

# Local Market Update for March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Black Forest / Elbert

El Paso County

### Single Family-Patio Homes

Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	4	5	+ 25.0%	9	14	+ 55.6%
Sold Listings	7	6	- 14.3%	12	10	- 16.7%
Median Sales Price*	\$916,000	\$663,408	- 27.6%	\$772,500	\$732,500	- 5.2%
Average Sales Price*	\$1,119,662	\$663,303	- 40.8%	\$935,053	\$716,982	- 23.3%
Percent of List Price Received*	105.0%	96.2%	- 8.4%	104.4%	96.0%	- 8.0%
Days on Market Until Sale	38	51	+ 34.2%	25	56	+ 124.0%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
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.

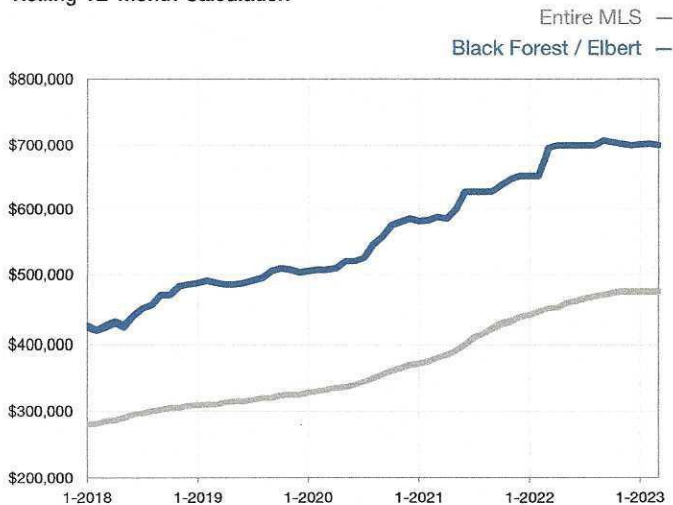
### Townhouse/Condo

Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	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.

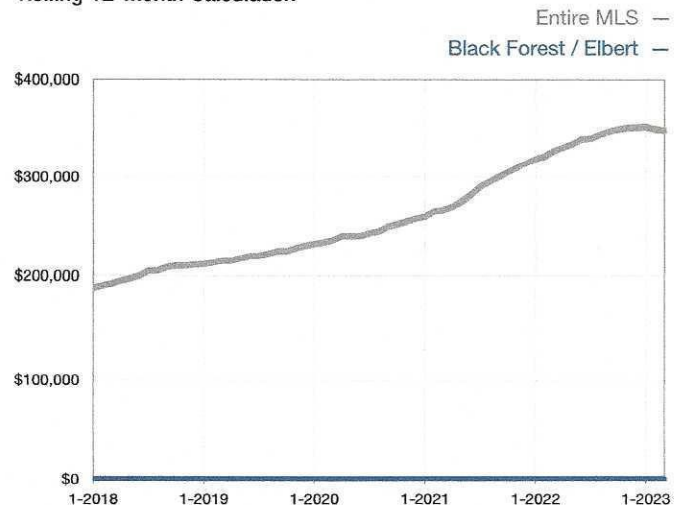
### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



# Local Market Update for March 2023

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## Calhan / Ramah

El Paso County

### Single Family-Patio Homes

Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	14	11	- 21.4%	32	40	+ 25.0%
Sold Listings	12	12	0.0%	30	23	- 23.3%
Median Sales Price*	\$472,500	\$432,741	- 8.4%	\$430,000	\$440,300	+ 2.4%
Average Sales Price*	\$465,825	\$448,669	- 3.7%	\$517,143	\$465,784	- 9.9%
Percent of List Price Received*	100.8%	99.3%	- 1.5%	99.5%	97.6%	- 1.9%
Days on Market Until Sale	27	45	+ 66.7%	34	42	+ 23.5%
Inventory of Homes for Sale	16	34	+ 112.5%	--	--	--
Months Supply of Inventory	1.4	3.5	+ 150.0%	--	--	--

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

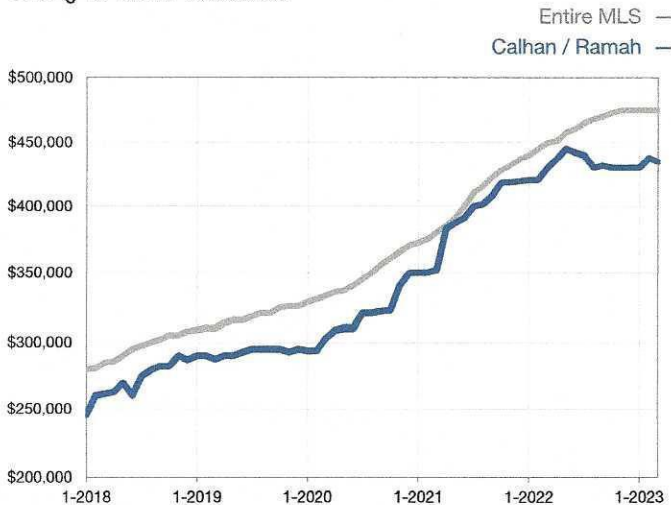
### Townhouse/Condo

Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	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.

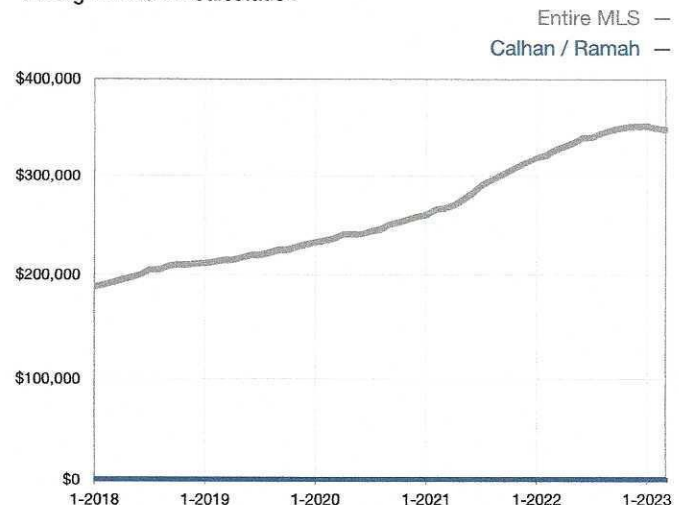
### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation





## Local Market Update for March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



# Cascade / Chipita Park / Green Mountain Falls

El Paso and Teller Counties

### Single Family-Patio Homes

Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	2	1	- 50.0%	3	3	0.0%
Sold Listings	1	0	- 100.0%	2	4	+ 100.0%
Median Sales Price*	\$446,000	\$0	- 100.0%	\$363,000	\$712,500	+ 96.3%
Average Sales Price*	\$446,000	\$0	- 100.0%	\$363,000	\$765,125	+ 110.8%
Percent of List Price Received*	102.1%	0.0%	- 100.0%	101.0%	92.4%	- 8.5%
Days on Market Until Sale	8	0	- 100.0%	6	102	+ 1600.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.5	--	--	--	--

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

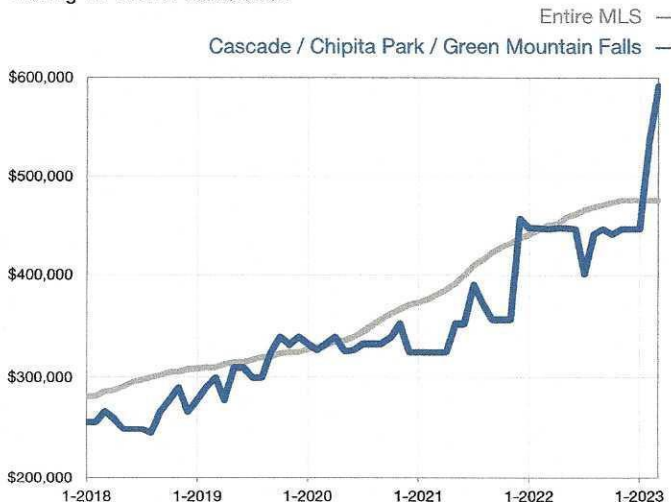
### Townhouse/Condo

Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	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.

