

# Local Market Update for April 2025

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		
	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	4	7	+ 75.0%	22	23	+ 4.5%
Sold Listings	3	3	0.0%	16	11	- 31.3%
Median Sales Price*	\$835,000	\$765,000	- 8.4%	\$727,500	\$687,500	- 5.5%
Average Sales Price*	\$755,822	\$731,667	- 3.2%	\$717,567	\$727,682	+ 1.4%
Percent of List Price Received*	106.8%	99.2%	- 7.1%	100.5%	97.9%	- 2.6%
Days on Market Until Sale	21	23	+ 9.5%	67	50	- 25.4%
Inventory of Homes for Sale	10	12	+ 20.0%	--	--	--
Months Supply of Inventory	2.2	3.7	+ 68.2%	--	--	--

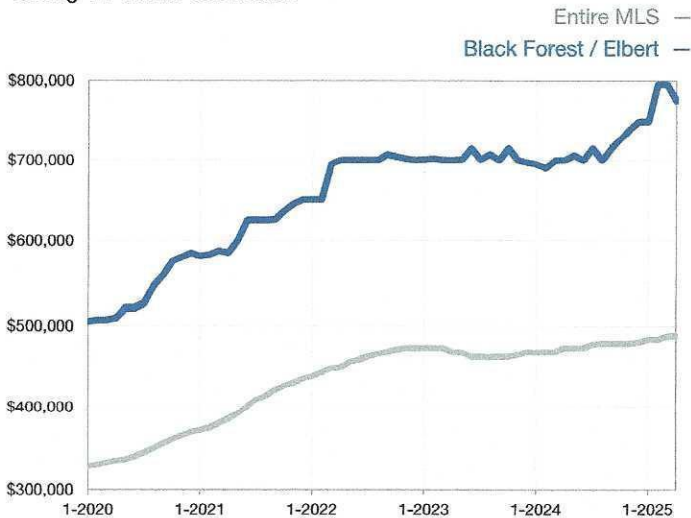
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### Townhouse/Condo

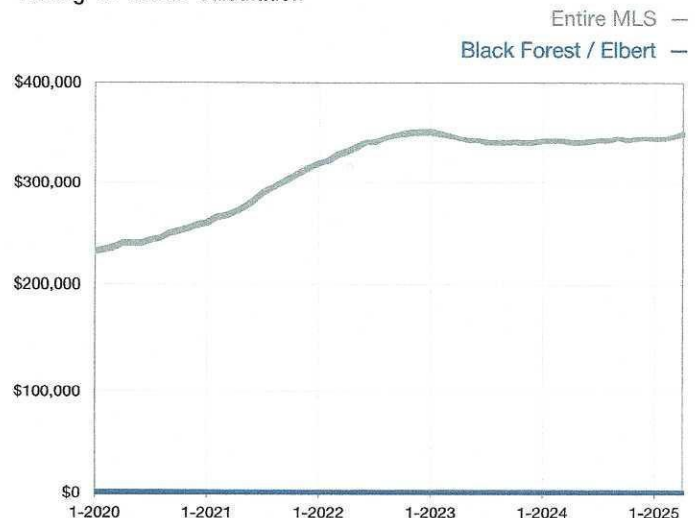
Key Metrics	April			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 2025

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## Calhan / Ramah

El Paso County

### Single Family-Patio Homes

Key Metrics	April			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	19	7	- 63.2%	62	50	- 19.4%
Sold Listings	10	14	+ 40.0%	36	42	+ 16.7%
Median Sales Price*	\$490,505	<b>\$452,955</b>	- 7.7%	\$464,750	<b>\$455,000</b>	- 2.1%
Average Sales Price*	\$494,408	<b>\$472,994</b>	- 4.3%	\$471,584	<b>\$467,309</b>	- 0.9%
Percent of List Price Received*	99.6%	<b>100.2%</b>	+ 0.6%	98.8%	<b>98.0%</b>	- 0.8%
Days on Market Until Sale	116	<b>56</b>	- 51.7%	103	<b>74</b>	- 28.2%
Inventory of Homes for Sale	47	<b>42</b>	- 10.6%	--	--	--
Months Supply of Inventory	4.3	<b>4.3</b>	0.0%	--	--	--

