

Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Black Forest / Elbert

El Paso County

Single Family-Patio Homes

Key Metrics	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	8	10	+ 25.0%	17	24	+ 41.2%
Sold Listings	3	3	0.0%	15	13	- 13.3%
Median Sales Price*	\$629,000	\$599,900	- 4.6%	\$750,000	\$700,000	- 6.7%
Average Sales Price*	\$638,000	\$644,967	+ 1.1%	\$875,642	\$700,363	- 20.0%
Percent of List Price Received*	101.3%	98.2%	- 3.1%	103.8%	96.5%	- 7.0%
Days on Market Until Sale	47	72	+ 53.2%	29	60	+ 106.9%
Inventory of Homes for Sale	5	10	+ 100.0%	--	--	--
Months Supply of Inventory	0.9	2.6	+ 188.9%	--	--	--

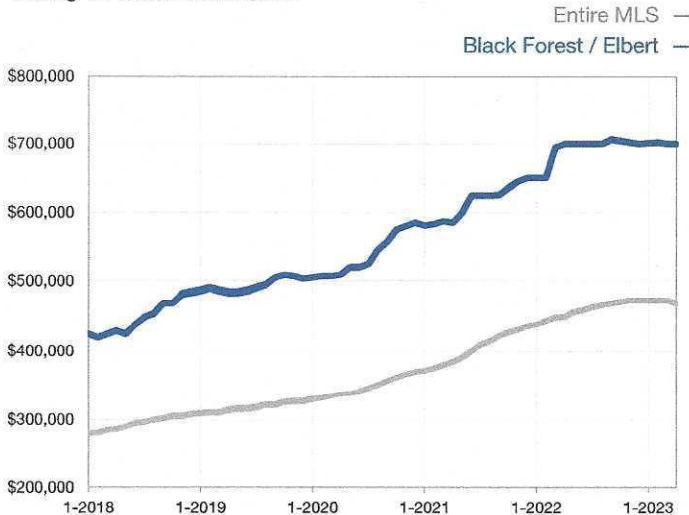
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo

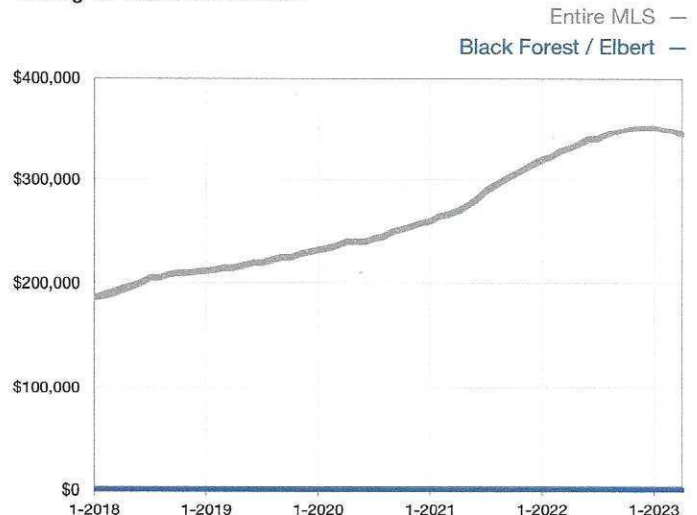
Key Metrics	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Calhan / Ramah

El Paso County

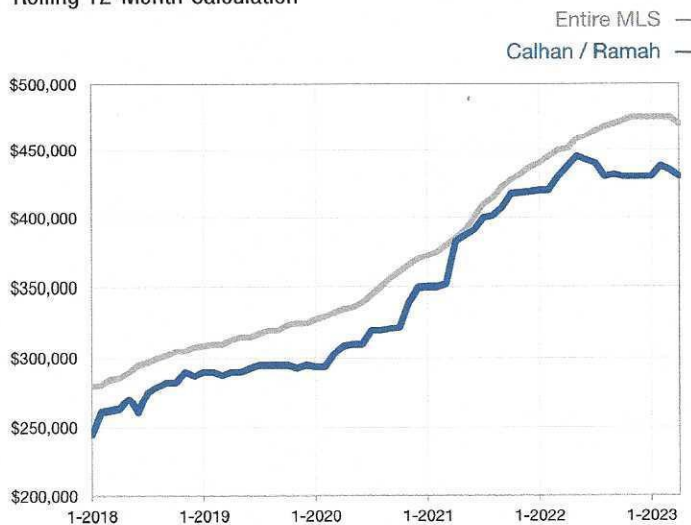
Single Family-Patio Homes	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Key Metrics						
New Listings	22	20	- 9.1%	54	60	+ 11.1%
Sold Listings	13	10	- 23.1%	43	33	- 23.3%
Median Sales Price*	\$500,000	\$425,000	- 15.0%	\$450,000	\$440,300	- 2.2%
Average Sales Price*	\$501,615	\$477,250	- 4.9%	\$512,449	\$469,259	- 8.4%
Percent of List Price Received*	99.4%	99.8%	+ 0.4%	99.4%	98.3%	- 1.1%
Days on Market Until Sale	47	63	+ 34.0%	38	48	+ 26.3%
Inventory of Homes for Sale	23	35	+ 52.2%	--	--	--
Months Supply of Inventory	2.1	3.8	+ 81.0%	--	--	--

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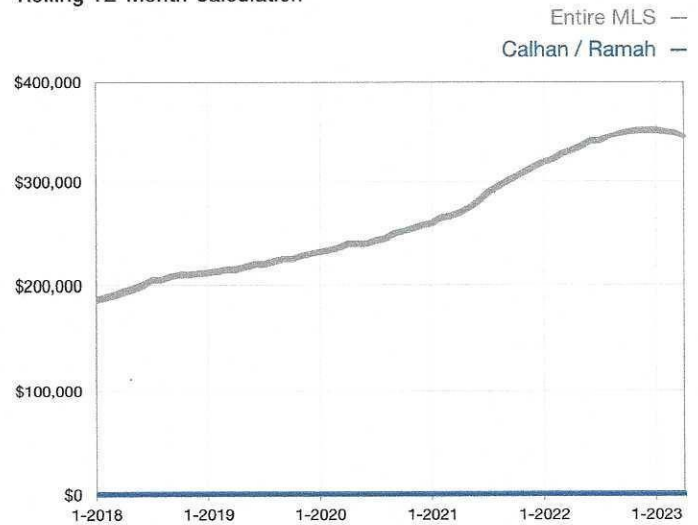
Townhouse/Condo	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
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 April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Cascade / Chipita Park / Green Mountain Falls

El Paso and Teller Counties

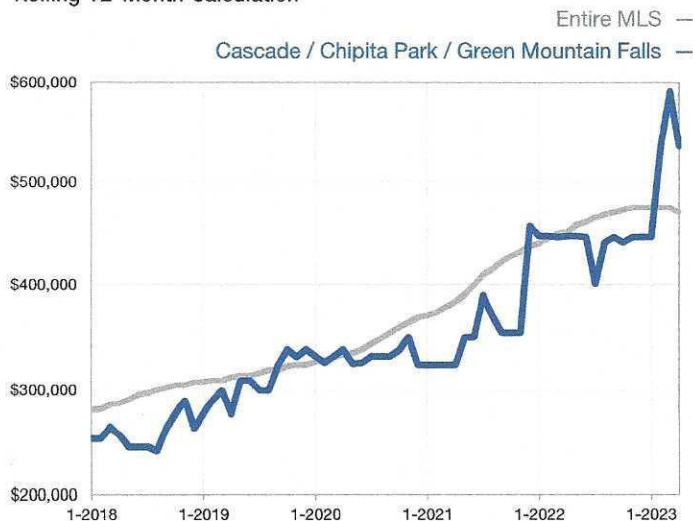
Single Family-Patio Homes	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	0	1	--	3	4	+ 33.3%
Sold Listings	2	3	+ 50.0%	4	7	+ 75.0%
Median Sales Price*	\$533,000	\$375,000	- 29.6%	\$440,500	\$650,000	+ 47.6%
Average Sales Price*	\$533,000	\$380,000	- 28.7%	\$448,000	\$600,071	+ 33.9%
Percent of List Price Received*	89.7%	95.0%	+ 5.9%	95.4%	93.5%	- 2.0%
Days on Market Until Sale	2	61	+ 2950.0%	4	84	+ 2000.0%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	0.9	--	--	--	--