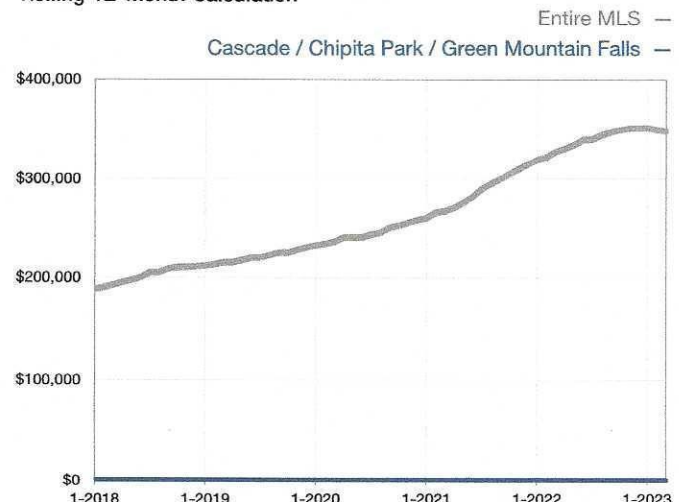
### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



# Local Market Update for March 2023

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## Colorado Springs

El Paso County

### Single Family-Patio Homes

Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	1,236	856	- 30.7%	2,854	1,991	- 30.2%
Sold Listings	917	682	- 25.6%	2,284	1,671	- 26.8%
Median Sales Price*	\$474,900	\$450,000	- 5.2%	\$460,000	\$441,000	- 4.1%
Average Sales Price*	\$531,715	\$512,921	- 3.5%	\$517,950	\$508,582	- 1.8%
Percent of List Price Received*	104.4%	99.3%	- 4.9%	103.1%	98.8%	- 4.2%
Days on Market Until Sale	11	43	+ 290.9%	12	49	+ 308.3%
Inventory of Homes for Sale	595	874	+ 46.9%	--	--	--
Months Supply of Inventory	0.6	1.1	+ 83.3%	--	--	--

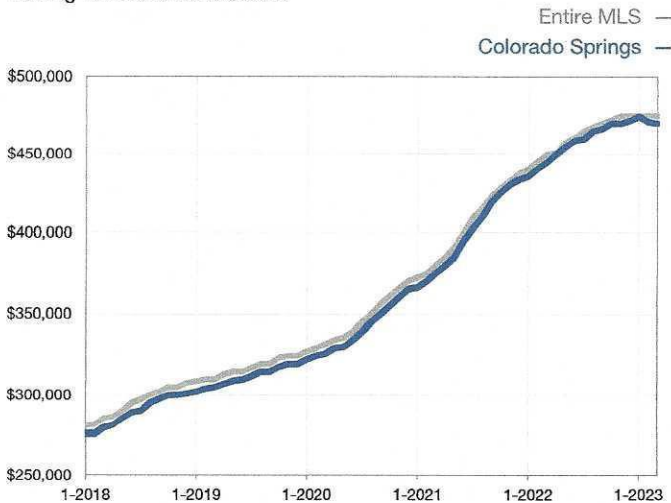
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### Townhouse/Condo

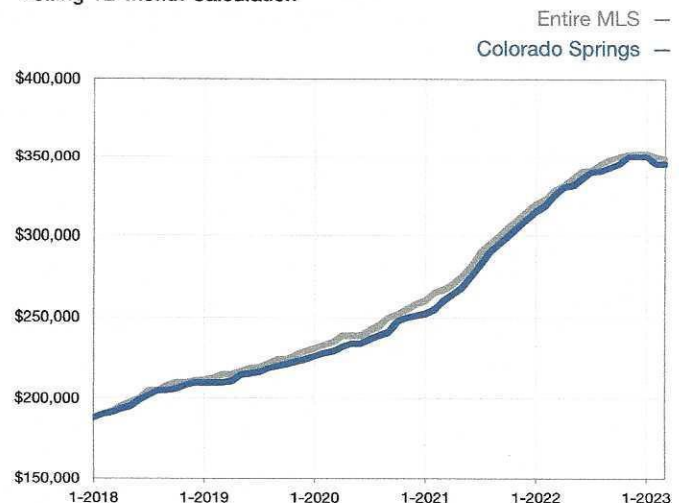
Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	197	176	- 10.7%	542	457	- 15.7%
Sold Listings	203	137	- 32.5%	473	293	- 38.1%
Median Sales Price*	\$355,000	\$335,000	- 5.6%	\$355,000	\$333,500	- 6.1%
Average Sales Price*	\$366,635	\$347,291	- 5.3%	\$353,352	\$346,046	- 2.1%
Percent of List Price Received*	103.1%	99.6%	- 3.4%	102.6%	99.2%	- 3.3%
Days on Market Until Sale	16	32	+ 100.0%	15	36	+ 140.0%
Inventory of Homes for Sale	105	226	+ 115.2%	--	--	--
Months Supply of Inventory	0.5	1.5	+ 200.0%	--	--	--

\* 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 March 2023

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## Cripple Creek

Teller County

### Single Family-Patio Homes

Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	9	7	- 22.2%	19	14	- 26.3%
Sold Listings	5	4	- 20.0%	9	7	- 22.2%
Median Sales Price*	\$240,000	<b>\$440,000</b>	+ 83.3%	\$251,000	<b>\$440,000</b>	+ 75.3%
Average Sales Price*	\$344,800	<b>\$435,750</b>	+ 26.4%	\$356,000	<b>\$396,500</b>	+ 11.4%
Percent of List Price Received*	100.9%	<b>100.3%</b>	- 0.6%	99.6%	<b>99.8%</b>	+ 0.2%
Days on Market Until Sale	49	<b>90</b>	+ 83.7%	49	<b>67</b>	+ 36.7%
Inventory of Homes for Sale	12	<b>19</b>	+ 58.3%	--	--	--
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.

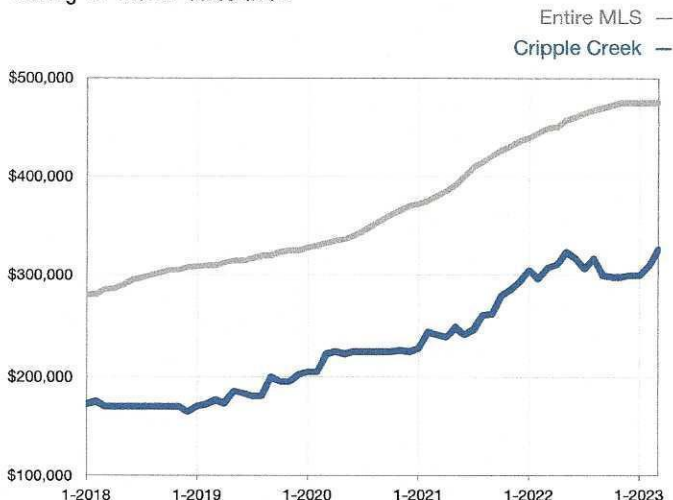
### Townhouse/Condo

Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	0	1	--	1	3	+ 200.0%
Sold Listings	1	0	- 100.0%	2	1	- 50.0%
Median Sales Price*	\$159,900	<b>\$0</b>	- 100.0%	\$207,450	<b>\$168,000</b>	- 19.0%
Average Sales Price*	\$159,900	<b>\$0</b>	- 100.0%	\$207,450	<b>\$168,000</b>	- 19.0%
Percent of List Price Received*	100.0%	<b>0.0%</b>	- 100.0%	97.2%	<b>100.0%</b>	+ 2.9%
Days on Market Until Sale	97	0	- 100.0%	55	<b>51</b>	- 7.3%
Inventory of Homes for Sale	1	<b>3</b>	+ 200.0%	--	--	--
Months Supply of Inventory	0.6	<b>2.4</b>	+ 300.0%	--	--	--