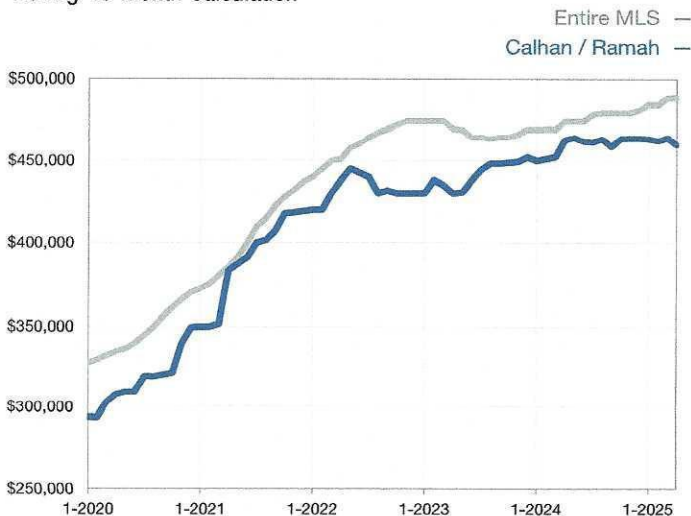
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### Townhouse/Condo

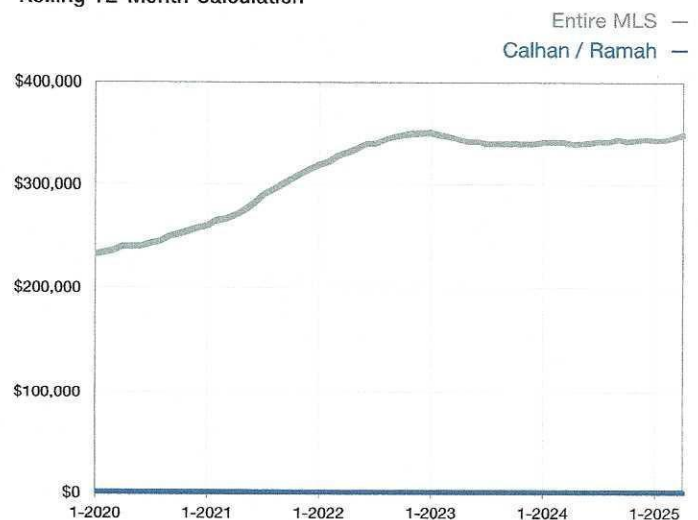
Key Metrics	April			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</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 April 2025

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## Cascade / Chipita Park / Green Mountain Falls

El Paso and Teller Counties

### Single Family-Patio Homes

Key Metrics	April			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	4	2	- 50.0%	5	4	- 20.0%
Sold Listings	0	0	--	3	3	0.0%
Median Sales Price*	\$0	\$0	--	\$399,900	<b>\$424,000</b>	+ 6.0%
Average Sales Price*	\$0	\$0	--	\$373,300	<b>\$486,333</b>	+ 30.3%
Percent of List Price Received*	0.0%	0.0%	--	98.3%	<b>98.1%</b>	- 0.2%
Days on Market Until Sale	0	0	--	42	<b>127</b>	+ 202.4%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	3.2	1.5	- 53.1%	--	--	--

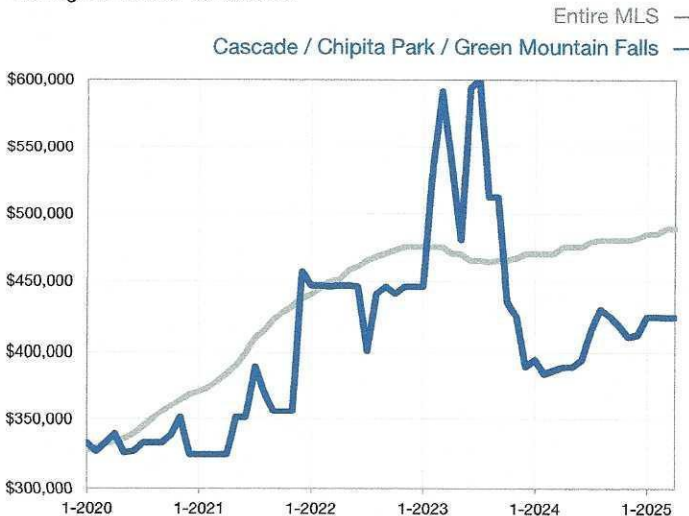
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### Townhouse/Condo