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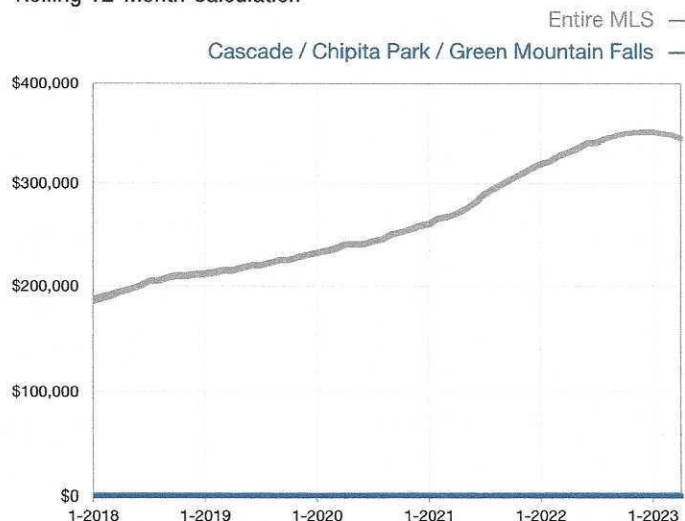
Townhouse/Condo	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 April 2023

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Colorado Springs

El Paso County

Single Family-Patio Homes

Key Metrics	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	1,400	901	- 35.6%	4,255	2,907	- 31.7%
Sold Listings	1,033	714	- 30.9%	3,317	2,385	- 28.1%
Median Sales Price*	\$484,000	\$457,200	- 5.5%	\$470,000	\$445,000	- 5.3%
Average Sales Price*	\$556,022	\$519,916	- 6.5%	\$529,806	\$512,012	- 3.4%
Percent of List Price Received*	104.5%	99.8%	- 4.5%	103.6%	99.1%	- 4.3%
Days on Market Until Sale	11	37	+ 236.4%	11	45	+ 309.1%
Inventory of Homes for Sale	745	930	+ 24.8%	--	--	--
Months Supply of Inventory	0.7	1.2	+ 71.4%	--	--	--

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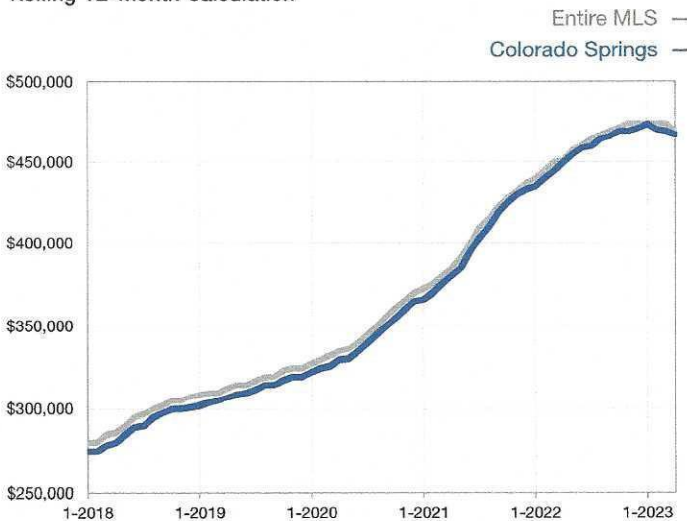
Townhouse/Condo

Key Metrics	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	209	165	- 21.1%	751	629	- 16.2%
Sold Listings	198	118	- 40.4%	671	411	- 38.7%
Median Sales Price*	\$361,443	\$341,250	- 5.6%	\$356,000	\$335,000	- 5.9%
Average Sales Price*	\$381,391	\$353,122	- 7.4%	\$361,626	\$348,091	- 3.7%
Percent of List Price Received*	104.2%	99.4%	- 4.6%	103.1%	99.3%	- 3.7%
Days on Market Until Sale	15	27	+ 80.0%	15	33	+ 120.0%
Inventory of Homes for Sale	116	213	+ 83.6%	--	--	--
Months Supply of Inventory	0.6	1.5	+ 150.0%	--	--	--

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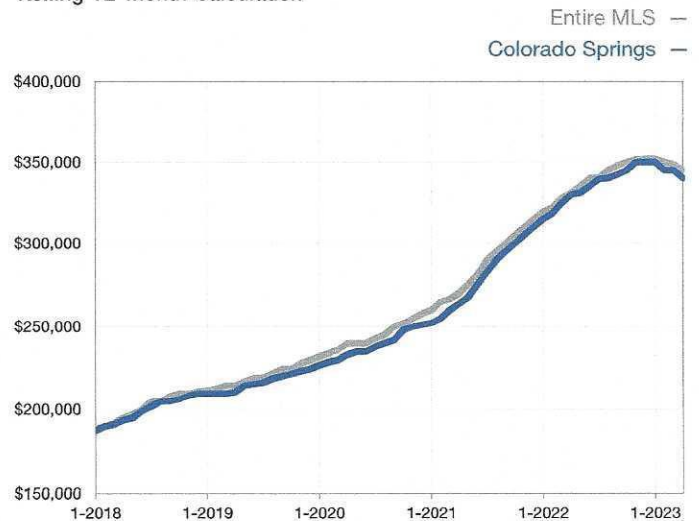
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Local Market Update for April 2023

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Cripple Creek

Teller County

Single Family-Patio Homes

Key Metrics	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	8	7	- 12.5%	27	22	- 18.5%
Sold Listings	6	2	- 66.7%	15	9	- 40.0%
Median Sales Price*	\$339,950	\$248,450	- 26.9%	\$251,000	\$287,500	+ 14.5%
Average Sales Price*	\$395,567	\$248,450	- 37.2%	\$371,827	\$363,600	- 2.2%
Percent of List Price Received*	100.0%	98.4%	- 1.6%	99.8%	99.5%	- 0.3%
Days on Market Until Sale	22	50	+ 127.3%	38	63	+ 65.8%
Inventory of Homes for Sale	13	21	+ 61.5%	--	--	--
Months Supply of Inventory	2.1	4.6	+ 119.0%	--	--	--

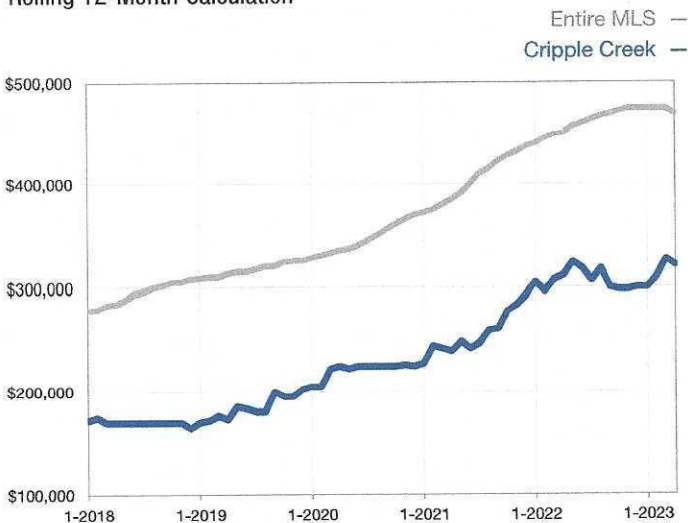
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Townhouse/Condo