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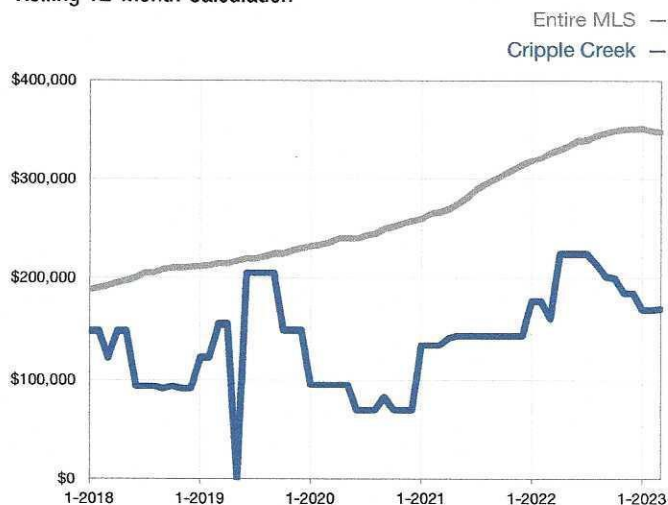
### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



# Local Market Update for March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Divide

Teller County

### Single Family-Patio Homes

Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	10	7	- 30.0%	24	20	- 16.7%
Sold Listings	11	8	- 27.3%	28	19	- 32.1%
Median Sales Price*	\$705,000	\$612,260	- 13.2%	\$475,250	\$575,000	+ 21.0%
Average Sales Price*	\$711,864	\$712,315	+ 0.1%	\$535,486	\$694,527	+ 29.7%
Percent of List Price Received*	101.1%	97.0%	- 4.1%	99.6%	97.3%	- 2.3%
Days on Market Until Sale	17	114	+ 570.6%	23	91	+ 295.7%
Inventory of Homes for Sale	12	17	+ 41.7%	--	--	--
Months Supply of Inventory	1.0	1.6	+ 60.0%	--	--	--

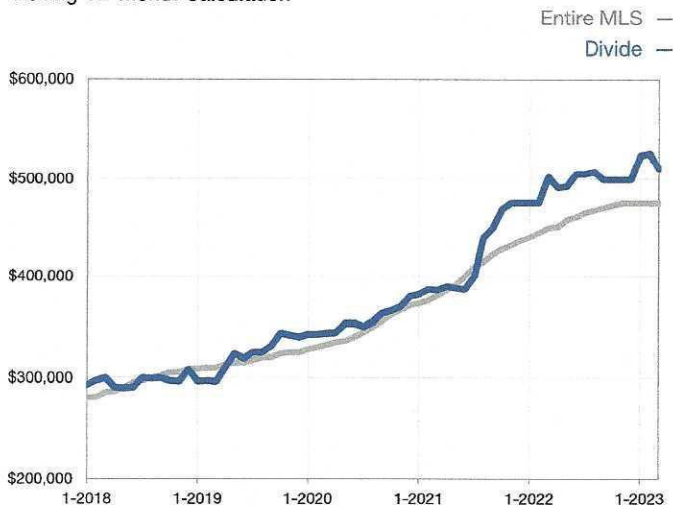
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### Townhouse/Condo

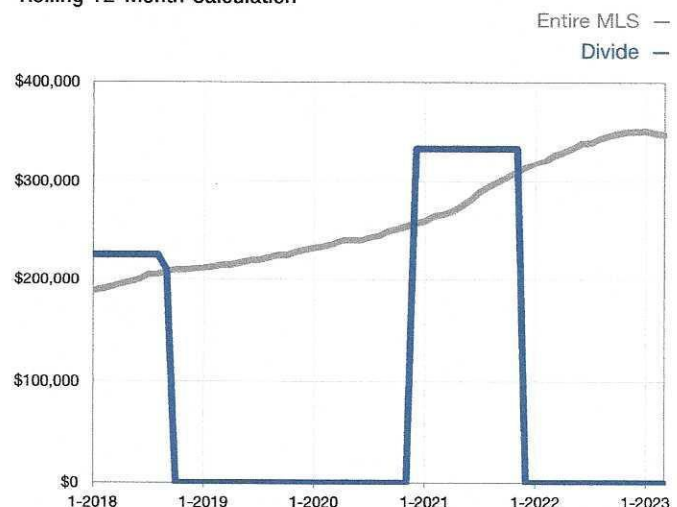
Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 March 2023

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## Ellicott

El Paso County

### Single Family-Patio Homes

Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	0	0	--	0	2	--
Sold Listings	0	3	--	0	3	--
Median Sales Price*	\$0	\$335,400	--	\$0	\$335,400	--
Average Sales Price*	\$0	\$374,267	--	\$0	\$374,267	--
Percent of List Price Received*	0.0%	104.2%	--	0.0%	104.2%	--
Days on Market Until Sale	0	147	--	0	147	--
Inventory of Homes for Sale	0	6	--	--	--	--
Months Supply of Inventory	0.0	2.4	--	--	--	--

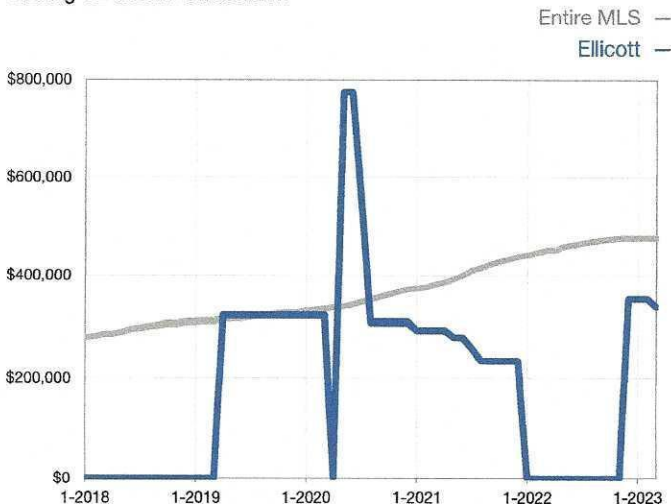
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### Townhouse/Condo

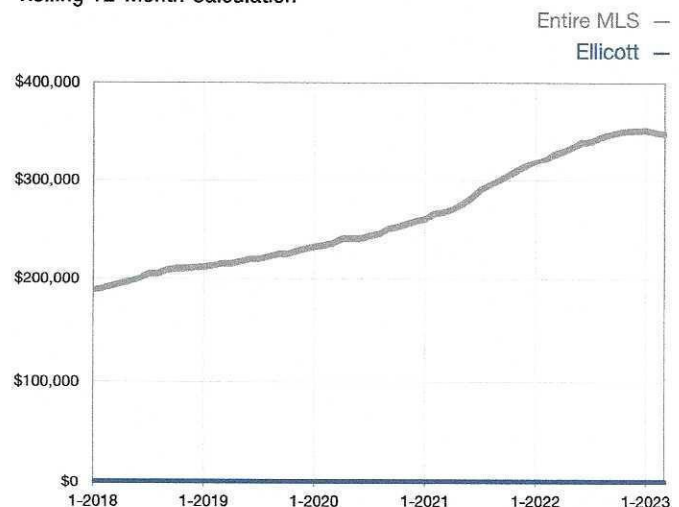
Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## El Paso County

