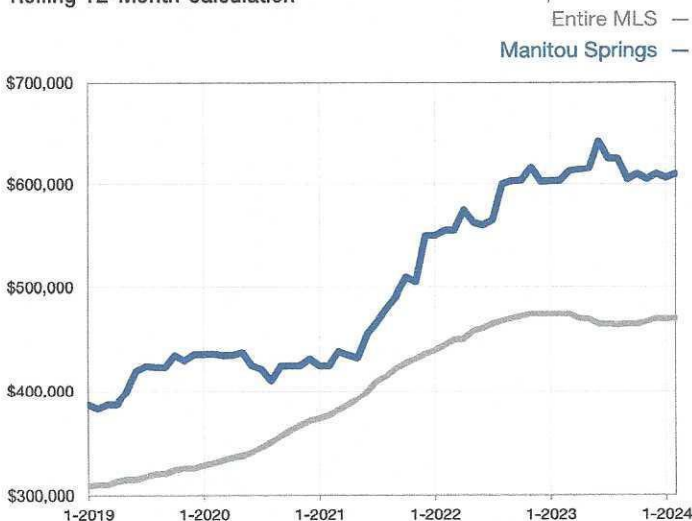
### Townhouse/Condo

	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	1	1	0.0%	2	2	0.0%
Sold Listings	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$448,500	<b>\$0</b>	- 100.0%	\$448,500	<b>\$0</b>	- 100.0%
Average Sales Price*	\$448,500	<b>\$0</b>	- 100.0%	\$448,500	<b>\$0</b>	- 100.0%
Percent of List Price Received*	99.7%	<b>0.0%</b>	- 100.0%	99.7%	<b>0.0%</b>	- 100.0%
Days on Market Until Sale	2	0	- 100.0%	2	0	- 100.0%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	4.2	5.0	+ 19.0%	--	--	--

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

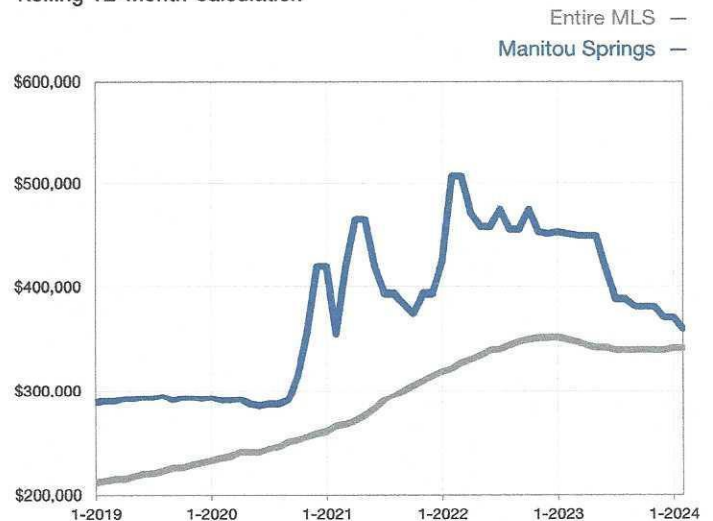
### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



# Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Monument / Palmer Lake / Larkspur

El Paso County

### Single Family-Patio Homes

	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	41	50	+ 22.0%	89	82	- 7.9%
Sold Listings	25	26	+ 4.0%	54	54	0.0%
Median Sales Price*	\$699,500	<b>\$773,900</b>	+ 10.6%	\$702,500	<b>\$762,000</b>	+ 8.5%
Average Sales Price*	\$771,819	<b>\$826,800</b>	+ 7.1%	\$737,141	<b>\$858,032</b>	+ 16.4%
Percent of List Price Received*	98.2%	<b>98.8%</b>	+ 0.6%	98.0%	<b>98.9%</b>	+ 0.9%
Days on Market Until Sale	56	65	+ 16.1%	59	65	+ 10.2%
Inventory of Homes for Sale	95	119	+ 25.3%	--	--	--
Months Supply of Inventory	1.9	2.5	+ 31.6%	--	--	--