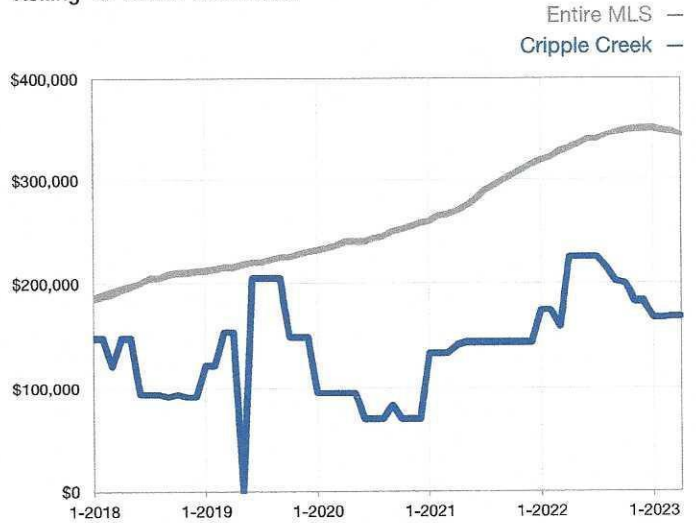
Key Metrics	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	1	3	+ 200.0%	2	6	+ 200.0%
Sold Listings	0	0	--	2	1	- 50.0%
Median Sales Price*	\$0	\$0	--	\$207,450	\$168,000	- 19.0%
Average Sales Price*	\$0	\$0	--	\$207,450	\$168,000	- 19.0%
Percent of List Price Received*	0.0%	0.0%	--	97.2%	100.0%	+ 2.9%
Days on Market Until Sale	0	0	--	55	51	- 7.3%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.9	3.2	+ 255.6%	--	--	--

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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 April 2023

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Divide

Teller County

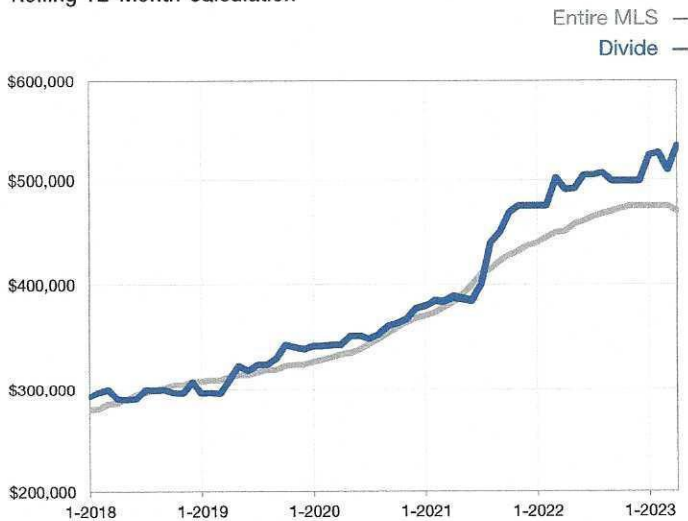
Single Family-Patio Homes	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Key Metrics						
New Listings	17	13	- 23.5%	41	33	- 19.5%
Sold Listings	12	5	- 58.3%	40	24	- 40.0%
Median Sales Price*	\$414,500	\$649,000	+ 56.6%	\$462,000	\$612,260	+ 32.5%
Average Sales Price*	\$449,917	\$939,180	+ 108.7%	\$509,815	\$745,497	+ 46.2%
Percent of List Price Received*	105.5%	97.3%	- 7.8%	101.4%	97.3%	- 4.0%
Days on Market Until Sale	20	105	+ 425.0%	22	94	+ 327.3%
Inventory of Homes for Sale	18	25	+ 38.9%	--	--	--
Months Supply of Inventory	1.5	2.5	+ 66.7%	--	--	--

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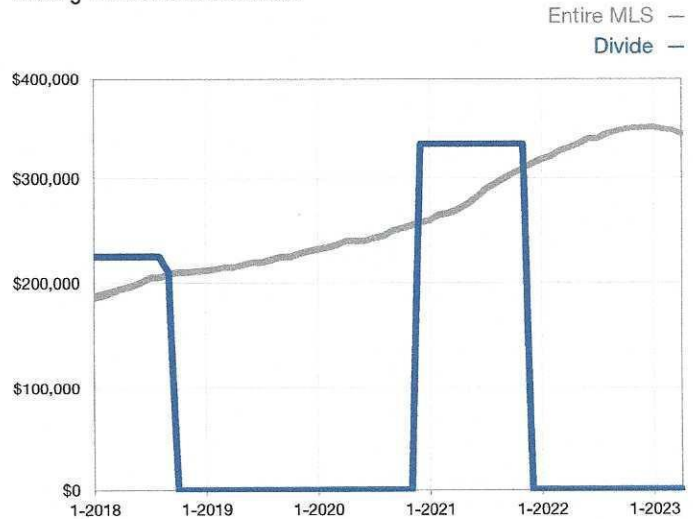
Townhouse/Condo	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
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 April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Ellicott

El Paso County

Single Family-Patio Homes	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Key Metrics						
New Listings	0	1	--	0	3	--
Sold Listings	0	0	--	0	3	--
Median Sales Price*	\$0	\$0	--	\$0	\$335,400	--
Average Sales Price*	\$0	\$0	--	\$0	\$374,267	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	104.2%	--
Days on Market Until Sale	0	0	--	0	147	--
Inventory of Homes for Sale	0	5	--	--	--	--
Months Supply of Inventory	0.0	2.0	--	--	--	--

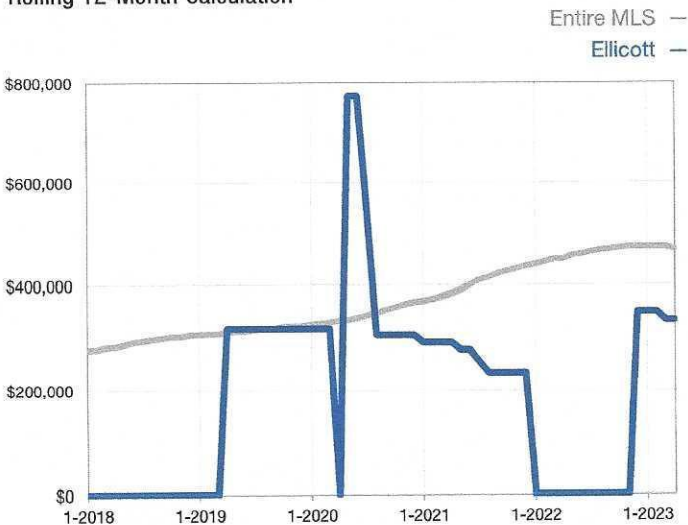
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Townhouse/Condo	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$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.