### Single Family-Patio Homes

Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	1,574	1,090	- 30.7%	3,588	2,603	- 27.5%
Sold Listings	1,140	894	- 21.6%	2,862	2,155	- 24.7%
Median Sales Price*	\$480,000	\$463,750	- 3.4%	\$467,000	\$450,000	- 3.6%
Average Sales Price*	\$541,784	\$524,749	- 3.1%	\$525,945	\$517,768	- 1.6%
Percent of List Price Received*	104.2%	99.3%	- 4.7%	103.0%	98.8%	- 4.1%
Days on Market Until Sale	11	45	+ 309.1%	12	49	+ 308.3%
Inventory of Homes for Sale	788	1,230	+ 56.1%	--	--	--
Months Supply of Inventory	0.6	1.2	+ 100.0%	--	--	--

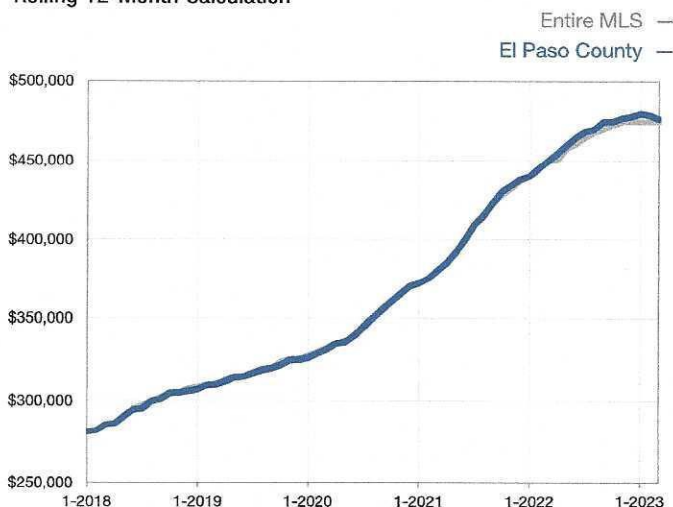
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### Townhouse/Condo

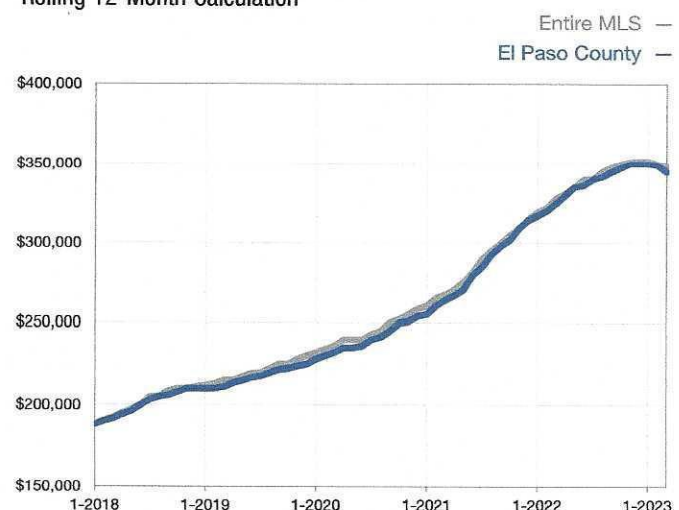
Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	222	182	- 18.0%	599	482	- 19.5%
Sold Listings	220	146	- 33.6%	522	319	- 38.9%
Median Sales Price*	\$357,000	\$335,000	- 6.2%	\$356,000	\$335,000	- 5.9%
Average Sales Price*	\$368,542	\$348,369	- 5.5%	\$355,203	\$346,726	- 2.4%
Percent of List Price Received*	103.1%	99.6%	- 3.4%	102.5%	99.2%	- 3.2%
Days on Market Until Sale	15	32	+ 113.3%	14	35	+ 150.0%
Inventory of Homes for Sale	113	237	+ 109.7%	--	--	--
Months Supply of Inventory	0.5	1.5	+ 200.0%	--	--	--

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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 March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Falcon / Peyton

El Paso County

### Single Family-Patio Homes

Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	149	68	- 54.4%	320	194	- 39.4%
Sold Listings	87	71	- 18.4%	219	182	- 16.9%
Median Sales Price*	\$550,000	\$510,000	- 7.3%	\$525,000	\$514,995	- 1.9%
Average Sales Price*	\$575,086	\$530,863	- 7.7%	\$551,192	\$538,035	- 2.4%
Percent of List Price Received*	102.7%	99.4%	- 3.2%	102.3%	98.8%	- 3.4%
Days on Market Until Sale	10	55	+ 450.0%	11	52	+ 372.7%
Inventory of Homes for Sale	80	118	+ 47.5%	--	--	--
Months Supply of Inventory	0.9	1.4	+ 55.6%	--	--	--

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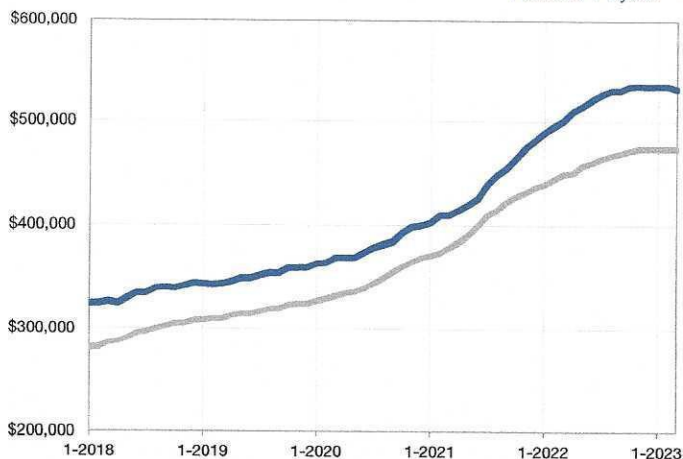
### Townhouse/Condo

Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	3	0	- 100.0%	3	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.

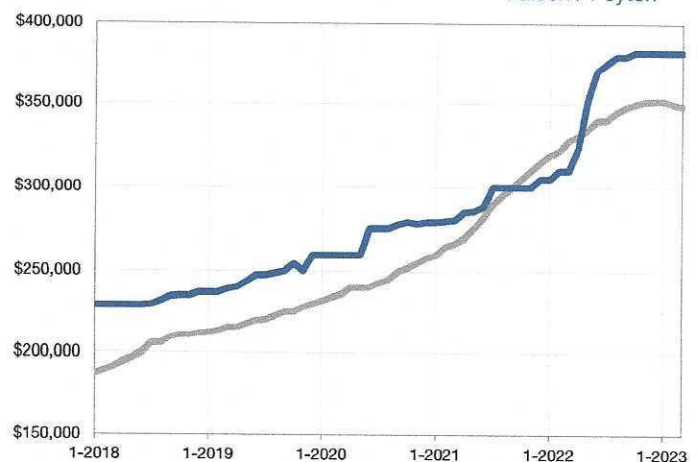
### Median Sales Price – Single Family Rolling 12-Month Calculation

Entire MLS —  
Falcon / Peyton —



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

Entire MLS —  
Falcon / Peyton —



# Local Market Update for March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Florissant

Teller County

### Single Family-Patio Homes

Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	21	27	+ 28.6%	46	51	+ 10.9%
Sold Listings	17	12	- 29.4%	46	29	- 37.0%
Median Sales Price*	\$457,500	<b>\$429,750</b>	- 6.1%	\$441,000	<b>\$442,000</b>	+ 0.2%
Average Sales Price*	\$529,359	<b>\$447,410</b>	- 15.5%	\$485,986	<b>\$489,442</b>	+ 0.7%
Percent of List Price Received*	98.1%	<b>98.0%</b>	- 0.1%	99.1%	<b>97.6%</b>	- 1.5%
Days on Market Until Sale	31	88	+ 183.9%	27	76	+ 181.5%
Inventory of Homes for Sale	19	38	+ 100.0%	--	--	--
Months Supply of Inventory	1.0	2.5	+ 150.0%	--	--	--