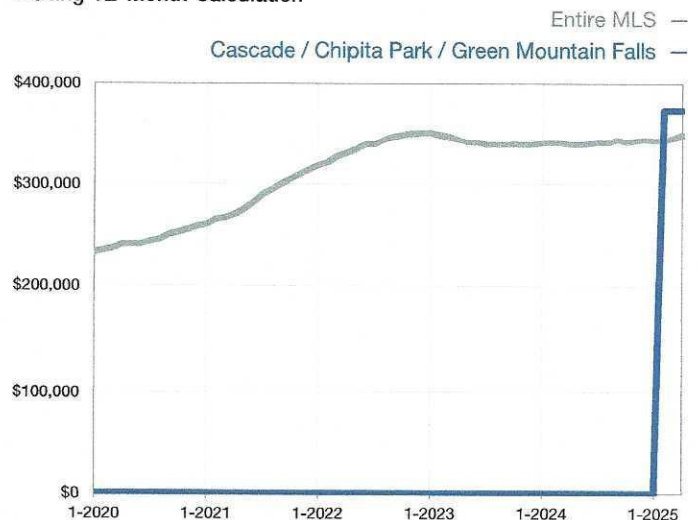
Key Metrics	April			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	2	0	- 100.0%	2	0	- 100.0%
Sold Listings	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	<b>\$375,000</b>	--
Average Sales Price*	\$0	\$0	--	\$0	<b>\$375,000</b>	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	<b>100.0%</b>	--
Days on Market Until Sale	0	0	--	0	<b>108</b>	--
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
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 2025

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## Colorado Springs

El Paso County

### Single Family-Patio Homes

Key Metrics	April			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	963	1,155	+ 19.9%	3,058	3,554	+ 16.2%
Sold Listings	666	739	+ 11.0%	2,216	2,344	+ 5.8%
Median Sales Price*	\$485,000	<b>\$483,500</b>	- 0.3%	\$456,698	<b>\$475,000</b>	+ 4.0%
Average Sales Price*	\$563,398	<b>\$564,562</b>	+ 0.2%	\$525,592	<b>\$546,678</b>	+ 4.0%
Percent of List Price Received*	99.8%	99.4%	- 0.4%	99.5%	99.2%	- 0.3%
Days on Market Until Sale	35	45	+ 28.6%	46	55	+ 19.6%
Inventory of Homes for Sale	1,284	1,721	+ 34.0%	--	--	--
Months Supply of Inventory	2.1	2.7	+ 28.6%	--	--	--

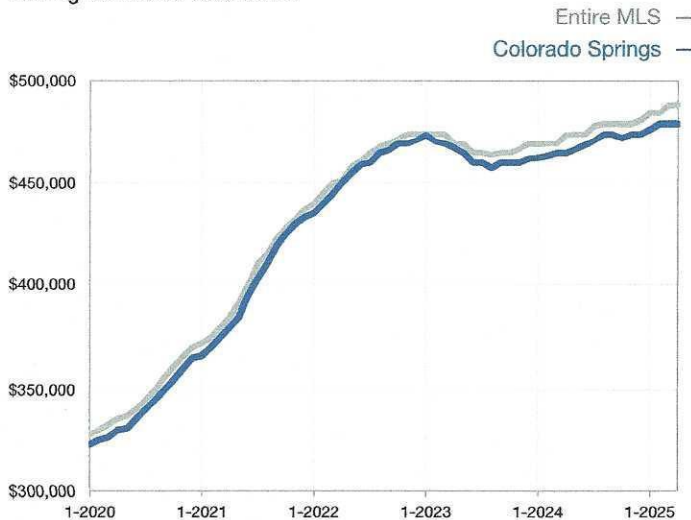
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### Townhouse/Condo