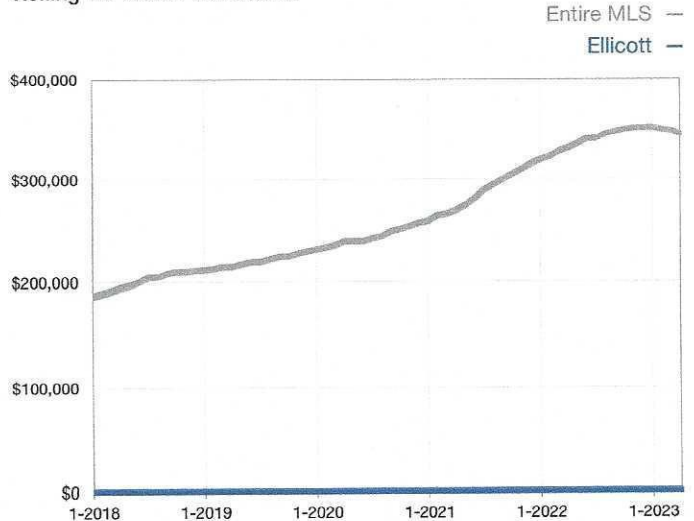
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Local Market Update for April 2023

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El Paso County

Single Family-Patio Homes

Key Metrics	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	1,790	1,200	- 33.0%	5,379	3,822	- 28.9%
Sold Listings	1,283	901	- 29.8%	4,145	3,056	- 26.3%
Median Sales Price*	\$487,500	\$465,000	- 4.6%	\$475,000	\$455,000	- 4.2%
Average Sales Price*	\$563,229	\$527,310	- 6.4%	\$537,485	\$520,614	- 3.1%
Percent of List Price Received*	104.2%	99.8%	- 4.2%	103.4%	99.1%	- 4.2%
Days on Market Until Sale	11	37	+ 236.4%	12	46	+ 283.3%
Inventory of Homes for Sale	1,037	1,282	+ 23.6%	--	--	--
Months Supply of Inventory	0.8	1.3	+ 62.5%	--	--	--

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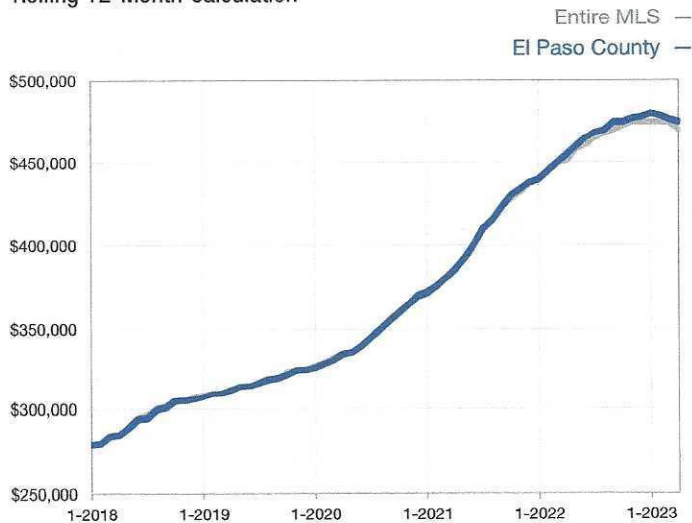
Townhouse/Condo

Key Metrics	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	220	177	- 19.5%	819	666	- 18.7%
Sold Listings	217	123	- 43.3%	739	442	- 40.2%
Median Sales Price*	\$362,885	\$342,000	- 5.8%	\$357,000	\$338,500	- 5.2%
Average Sales Price*	\$381,755	\$353,630	- 7.4%	\$363,000	\$348,660	- 4.0%
Percent of List Price Received*	104.1%	99.4%	- 4.5%	103.0%	99.3%	- 3.6%
Days on Market Until Sale	15	28	+ 86.7%	14	33	+ 135.7%
Inventory of Homes for Sale	122	225	+ 84.4%	--	--	--
Months Supply of Inventory	0.6	1.5	+ 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.

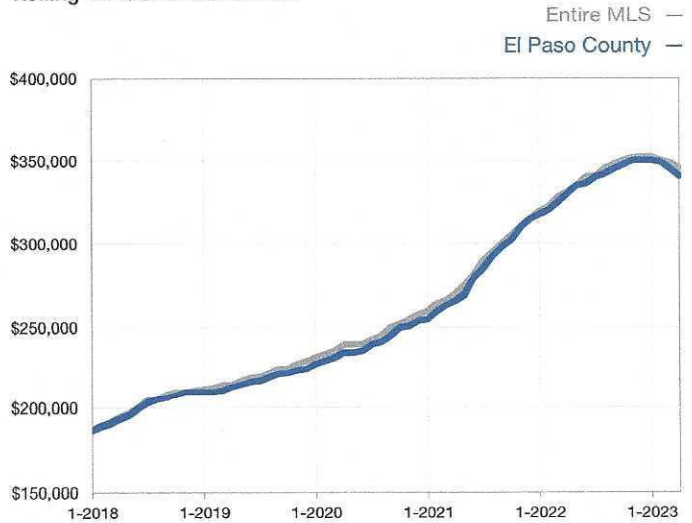
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Falcon / Peyton

El Paso County

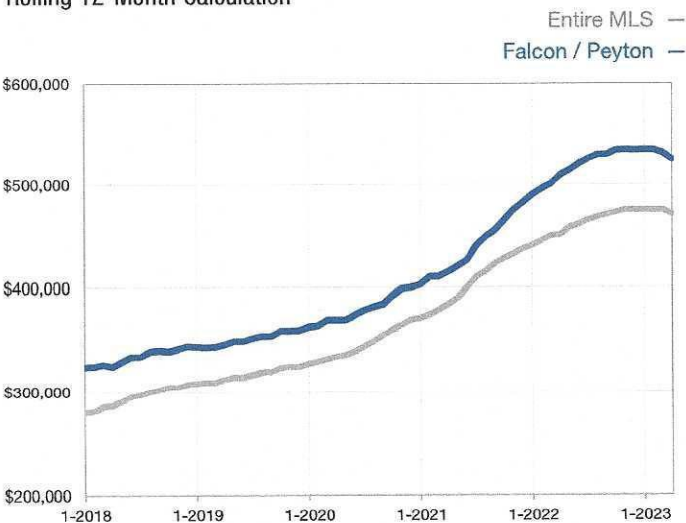
Single Family-Patio Homes	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	153	104	- 32.0%	473	299	- 36.8%
Sold Listings	98	57	- 41.8%	317	239	- 24.6%
Median Sales Price*	\$550,000	\$515,000	- 6.4%	\$535,000	\$515,000	- 3.7%
Average Sales Price*	\$576,918	\$531,057	- 7.9%	\$559,145	\$536,413	- 4.1%
Percent of List Price Received*	103.2%	99.7%	- 3.4%	102.6%	99.0%	- 3.5%
Days on Market Until Sale	10	33	+ 230.0%	11	47	+ 327.3%
Inventory of Homes for Sale	130	112	- 13.8%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--

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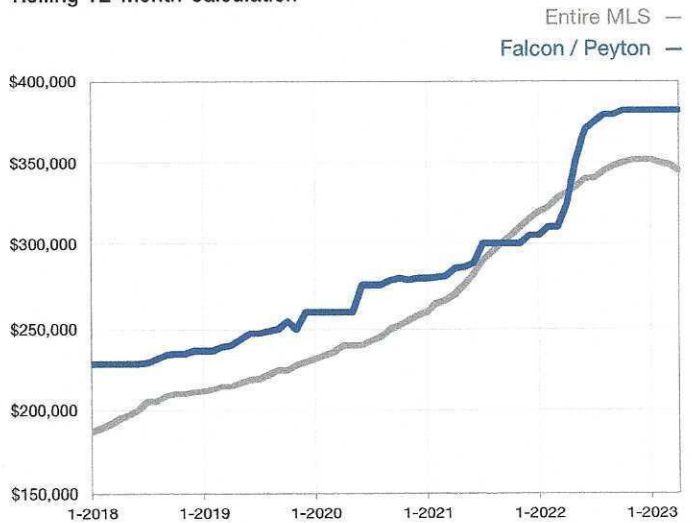
Townhouse/Condo	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	1	0	- 100.0%	4	0	- 100.0%
Sold Listings	2	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$382,500	\$0	- 100.0%	\$382,500	\$0	- 100.0%
Average Sales Price*	\$382,500	\$0	- 100.0%	\$382,500	\$0	- 100.0%
Percent of List Price Received*	104.4%	0.0%	- 100.0%	104.4%	0.0%	- 100.0%
Days on Market Until Sale	3	0	- 100.0%	3	0	- 100.0%
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 April 2023