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

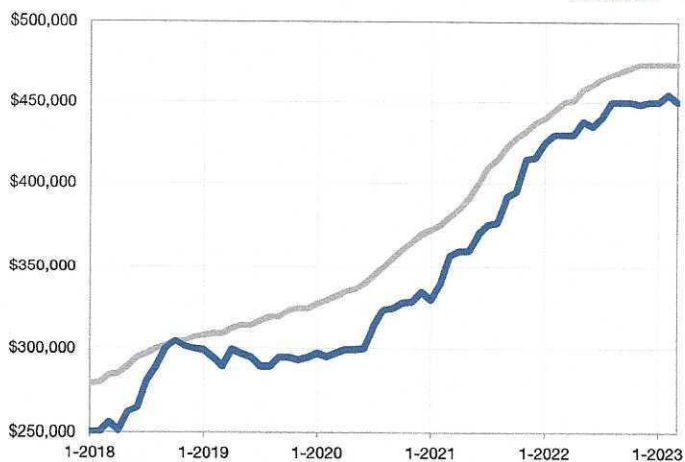
### Townhouse/Condo

Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	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.

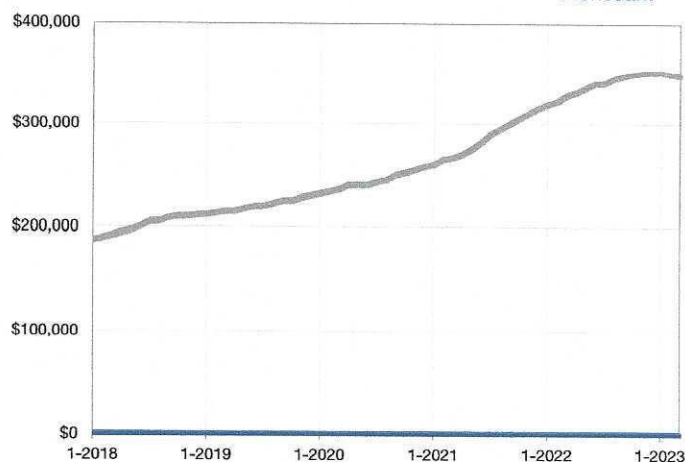
### Median Sales Price – Single Family Rolling 12-Month Calculation

Entire MLS —  
Florissant —



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

Entire MLS —  
Florissant —





# Local Market Update for March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Fountain

El Paso County

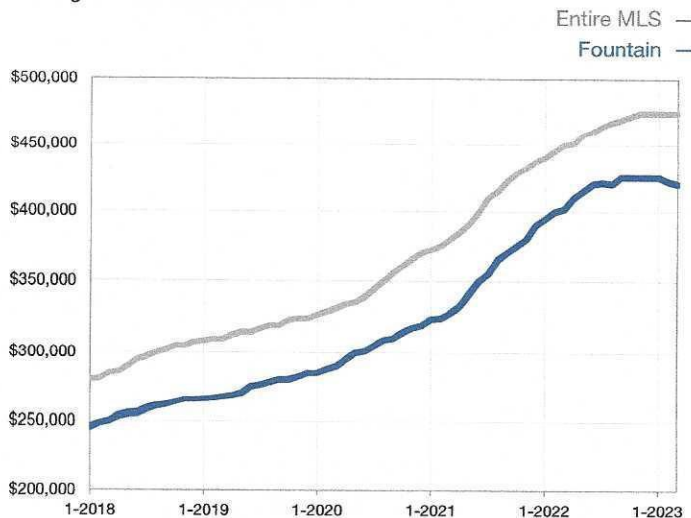
Single Family-Patio Homes	March			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	86	54	- 37.2%	195	154	- 21.0%
Sold Listings	66	45	- 31.8%	176	120	- 31.8%
Median Sales Price*	\$432,500	\$399,000	- 7.7%	\$425,000	\$395,000	- 7.1%
Average Sales Price*	\$431,373	\$405,786	- 5.9%	\$424,430	\$400,700	- 5.6%
Percent of List Price Received*	104.2%	100.0%	- 4.0%	103.5%	99.8%	- 3.6%
Days on Market Until Sale	8	36	+ 350.0%	7	42	+ 500.0%
Inventory of Homes for Sale	35	54	+ 54.3%	--	--	--
Months Supply of Inventory	0.4	1.0	+ 150.0%	--	--	--

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

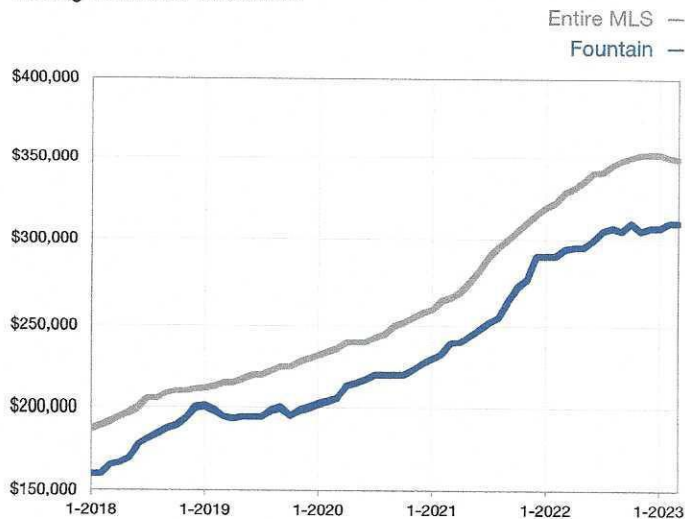
Townhouse/Condo	March			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	6	4	- 33.3%	15	8	- 46.7%
Sold Listings	5	2	- 60.0%	14	10	- 28.6%
Median Sales Price*	\$319,000	\$322,500	+ 1.1%	\$290,000	\$307,500	+ 6.0%
Average Sales Price*	\$306,200	\$322,500	+ 5.3%	\$293,136	\$307,800	+ 5.0%
Percent of List Price Received*	103.5%	99.6%	- 3.8%	102.3%	99.1%	- 3.1%
Days on Market Until Sale	7	23	+ 228.6%	7	21	+ 200.0%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	0.4	--	--	--	--

\* 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 March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Manitou Springs

El Paso County

### Single Family-Patio Homes

Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	9	6	- 33.3%	21	17	- 19.0%
Sold Listings	9	7	- 22.2%	17	15	- 11.8%
Median Sales Price*	\$565,000	<b>\$526,000</b>	- 6.9%	\$560,000	<b>\$510,000</b>	- 8.9%
Average Sales Price*	\$577,667	<b>\$609,786</b>	+ 5.6%	\$575,524	<b>\$592,755</b>	+ 3.0%
Percent of List Price Received*	101.8%	<b>98.6%</b>	- 3.1%	101.5%	<b>98.2%</b>	- 3.3%
Days on Market Until Sale	21	<b>72</b>	+ 242.9%	22	<b>53</b>	+ 140.9%
Inventory of Homes for Sale	4	<b>13</b>	+ 225.0%	--	--	--
Months Supply of Inventory	0.5	<b>2.0</b>	+ 300.0%	--	--	--