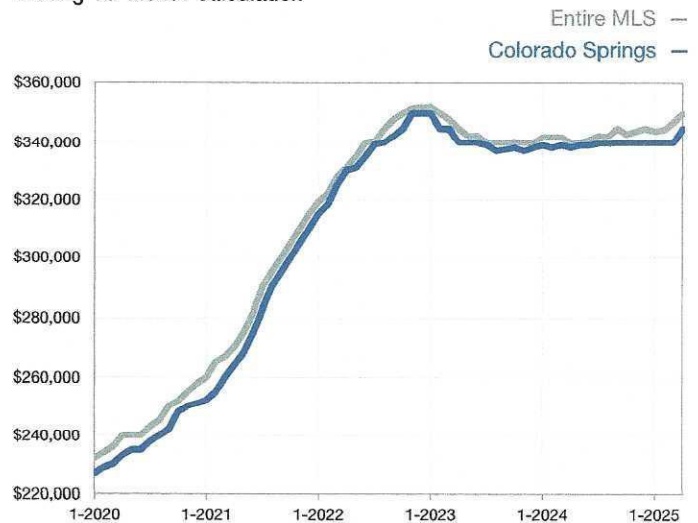
Key Metrics	April			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	229	220	- 3.9%	749	757	+ 1.1%
Sold Listings	117	134	+ 14.5%	444	420	- 5.4%
Median Sales Price*	\$335,000	<b>\$352,500</b>	+ 5.2%	\$335,000	<b>\$338,450</b>	+ 1.0%
Average Sales Price*	\$358,742	<b>\$355,280</b>	- 1.0%	\$358,889	<b>\$361,178</b>	+ 0.6%
Percent of List Price Received*	99.2%	98.5%	- 0.7%	99.3%	98.5%	- 0.8%
Days on Market Until Sale	40	60	+ 50.0%	48	69	+ 43.8%
Inventory of Homes for Sale	397	496	+ 24.9%	--	--	--
Months Supply of Inventory	3.3	4.2	+ 27.3%	--	--	--

\* 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 April 2025

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## Cripple Creek

Teller County

### Single Family-Patio Homes

Key Metrics	April			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	9	10	+ 11.1%	35	31	- 11.4%
Sold Listings	4	5	+ 25.0%	10	14	+ 40.0%
Median Sales Price*	\$280,620	\$335,000	+ 19.4%	\$356,500	\$445,000	+ 24.8%
Average Sales Price*	\$299,810	\$383,180	+ 27.8%	\$344,224	\$457,450	+ 32.9%
Percent of List Price Received*	99.0%	94.5%	- 4.5%	97.6%	97.1%	- 0.5%
Days on Market Until Sale	34	157	+ 361.8%	52	121	+ 132.7%
Inventory of Homes for Sale	28	37	+ 32.1%	--	--	--
Months Supply of Inventory	6.1	7.8	+ 27.9%	--	--	--

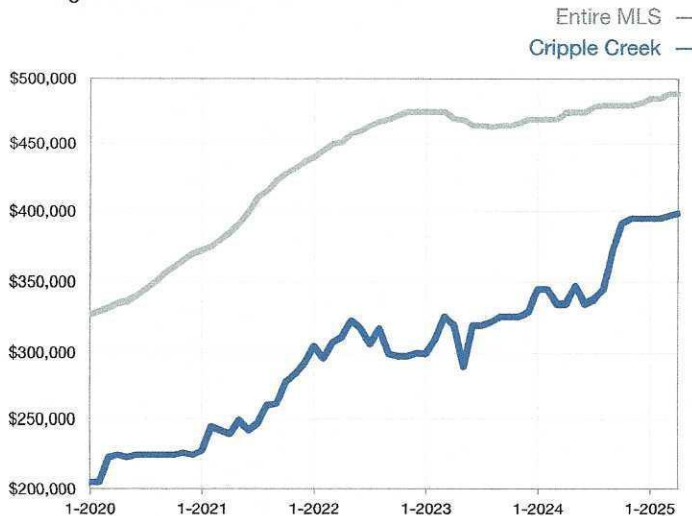
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### Townhouse/Condo

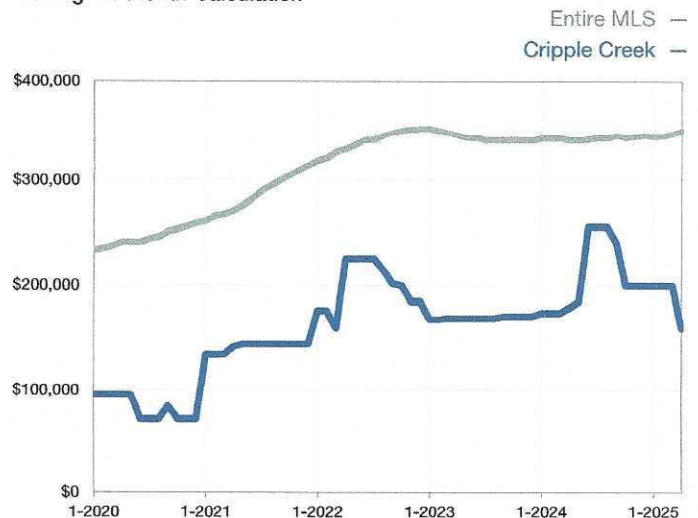
Key Metrics	April			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	0	2	--	3	7	+ 133.3%
Sold Listings	2	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$332,500	\$0	- 100.0%	\$332,500	\$0	- 100.0%
Average Sales Price*	\$332,500	\$0	- 100.0%	\$332,500	\$0	- 100.0%
Percent of List Price Received*	97.8%	0.0%	- 100.0%	97.8%	0.0%	- 100.0%
Days on Market Until Sale	134	0	- 100.0%	134	0	- 100.0%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	1.4	6.0	+ 328.6%	--	--	--