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Florissant

Teller County

Single Family-Patio Homes

Key Metrics	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	33	15	- 54.5%	79	66	- 16.5%
Sold Listings	19	17	- 10.5%	65	46	- 29.2%
Median Sales Price*	\$430,000	\$462,500	+ 7.6%	\$440,500	\$456,250	+ 3.6%
Average Sales Price*	\$533,105	\$430,312	- 19.3%	\$499,759	\$467,590	- 6.4%
Percent of List Price Received*	103.7%	96.9%	- 6.6%	100.4%	97.3%	- 3.1%
Days on Market Until Sale	6	53	+ 783.3%	21	68	+ 223.8%
Inventory of Homes for Sale	30	38	+ 26.7%	--	--	--
Months Supply of Inventory	1.5	2.5	+ 66.7%	--	--	--

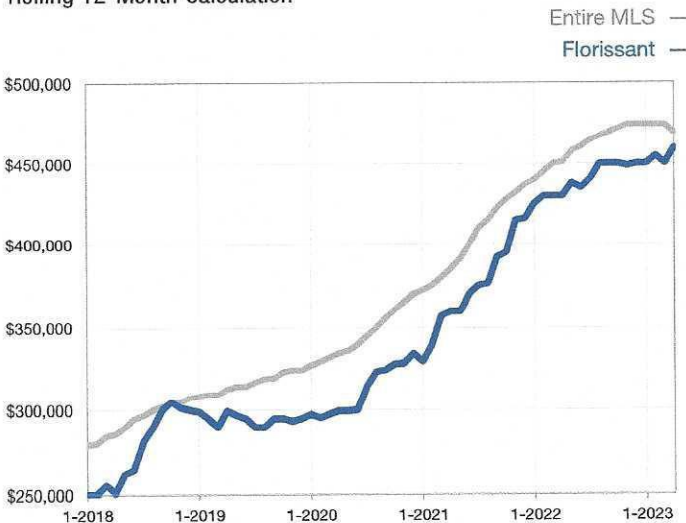
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo

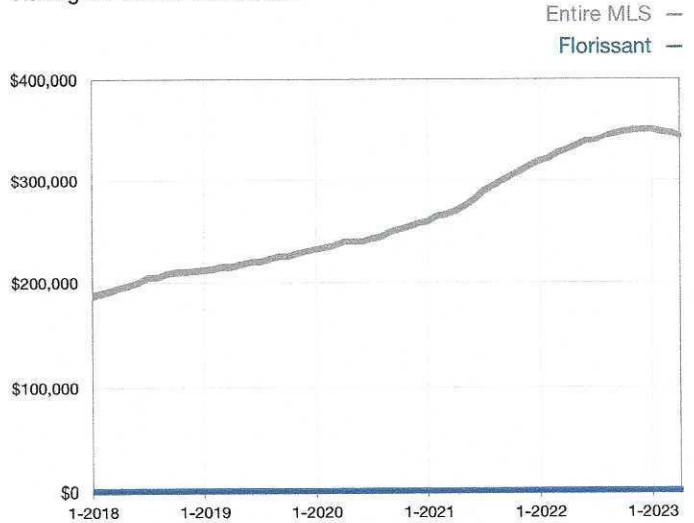
Key Metrics	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Fountain

El Paso County

Single Family-Patio Homes

Key Metrics	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	92	87	- 5.4%	287	244	- 15.0%
Sold Listings	71	55	- 22.5%	247	175	- 29.1%
Median Sales Price*	\$450,000	\$415,000	- 7.8%	\$435,000	\$405,000	- 6.9%
Average Sales Price*	\$454,935	\$422,933	- 7.0%	\$433,199	\$407,688	- 5.9%
Percent of List Price Received*	104.4%	100.1%	- 4.1%	103.8%	99.9%	- 3.8%
Days on Market Until Sale	5	21	+ 320.0%	6	35	+ 483.3%
Inventory of Homes for Sale	44	62	+ 40.9%	--	--	--
Months Supply of Inventory	0.6	1.1	+ 83.3%	--	--	--

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

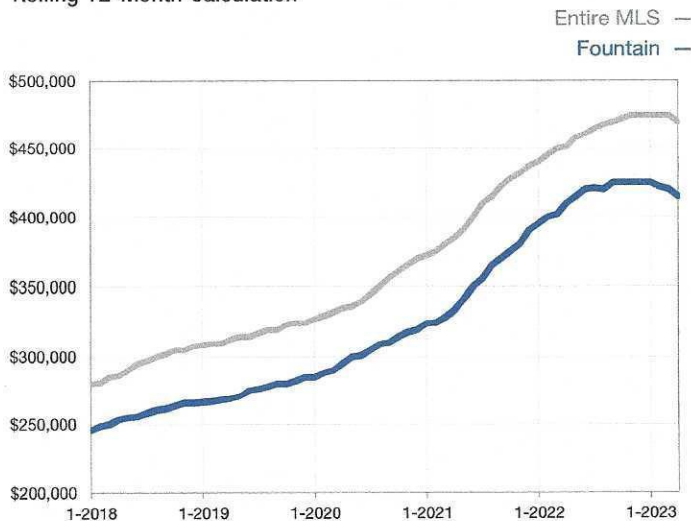
Townhouse/Condo

Key Metrics	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	3	7	+ 133.3%	18	15	- 16.7%
Sold Listings	6	1	- 83.3%	20	11	- 45.0%
Median Sales Price*	\$312,500	\$280,000	- 10.4%	\$297,000	\$305,000	+ 2.7%
Average Sales Price*	\$308,167	\$280,000	- 9.1%	\$297,645	\$305,273	+ 2.6%
Percent of List Price Received*	102.7%	100.7%	- 1.9%	102.4%	99.2%	- 3.1%
Days on Market Until Sale	4	6	+ 50.0%	6	20	+ 233.3%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	0.7	--	--	--	--

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

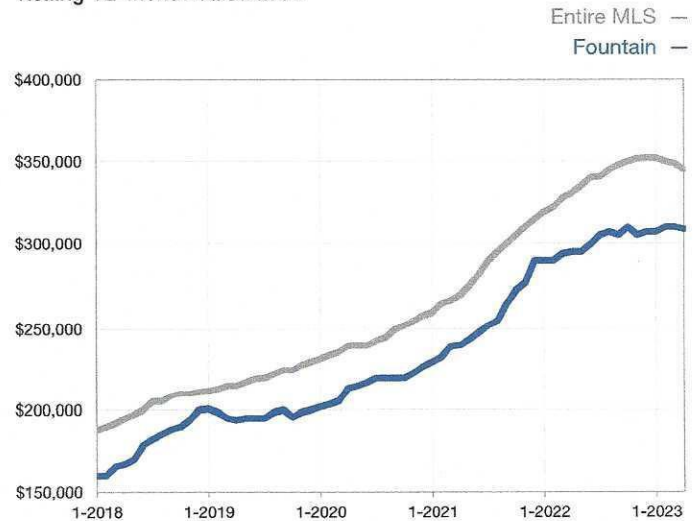
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Manitou Springs