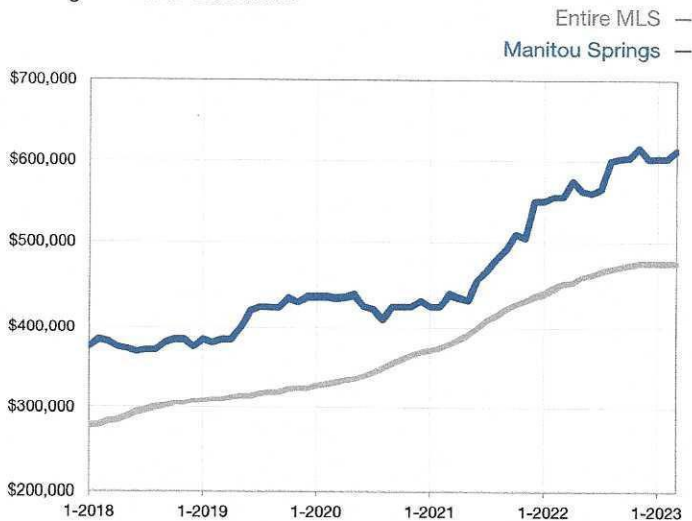
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### Townhouse/Condo

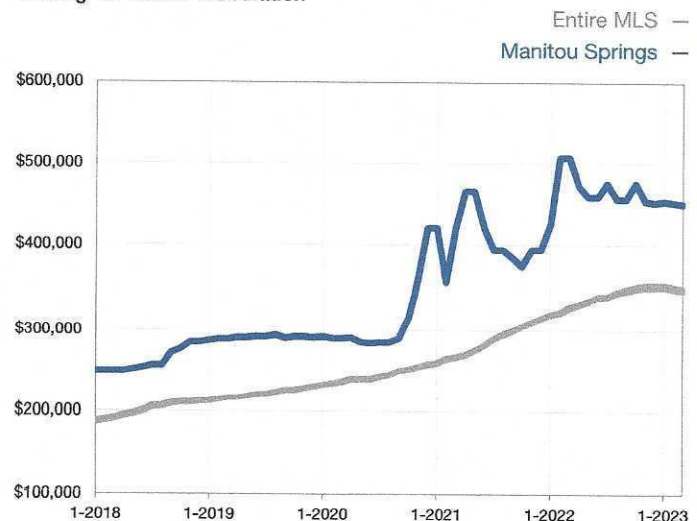
Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	2	0	- 100.0%	5	2	- 60.0%
Sold Listings	2	1	- 50.0%	3	2	- 33.3%
Median Sales Price*	\$597,402	<b>\$325,000</b>	- 45.6%	\$550,000	<b>\$386,750</b>	- 29.7%
Average Sales Price*	\$597,402	<b>\$325,000</b>	- 45.6%	\$539,935	<b>\$386,750</b>	- 28.4%
Percent of List Price Received*	99.6%	<b>101.6%</b>	+ 2.0%	99.7%	<b>100.6%</b>	+ 0.9%
Days on Market Until Sale	20	<b>11</b>	- 45.0%	16	<b>7</b>	- 56.3%
Inventory of Homes for Sale	3	<b>5</b>	+ 66.7%	--	--	--
Months Supply of Inventory	1.8	<b>3.9</b>	+ 116.7%	--	--	--

\* 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 March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Monument / Palmer Lake / Larkspur

El Paso County

### Single Family-Patio Homes

Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	71	83	+ 16.9%	154	172	+ 11.7%
Sold Listings	42	63	+ 50.0%	115	117	+ 1.7%
Median Sales Price*	\$835,000	<b>\$695,000</b>	- 16.8%	\$750,000	<b>\$699,995</b>	- 6.7%
Average Sales Price*	\$859,789	<b>\$793,036</b>	- 7.8%	\$799,363	<b>\$767,238</b>	- 4.0%
Percent of List Price Received*	103.5%	<b>98.7%</b>	- 4.6%	102.9%	<b>98.4%</b>	- 4.4%
Days on Market Until Sale	10	57	+ 470.0%	17	58	+ 241.2%
Inventory of Homes for Sale	51	108	+ 111.8%	--	--	--
Months Supply of Inventory	0.8	2.1	+ 162.5%	--	--	--

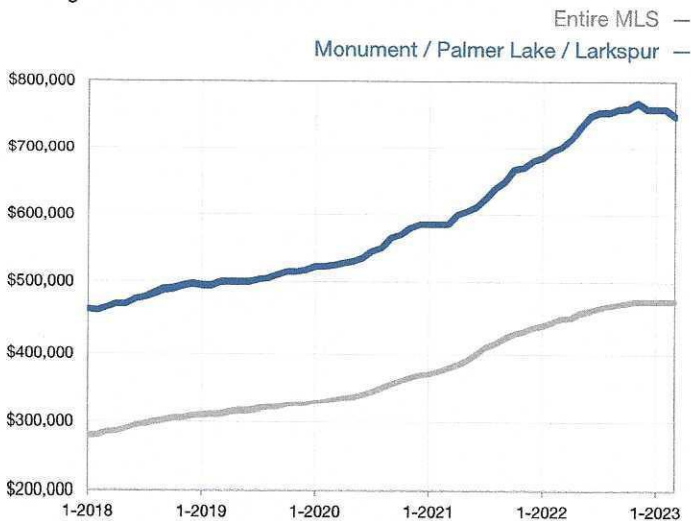
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Townhouse/Condo

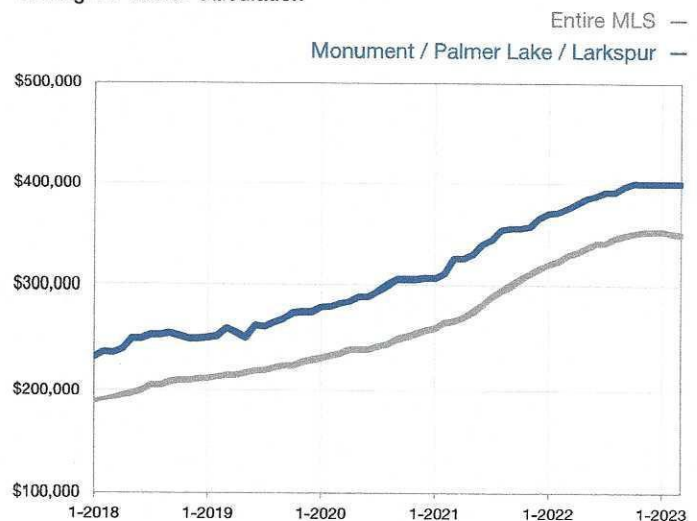
Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	14	3	- 78.6%	34	16	- 52.9%
Sold Listings	10	6	- 40.0%	32	14	- 56.3%
Median Sales Price*	\$394,671	<b>\$392,500</b>	- 0.6%	\$388,598	<b>\$392,500</b>	+ 1.0%
Average Sales Price*	\$392,661	<b>\$385,483</b>	- 1.8%	\$392,401	<b>\$383,057</b>	- 2.4%
Percent of List Price Received*	101.9%	<b>98.6%</b>	- 3.2%	101.2%	<b>98.6%</b>	- 2.6%
Days on Market Until Sale	2	31	+ 1450.0%	4	24	+ 500.0%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	0.5	0.7	+ 40.0%	--	--	--

\* 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 March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Rush / Truckton / Yoder

El Paso County

### Single Family-Patio Homes

Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	7	8	+ 14.3%	14	20	+ 42.9%
Sold Listings	5	4	- 20.0%	16	11	- 31.3%
Median Sales Price*	\$429,000	\$392,500	- 8.5%	\$349,000	\$385,000	+ 10.3%
Average Sales Price*	\$371,800	\$393,125	+ 5.7%	\$357,425	\$375,991	+ 5.2%
Percent of List Price Received*	98.6%	96.0%	- 2.6%	97.2%	98.1%	+ 0.9%
Days on Market Until Sale	68	47	- 30.9%	46	64	+ 39.1%
Inventory of Homes for Sale	7	21	+ 200.0%	--	--	--
Months Supply of Inventory	1.6	4.4	+ 175.0%	--	--	--