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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 2025

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## Divide

Teller County

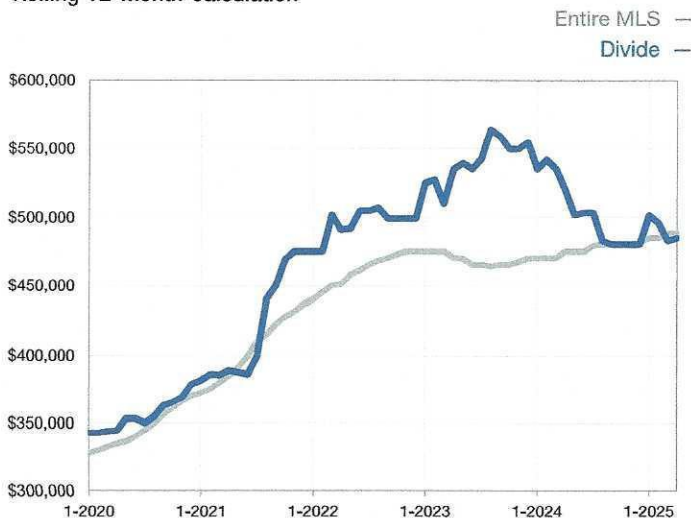
Single Family-Patio Homes	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	18	11	- 38.9%	34	47	+ 38.2%
Sold Listings	3	9	+ 200.0%	18	28	+ 55.6%
Median Sales Price*	\$485,000	\$585,000	+ 20.6%	\$475,000	\$539,645	+ 13.6%
Average Sales Price*	\$473,000	\$540,778	+ 14.3%	\$532,180	\$585,221	+ 10.0%
Percent of List Price Received*	96.6%	97.7%	+ 1.1%	97.6%	97.8%	+ 0.2%
Days on Market Until Sale	52	97	+ 86.5%	55	91	+ 65.5%
Inventory of Homes for Sale	28	43	+ 53.6%	--	--	--
Months Supply of Inventory	4.0	5.7	+ 42.5%	--	--	--

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

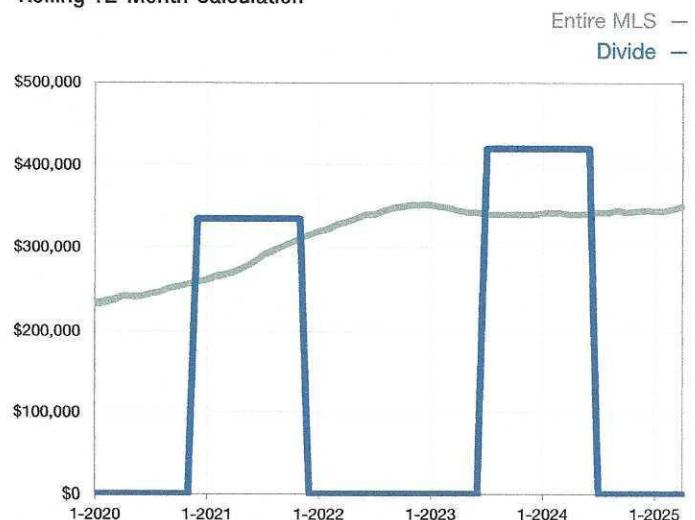
Townhouse/Condo	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent 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 2025

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## Ellicott

El Paso County

### Single Family-Patio Homes

Key Metrics	April			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	1	0	- 100.0%	4	1	- 75.0%
Sold Listings	0	0	--	1	1	0.0%
Median Sales Price*	\$0	\$0	--	\$332,000	\$325,000	- 2.1%
Average Sales Price*	\$0	\$0	--	\$332,000	\$325,000	- 2.1%
Percent of List Price Received*	0.0%	0.0%	--	98.3%	97.8%	- 0.5%
Days on Market Until Sale	0	0	--	181	80	- 55.8%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.5	1.0	- 33.3%	--	--	--