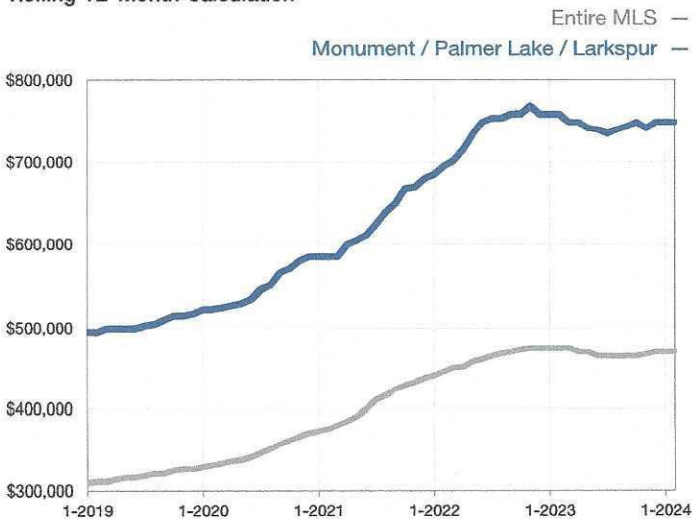
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Townhouse/Condo

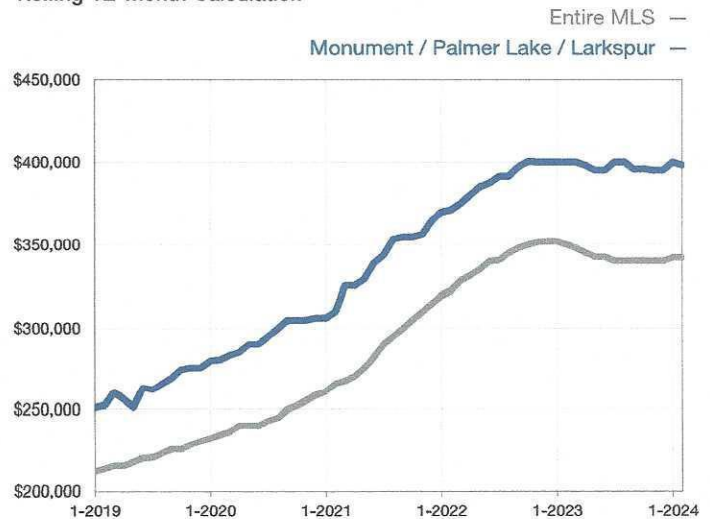
	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	5	6	+ 20.0%	13	10	- 23.1%
Sold Listings	5	0	- 100.0%	8	1	- 87.5%
Median Sales Price*	\$400,000	<b>\$0</b>	- 100.0%	\$391,250	<b>\$400,000</b>	+ 2.2%
Average Sales Price*	\$388,000	<b>\$0</b>	- 100.0%	\$381,238	<b>\$400,000</b>	+ 4.9%
Percent of List Price Received*	97.9%	<b>0.0%</b>	- 100.0%	98.6%	<b>97.8%</b>	- 0.8%
Days on Market Until Sale	7	0	- 100.0%	19	44	+ 131.6%
Inventory of Homes for Sale	9	11	+ 22.2%	--	--	--
Months Supply of Inventory	1.5	2.9	+ 93.3%	--	--	--

\* 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 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Rush / Truckton / Yoder

El Paso County

### Single Family-Patio Homes

	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	9	5	- 44.4%	12	11	- 8.3%
Sold Listings	5	0	- 100.0%	7	3	- 57.1%
Median Sales Price*	\$379,900	\$0	- 100.0%	\$379,900	\$463,000	+ 21.9%
Average Sales Price*	\$381,880	\$0	- 100.0%	\$366,200	\$466,300	+ 27.3%
Percent of List Price Received*	99.5%	0.0%	- 100.0%	99.3%	100.6%	+ 1.3%
Days on Market Until Sale	82	0	- 100.0%	74	81	+ 9.5%
Inventory of Homes for Sale	26	27	+ 3.8%	--	--	--
Months Supply of Inventory	5.4	6.5	+ 20.4%	--	--	--