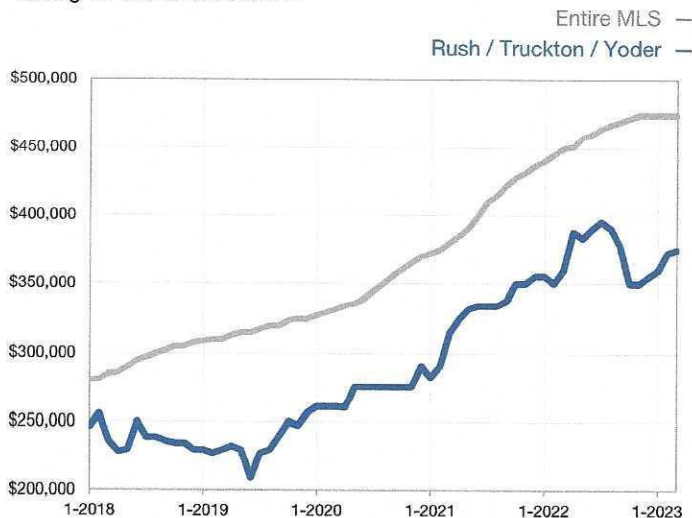
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### Townhouse/Condo

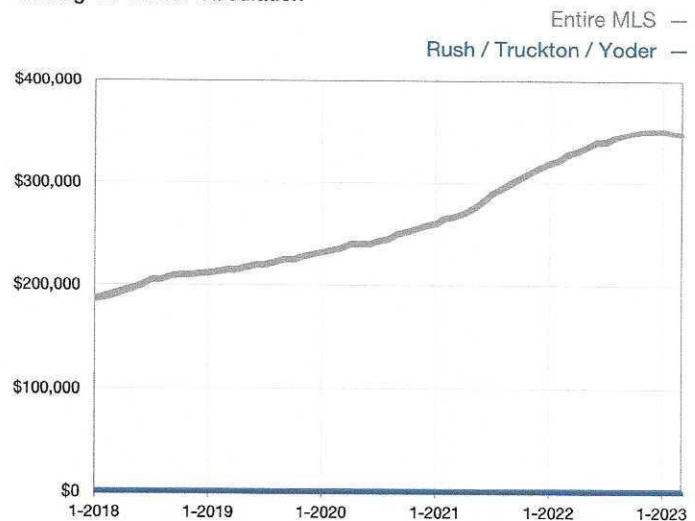
Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Security-Widefield

El Paso County

### Single Family-Patio Homes

Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	2	0	- 100.0%	2	1	- 50.0%
Sold Listings	1	1	0.0%	2	1	- 50.0%
Median Sales Price*	\$300,000	<b>\$350,000</b>	+ 16.7%	\$303,500	<b>\$350,000</b>	+ 15.3%
Average Sales Price*	\$300,000	<b>\$350,000</b>	+ 16.7%	\$303,500	<b>\$350,000</b>	+ 15.3%
Percent of List Price Received*	101.7%	<b>100.0%</b>	- 1.7%	103.3%	<b>100.0%</b>	- 3.2%
Days on Market Until Sale	1	2	+ 100.0%	4	2	- 50.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

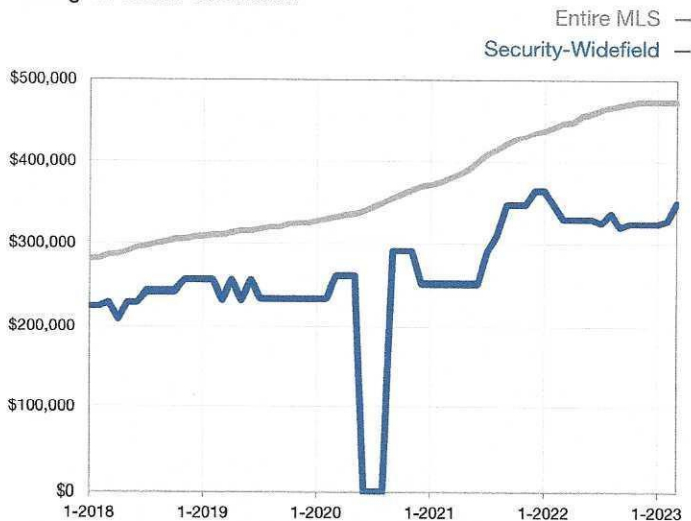
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### Townhouse/Condo

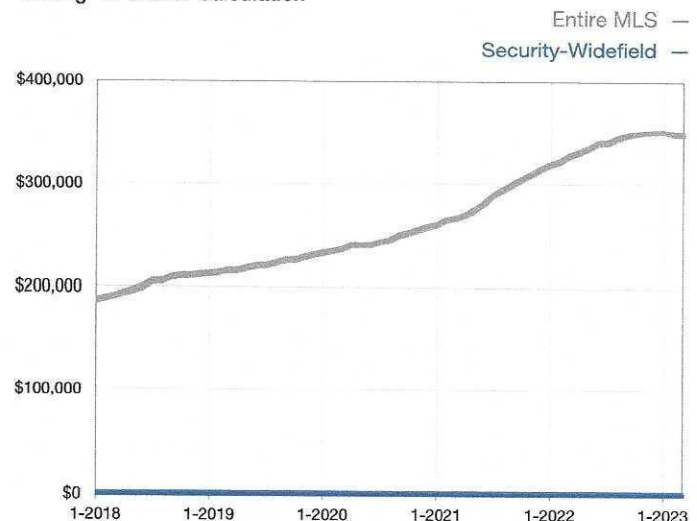
Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	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 March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Teller County

### Single Family-Patio Homes

Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	64	68	+ 6.3%	145	151	+ 4.1%
Sold Listings	47	39	- 17.0%	142	84	- 40.8%
Median Sales Price*	\$520,000	\$550,000	+ 5.8%	\$475,000	\$520,000	+ 9.5%
Average Sales Price*	\$610,483	\$583,914	- 4.4%	\$549,808	\$600,425	+ 9.2%
Percent of List Price Received*	100.9%	98.2%	- 2.7%	100.8%	97.8%	- 3.0%
Days on Market Until Sale	22	84	+ 281.8%	22	71	+ 222.7%
Inventory of Homes for Sale	64	123	+ 92.2%	--	--	--
Months Supply of Inventory	0.9	2.3	+ 155.6%	--	--	--

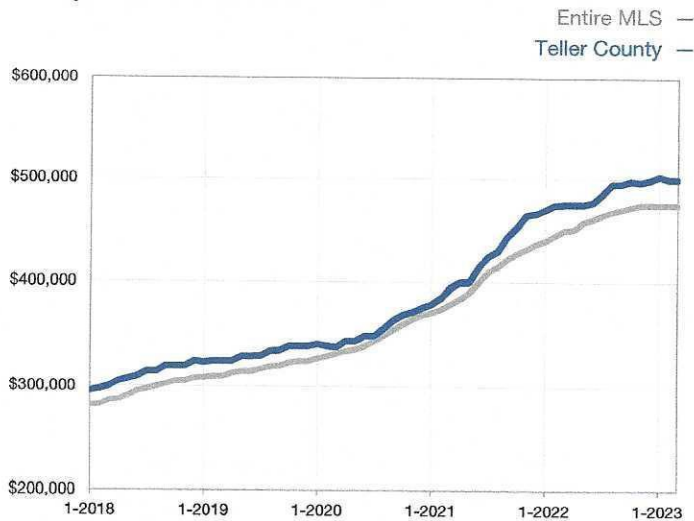
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### Townhouse/Condo