El Paso County

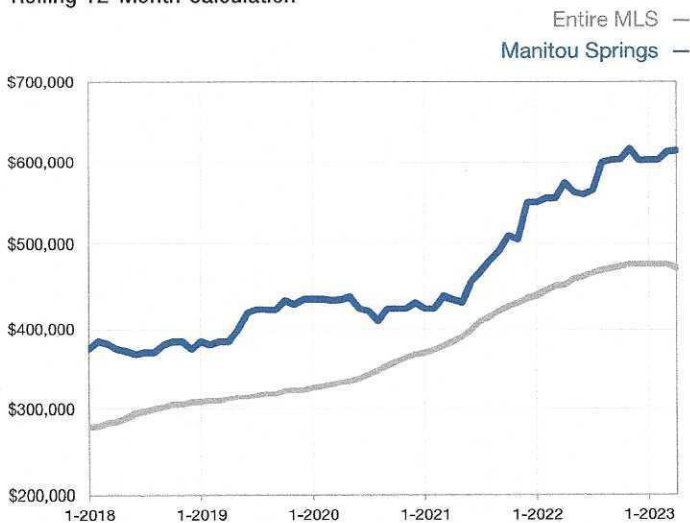
Single Family-Patio Homes	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	7	6	- 14.3%	28	23	- 17.9%
Sold Listings	9	6	- 33.3%	26	21	- 19.2%
Median Sales Price*	\$750,000	\$680,500	- 9.3%	\$598,750	\$613,000	+ 2.4%
Average Sales Price*	\$783,434	\$650,667	- 16.9%	\$647,493	\$609,301	- 5.9%
Percent of List Price Received*	106.5%	97.7%	- 8.3%	103.3%	98.1%	- 5.0%
Days on Market Until Sale	5	44	+ 780.0%	16	51	+ 218.8%
Inventory of Homes for Sale	7	10	+ 42.9%	--	--	--
Months Supply of Inventory	0.8	1.6	+ 100.0%	--	--	--

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

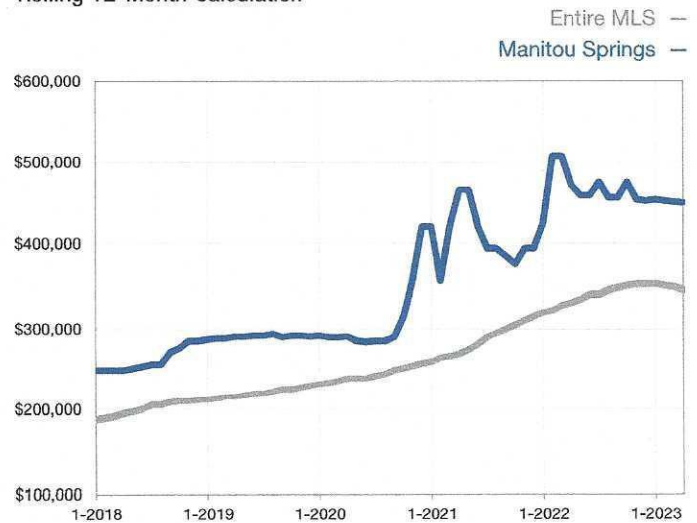
Townhouse/Condo	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	1	1	0.0%	6	3	- 50.0%
Sold Listings	1	0	- 100.0%	4	2	- 50.0%
Median Sales Price*	\$450,000	\$0	- 100.0%	\$500,000	\$386,750	- 22.7%
Average Sales Price*	\$450,000	\$0	- 100.0%	\$517,451	\$386,750	- 25.3%
Percent of List Price Received*	100.0%	0.0%	- 100.0%	99.8%	100.6%	+ 0.8%
Days on Market Until Sale	162	0	- 100.0%	52	7	- 86.5%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	1.8	3.8	+ 111.1%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Monument / Palmer Lake / Larkspur

El Paso County

Single Family-Patio Homes

Key Metrics	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	96	63	- 34.4%	250	236	- 5.6%
Sold Listings	45	51	+ 13.3%	160	168	+ 5.0%
Median Sales Price*	\$824,697	\$776,000	- 5.9%	\$753,358	\$724,835	- 3.8%
Average Sales Price*	\$923,327	\$793,240	- 14.1%	\$834,228	\$775,132	- 7.1%
Percent of List Price Received*	102.1%	100.7%	- 1.4%	102.7%	99.1%	- 3.5%
Days on Market Until Sale	11	34	+ 209.1%	16	51	+ 218.8%
Inventory of Homes for Sale	79	101	+ 27.8%	--	--	--
Months Supply of Inventory	1.3	2.0	+ 53.8%	--	--	--

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

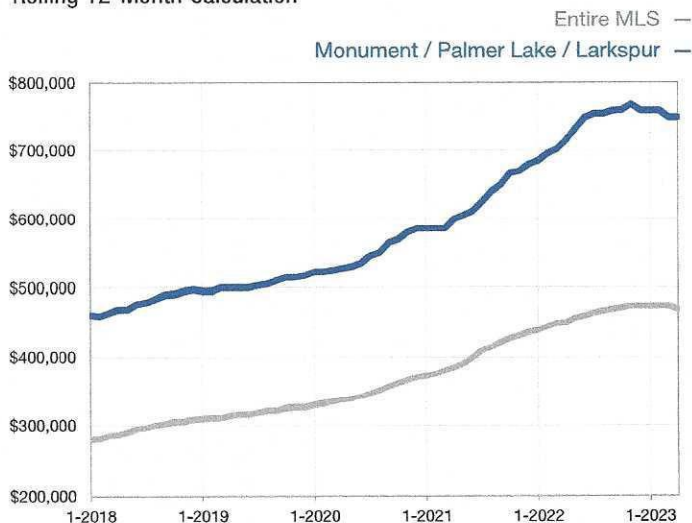
Townhouse/Condo

Key Metrics	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	7	4	- 42.9%	41	20	- 51.2%
Sold Listings	10	4	- 60.0%	42	18	- 57.1%
Median Sales Price*	\$407,347	\$395,000	- 3.0%	\$392,520	\$395,000	+ 0.6%
Average Sales Price*	\$426,133	\$387,000	- 9.2%	\$400,432	\$383,933	- 4.1%
Percent of List Price Received*	103.0%	99.6%	- 3.3%	101.6%	98.8%	- 2.8%
Days on Market Until Sale	1	58	+ 5700.0%	3	32	+ 966.7%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	0.3	0.8	+ 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.