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

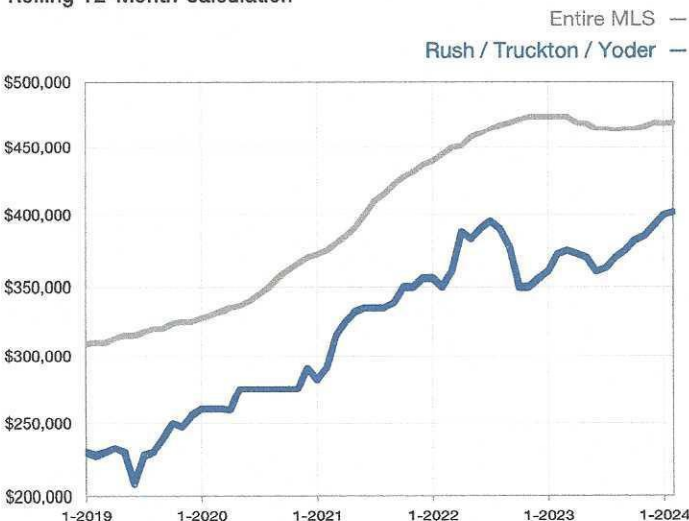
### Townhouse/Condo

	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	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.

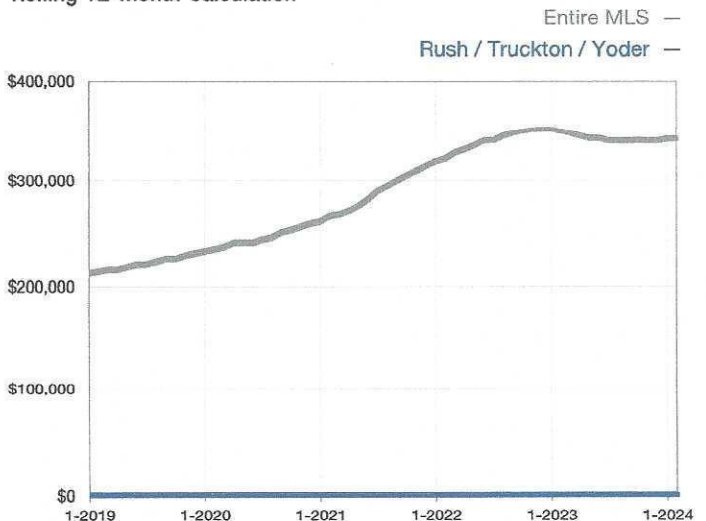
### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



# Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®

## Security-Widefield

El Paso County

Single Family-Patio Homes	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	1	0	- 100.0%	1	0	- 100.0%
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	--	--	--	--

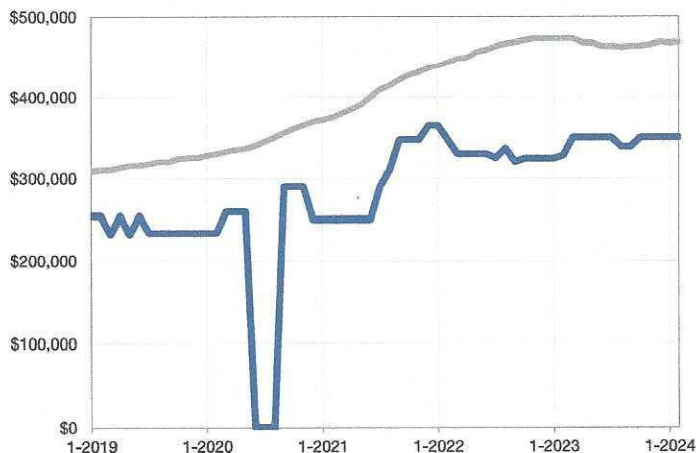
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	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.