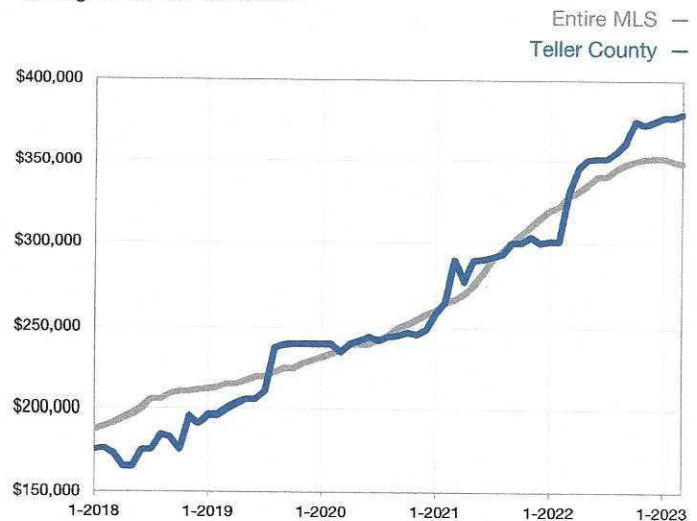
Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	3	4	+ 33.3%	17	17	0.0%
Sold Listings	17	2	- 88.2%	20	4	- 80.0%
Median Sales Price*	\$377,750	\$455,000	+ 20.5%	\$366,875	\$427,000	+ 16.4%
Average Sales Price*	\$380,921	\$455,000	+ 19.4%	\$374,508	\$389,250	+ 3.9%
Percent of List Price Received*	101.1%	99.5%	- 1.6%	100.7%	99.8%	- 0.9%
Days on Market Until Sale	49	30	- 38.8%	46	28	- 39.1%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	1.4	2.7	+ 92.9%	--	--	--

\* 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





# Local Market Update for March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Victor / Goldfield

Teller County

### Single Family-Patio Homes

Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	1	4	+ 300.0%	4	9	+ 125.0%
Sold Listings	1	1	0.0%	6	1	- 83.3%
Median Sales Price*	\$349,000	\$80,000	- 77.1%	\$266,000	\$80,000	- 69.9%
Average Sales Price*	\$349,000	\$80,000	- 77.1%	\$270,167	\$80,000	- 70.4%
Percent of List Price Received*	100.0%	100.0%	0.0%	97.8%	100.0%	+ 2.2%
Days on Market Until Sale	5	34	+ 580.0%	13	34	+ 161.5%
Inventory of Homes for Sale	4	12	+ 200.0%	--	--	--
Months Supply of Inventory	1.7	9.3	+ 447.1%	--	--	--

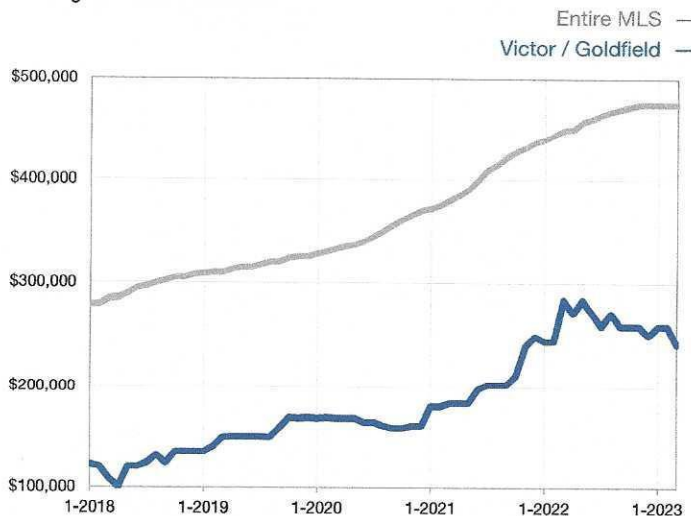
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### Townhouse/Condo

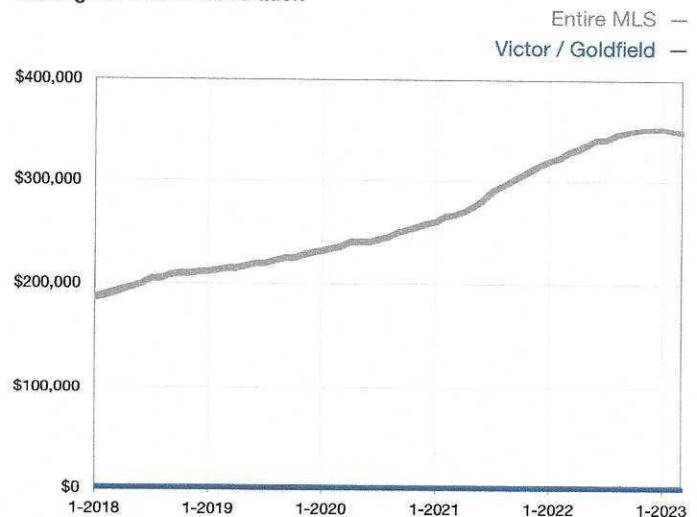
Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 March 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Woodland Park

Teller County

### Single Family-Patio Homes

Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	25	28	+ 12.0%	58	60	+ 3.4%
Sold Listings	17	16	- 5.9%	61	32	- 47.5%
Median Sales Price*	\$545,000	<b>\$642,000</b>	+ 17.8%	\$545,000	<b>\$589,950</b>	+ 8.2%
Average Sales Price*	\$703,917	<b>\$655,387</b>	- 6.9%	\$655,170	<b>\$657,714</b>	+ 0.4%
Percent of List Price Received*	103.5%	<b>98.5%</b>	- 4.8%	103.1%	<b>98.4%</b>	- 4.6%
Days on Market Until Sale	12	<b>68</b>	+ 466.7%	15	<b>49</b>	+ 226.7%
Inventory of Homes for Sale	20	<b>42</b>	+ 110.0%	--	--	--
Months Supply of Inventory	0.6	<b>1.9</b>	+ 216.7%	--	--	--

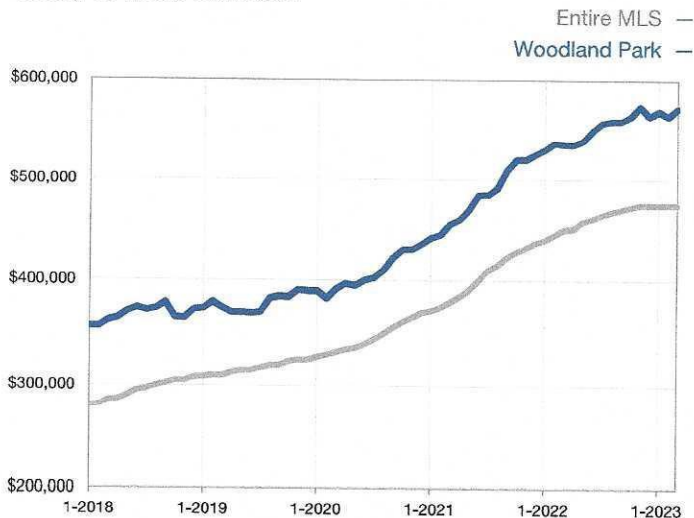
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Townhouse/Condo

Key Metrics	March			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 03-2022	Thru 03-2023	Percent Change from Previous Year
New Listings	3	3	0.0%	16	14	- 12.5%
Sold Listings	16	2	- 87.5%	18	3	- 83.3%
Median Sales Price*	\$381,875	<b>\$455,000</b>	+ 19.1%	\$381,875	<b>\$479,000</b>	+ 25.4%
Average Sales Price*	\$394,735	<b>\$455,000</b>	+ 15.3%	\$393,070	<b>\$463,000</b>	+ 17.8%
Percent of List Price Received*	101.2%	<b>99.5%</b>	- 1.7%	101.0%	<b>99.7%</b>	- 1.3%
Days on Market Until Sale	46	<b>30</b>	- 34.8%	45	<b>20</b>	- 55.6%
Inventory of Homes for Sale	6	<b>4</b>	- 33.3%	--	--	--
Months Supply of Inventory	1.6	<b>1.9</b>	+ 18.8%	--	--	--

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

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



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