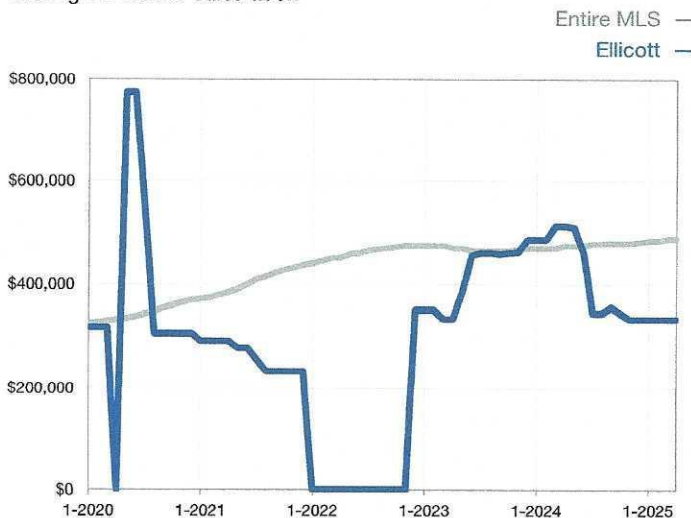
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### Townhouse/Condo

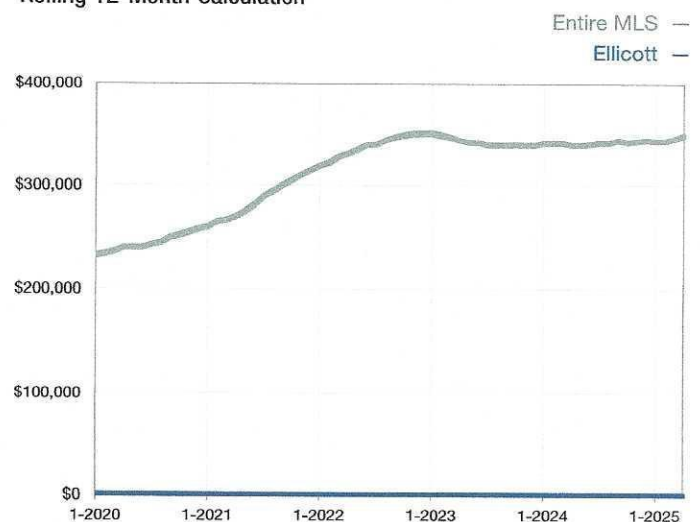
Key Metrics	April			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 2025

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## El Paso County

### Single Family-Patio Homes

Key Metrics	April			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	1,260	1,485	+ 17.9%	3,991	4,660	+ 16.8%
Sold Listings	833	922	+ 10.7%	2,798	2,953	+ 5.5%
Median Sales Price*	\$495,000	\$498,450	+ 0.7%	\$470,000	\$490,000	+ 4.3%
Average Sales Price*	\$572,185	\$577,695	+ 1.0%	\$537,388	\$559,241	+ 4.1%
Percent of List Price Received*	99.8%	99.5%	- 0.3%	99.5%	99.2%	- 0.3%
Days on Market Until Sale	38	45	+ 18.4%	48	56	+ 16.7%
Inventory of Homes for Sale	1,797	2,368	+ 31.8%	--	--	--
Months Supply of Inventory	2.3	2.9	+ 26.1%	--	--	--

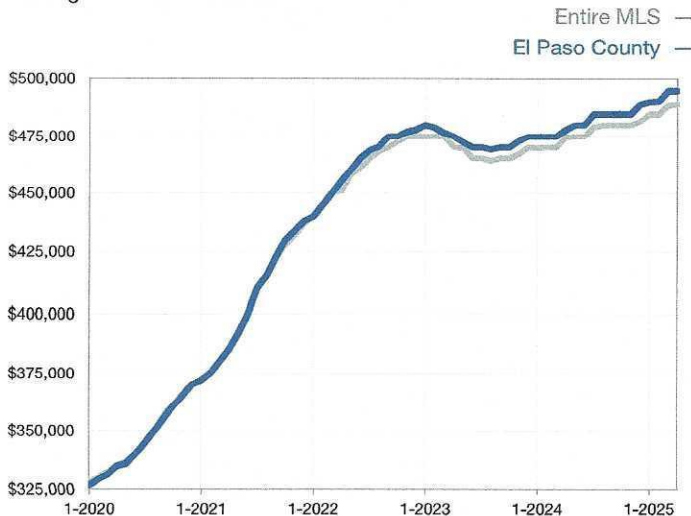
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### Townhouse/Condo