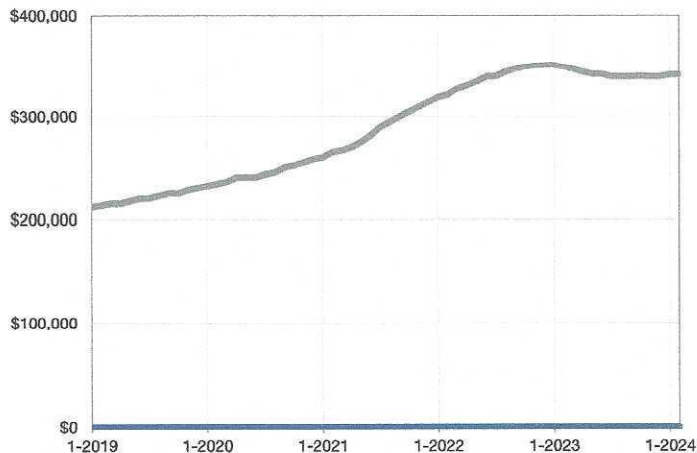
**Median Sales Price – Single Family**  
Rolling 12-Month Calculation

Entire MLS —  
Security-Widefield —



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

Entire MLS —  
Security-Widefield —



# Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®

## Teller County

### Single Family-Patio Homes

	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	47	54	+ 14.9%	83	105	+ 26.5%
Sold Listings	21	27	+ 28.6%	45	56	+ 24.4%
Median Sales Price*	\$490,000	<b>\$535,000</b>	+ 9.2%	\$515,000	<b>\$472,000</b>	- 8.3%
Average Sales Price*	\$562,690	<b>\$558,509</b>	- 0.7%	\$614,734	<b>\$543,046</b>	- 11.7%
Percent of List Price Received*	97.4%	<b>97.3%</b>	- 0.1%	97.5%	<b>97.5%</b>	0.0%
Days on Market Until Sale	62	<b>67</b>	+ 8.1%	59	<b>67</b>	+ 13.6%
Inventory of Homes for Sale	122	<b>139</b>	+ 13.9%	--	--	--
Months Supply of Inventory	2.3	<b>3.1</b>	+ 34.8%	--	--	--

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

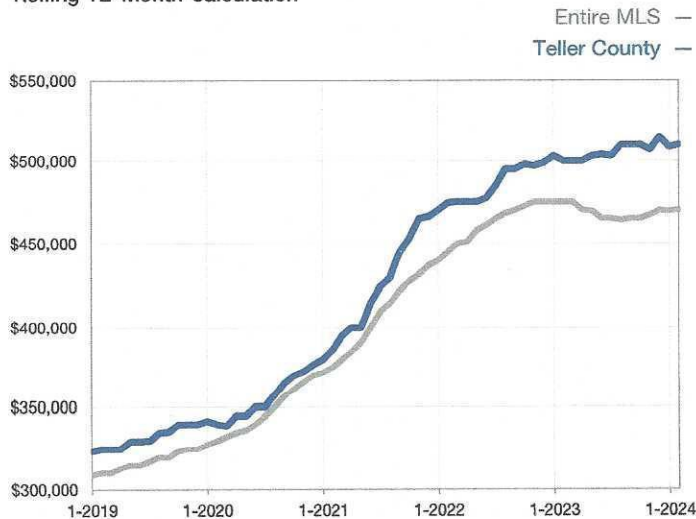
### Townhouse/Condo

	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	6	5	- 16.7%	13	10	- 23.1%
Sold Listings	0	3	--	2	5	+ 150.0%
Median Sales Price*	\$0	<b>\$499,000</b>	--	\$323,500	<b>\$465,000</b>	+ 43.7%
Average Sales Price*	\$0	<b>\$445,333</b>	--	\$323,500	<b>\$421,900</b>	+ 30.4%
Percent of List Price Received*	0.0%	<b>98.9%</b>	--	100.0%	<b>97.9%</b>	- 2.1%
Days on Market Until Sale	0	<b>16</b>	--	26	<b>19</b>	- 26.9%
Inventory of Homes for Sale	5	<b>15</b>	+ 200.0%	--	--	--
Months Supply of Inventory	1.2	<b>4.0</b>	+ 233.3%	--	--	--