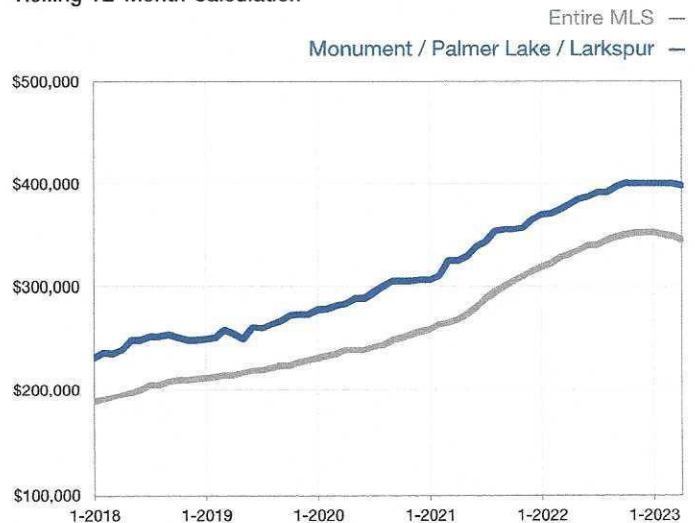
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Rush / Truckton / Yoder

El Paso County

Single Family-Patio Homes

Key Metrics	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	17	8	- 52.9%	31	28	- 9.7%
Sold Listings	10	5	- 50.0%	26	16	- 38.5%
Median Sales Price*	\$422,500	\$384,500	- 9.0%	\$392,500	\$384,750	- 2.0%
Average Sales Price*	\$390,200	\$355,700	- 8.8%	\$370,031	\$369,650	- 0.1%
Percent of List Price Received*	100.0%	100.2%	+ 0.2%	98.3%	98.7%	+ 0.4%
Days on Market Until Sale	48	70	+ 45.8%	47	66	+ 40.4%
Inventory of Homes for Sale	15	22	+ 46.7%	--	--	--
Months Supply of Inventory	3.2	5.1	+ 59.4%	--	--	--

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

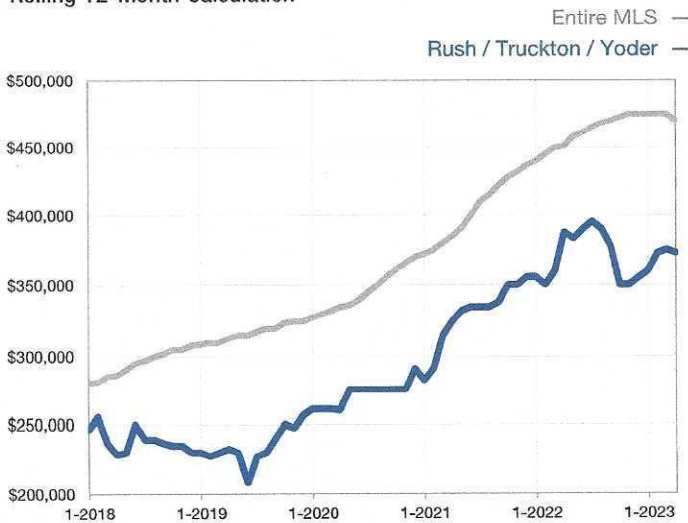
Townhouse/Condo

Key Metrics	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	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.

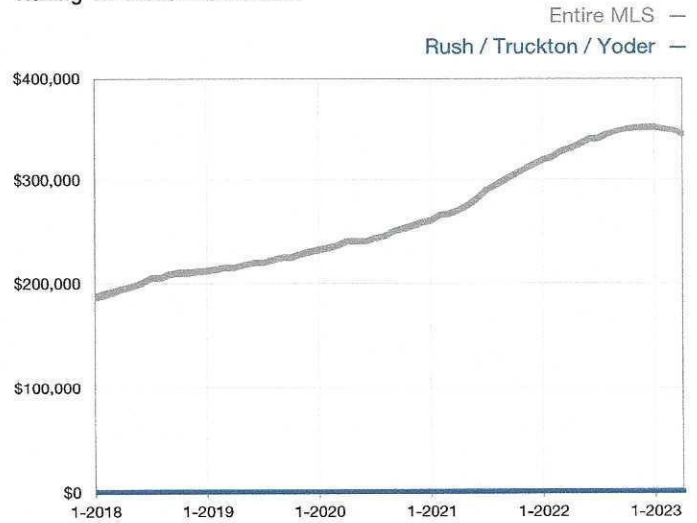
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Security-Widefield

El Paso County

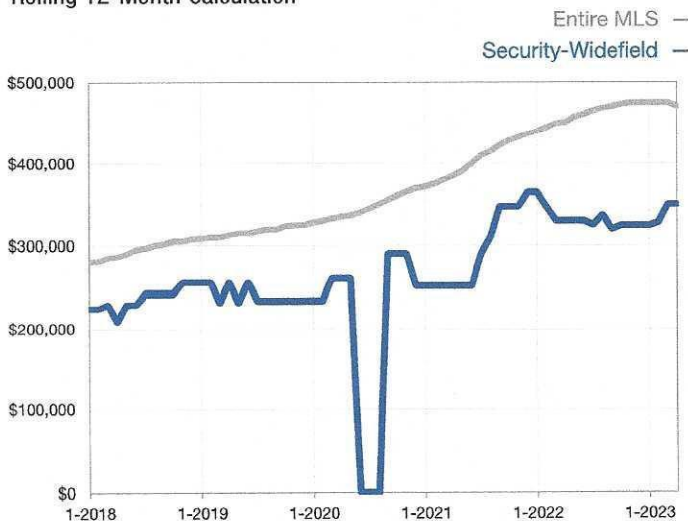
Single Family-Patio Homes	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Key Metrics						
New Listings	1	0	- 100.0%	3	1	- 66.7%
Sold Listings	2	0	- 100.0%	4	1	- 75.0%
Median Sales Price*	\$336,750	\$0	- 100.0%	\$313,500	\$350,000	+ 11.6%
Average Sales Price*	\$336,750	\$0	- 100.0%	\$320,125	\$350,000	+ 9.3%
Percent of List Price Received*	105.7%	0.0%	- 100.0%	104.5%	100.0%	- 4.3%
Days on Market Until Sale	2	0	- 100.0%	3	2	- 33.3%
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.

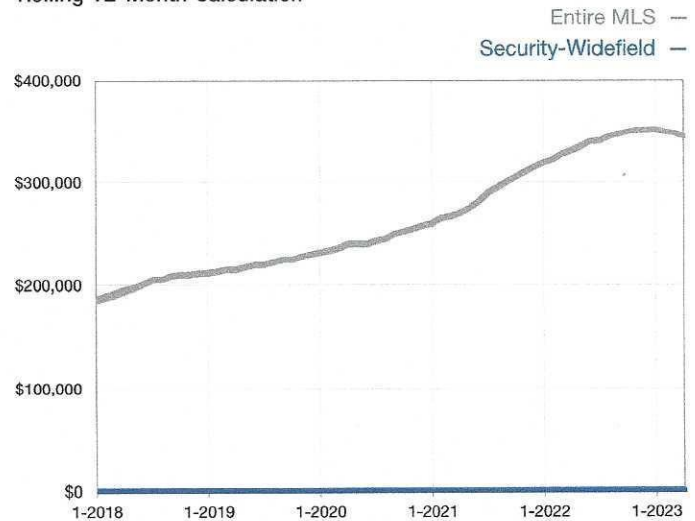
Townhouse/Condo	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
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 April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Teller County

Single Family-Patio Homes

Key Metrics	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	103	71	- 31.1%	248	223	- 10.1%
Sold Listings	59	44	- 25.4%	201	128	- 36.3%
Median Sales Price*	\$455,000	\$475,000	+ 4.4%	\$465,500	\$499,000	+ 7.2%
Average Sales Price*	\$533,345	\$532,081	- 0.2%	\$544,976	\$576,932	+ 5.9%
Percent of List Price Received*	104.1%	97.9%	- 6.0%	101.8%	97.9%	- 3.8%
Days on Market Until Sale	17	57	+ 235.3%	21	66	+ 214.3%
Inventory of Homes for Sale	97	143	+ 47.4%	--	--	--
Months Supply of Inventory	1.4	2.8	+ 100.0%	--	--	--