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

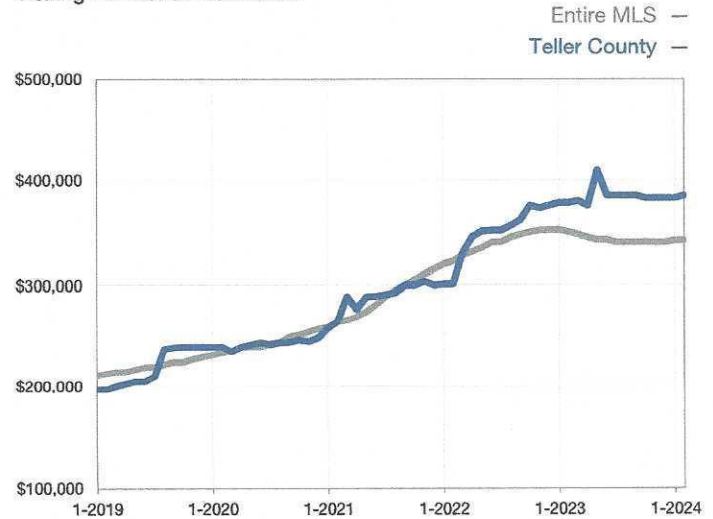
### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



# Local Market Update for February 2024

A Research Tool Provided by the Colorado Association of REALTORS®

## Victor / Goldfield

Teller County

### Single Family-Patio Homes

	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	3	2	- 33.3%	5	3	- 40.0%
Sold Listings	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$500,000	--
Average Sales Price*	\$0	\$0	--	\$0	\$500,000	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	98.0%	--
Days on Market Until Sale	0	0	--	0	15	--
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	7.0	3.3	- 52.9%	--	--	--

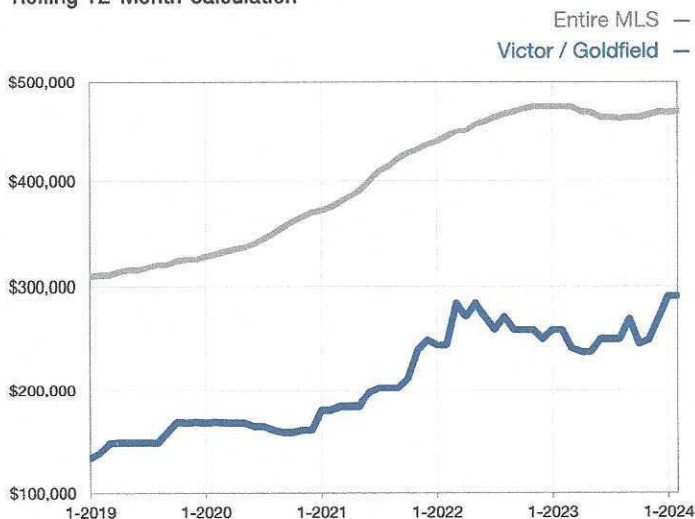
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### Townhouse/Condo

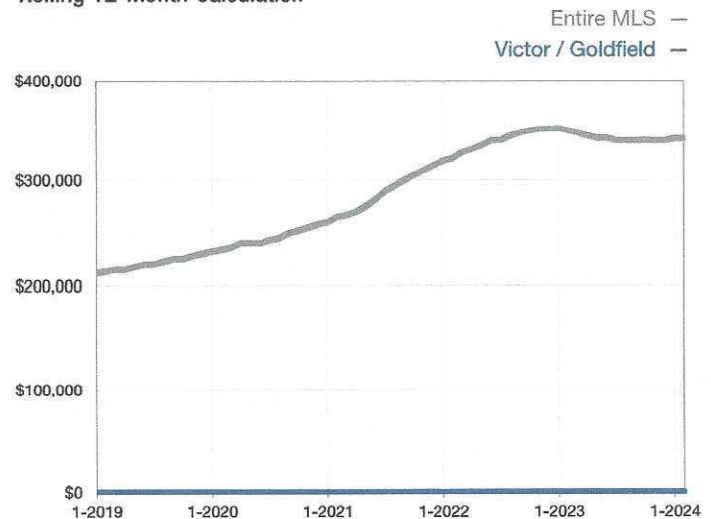
	February			Year to Date		
Key Metrics	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 February 2024

A Research Tool Provided by the Colorado Association of REALTORS®

## Woodland Park

Teller County

### Single Family-Patio Homes

Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	15	21	+ 40.0%	32	42	+ 31.3%
Sold Listings	6	14	+ 133.3%	16	29	+ 81.3%
Median Sales Price*	\$554,500	<b>\$587,500</b>	+ 6.0%	\$562,500	<b>\$575,000</b>	+ 2.2%
Average Sales Price*	\$533,167	<b>\$608,743</b>	+ 14.2%	\$660,041	<b>\$575,705</b>	- 12.8%
Percent of List Price Received*	98.7%	<b>96.5%</b>	- 2.2%	98.3%	<b>97.0%</b>	- 1.3%
Days on Market Until Sale	28	54	+ 92.9%	29	67	+ 131.0%
Inventory of Homes for Sale	41	51	+ 24.4%	--	--	--
Months Supply of Inventory	1.8	2.5	+ 38.9%	--	--	--

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

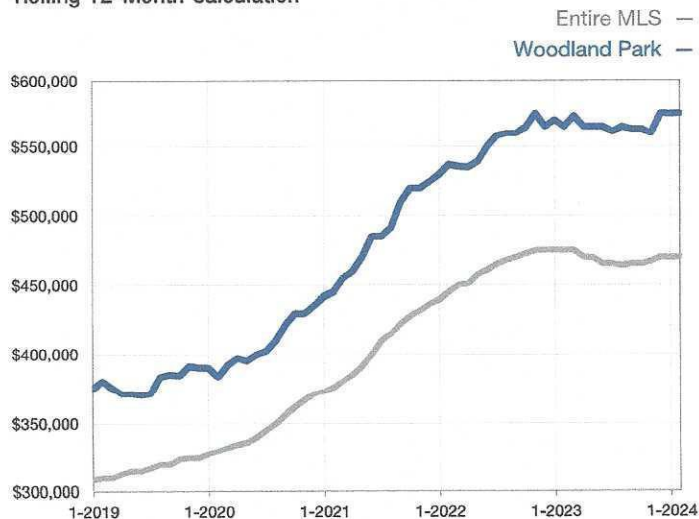
### Townhouse/Condo

Key Metrics	February			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 02-2023	Thru 02-2024	Percent Change from Previous Year
New Listings	6	3	- 50.0%	11	7	- 36.4%
Sold Listings	0	3	--	1	5	+ 400.0%
Median Sales Price*	\$0	<b>\$499,000</b>	--	\$479,000	<b>\$465,000</b>	- 2.9%
Average Sales Price*	\$0	<b>\$445,333</b>	--	\$479,000	<b>\$421,900</b>	- 11.9%
Percent of List Price Received*	0.0%	<b>98.9%</b>	--	100.0%	<b>97.9%</b>	- 2.1%
Days on Market Until Sale	0	16	--	0	19	--
Inventory of Homes for Sale	3	11	+ 266.7%	--	--	--
Months Supply of Inventory	0.9	3.5	+ 288.9%	--	--	--

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

### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