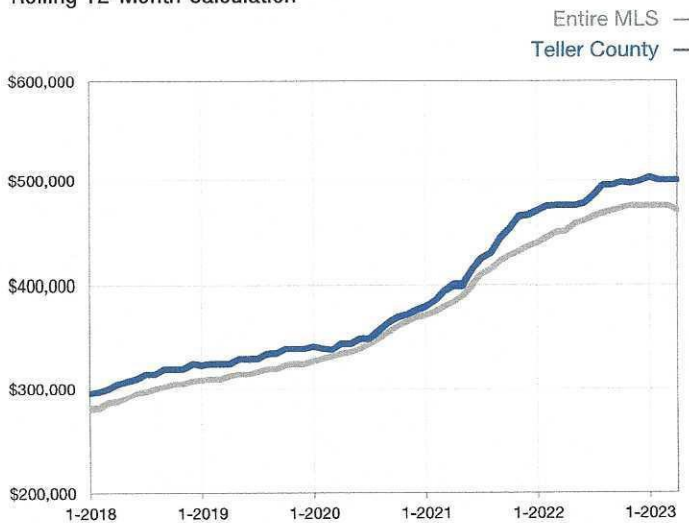
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Townhouse/Condo

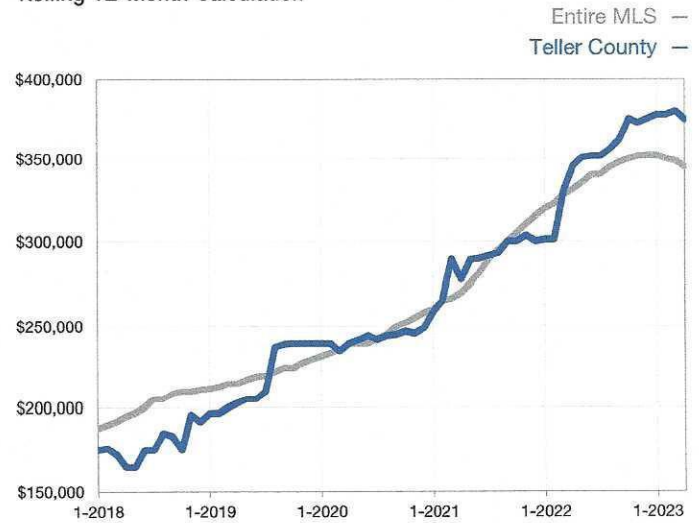
Key Metrics	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	4	8	+ 100.0%	21	25	+ 19.0%
Sold Listings	2	1	- 50.0%	22	5	- 77.3%
Median Sales Price*	\$418,217	\$208,000	- 50.3%	\$368,875	\$375,000	+ 1.7%
Average Sales Price*	\$418,217	\$208,000	- 50.3%	\$378,481	\$353,000	- 6.7%
Percent of List Price Received*	102.2%	99.0%	- 3.1%	100.8%	99.6%	- 1.2%
Days on Market Until Sale	115	2	- 98.3%	52	22	- 57.7%
Inventory of Homes for Sale	5	11	+ 120.0%	--	--	--
Months Supply of Inventory	1.1	4.4	+ 300.0%	--	--	--

* 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 April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Victor / Goldfield

Teller County

Single Family-Patio Homes

Key Metrics	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	0	2	--	4	11	+ 175.0%
Sold Listings	1	0	- 100.0%	7	1	- 85.7%
Median Sales Price*	\$260,000	\$0	- 100.0%	\$260,000	\$80,000	- 69.2%
Average Sales Price*	\$260,000	\$0	- 100.0%	\$268,714	\$80,000	- 70.2%
Percent of List Price Received*	96.3%	0.0%	- 100.0%	97.6%	100.0%	+ 2.5%
Days on Market Until Sale	75	0	- 100.0%	22	34	+ 54.5%
Inventory of Homes for Sale	3	10	+ 233.3%	--	--	--
Months Supply of Inventory	1.4	7.5	+ 435.7%	--	--	--

* 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	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	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.

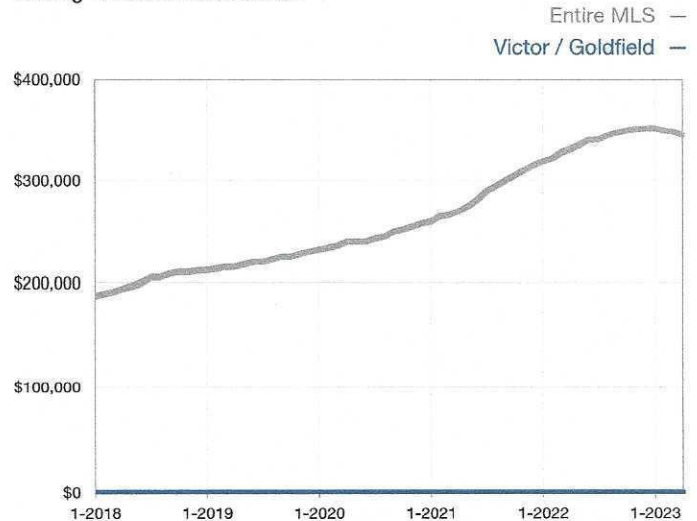
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Local Market Update for April 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Woodland Park

Teller County

Single Family-Patio Homes

Key Metrics	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	49	34	- 30.6%	107	94	- 12.1%
Sold Listings	22	19	- 13.6%	83	51	- 38.6%
Median Sales Price*	\$557,350	\$480,000	- 13.9%	\$545,000	\$550,000	+ 0.9%
Average Sales Price*	\$623,134	\$547,813	- 12.1%	\$646,678	\$616,770	- 4.6%
Percent of List Price Received*	105.1%	98.8%	- 6.0%	103.6%	98.6%	- 4.8%
Days on Market Until Sale	23	51	+ 121.7%	17	50	+ 194.1%
Inventory of Homes for Sale	36	53	+ 47.2%	--	--	--
Months Supply of Inventory	1.1	2.4	+ 118.2%	--	--	--

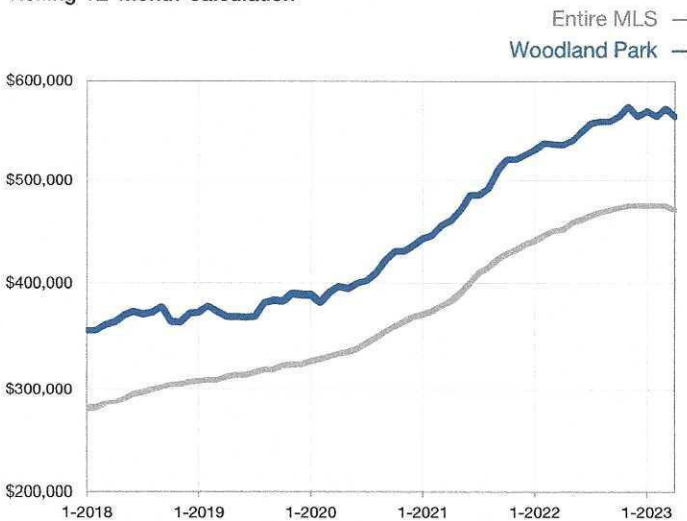
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo

Key Metrics	April			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 04-2022	Thru 04-2023	Percent Change from Previous Year
New Listings	3	5	+ 66.7%	19	19	0.0%
Sold Listings	2	1	- 50.0%	20	4	- 80.0%
Median Sales Price*	\$418,217	\$208,000	- 50.3%	\$381,875	\$427,000	+ 11.8%
Average Sales Price*	\$418,217	\$208,000	- 50.3%	\$395,585	\$399,250	+ 0.9%
Percent of List Price Received*	102.2%	99.0%	- 3.1%	101.2%	99.5%	- 1.7%
Days on Market Until Sale	115	2	- 98.3%	52	15	- 71.2%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	1.0	3.5	+ 250.0%	--	--	--

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

Median Sales Price – Single Family Rolling 12-Month Calculation



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