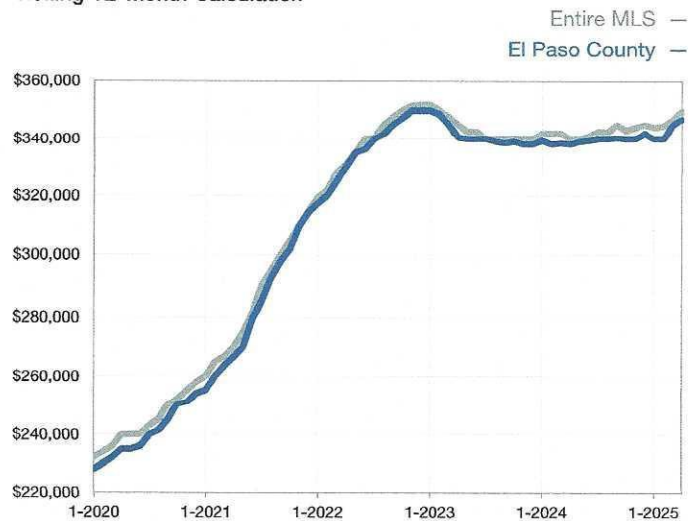
Key Metrics	April			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	256	232	- 9.4%	809	811	+ 0.2%
Sold Listings	125	147	+ 17.6%	468	457	- 2.4%
Median Sales Price*	\$339,000	\$350,000	+ 3.2%	\$336,750	\$344,000	+ 2.2%
Average Sales Price*	\$362,994	\$354,900	- 2.2%	\$360,208	\$360,799	+ 0.2%
Percent of List Price Received*	99.2%	99.1%	- 0.1%	99.4%	98.7%	- 0.7%
Days on Market Until Sale	40	59	+ 47.5%	48	69	+ 43.8%
Inventory of Homes for Sale	426	526	+ 23.5%	--	--	--
Months Supply of Inventory	3.3	4.1	+ 24.2%	--	--	--

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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 2025

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## Falcon / Peyton

El Paso County

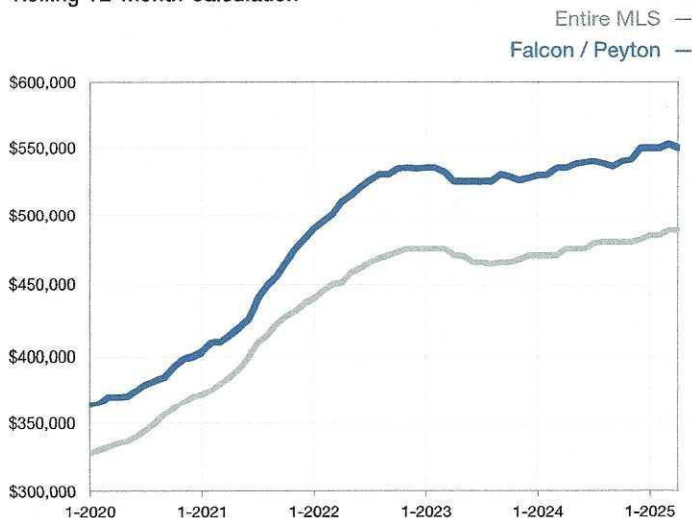
Single Family-Patio Homes	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	100	112	+ 12.0%	317	414	+ 30.6%
Sold Listings	69	59	- 14.5%	240	202	- 15.8%
Median Sales Price*	\$563,950	\$547,000	- 3.0%	\$540,000	\$551,500	+ 2.1%
Average Sales Price*	\$575,003	\$569,518	- 1.0%	\$565,206	\$584,487	+ 3.4%
Percent of List Price Received*	99.7%	99.9%	+ 0.2%	99.9%	99.6%	- 0.3%
Days on Market Until Sale	47	33	- 29.8%	55	55	0.0%
Inventory of Homes for Sale	148	220	+ 48.6%	--	--	--
Months Supply of Inventory	2.4	4.0	+ 66.7%	--	--	--

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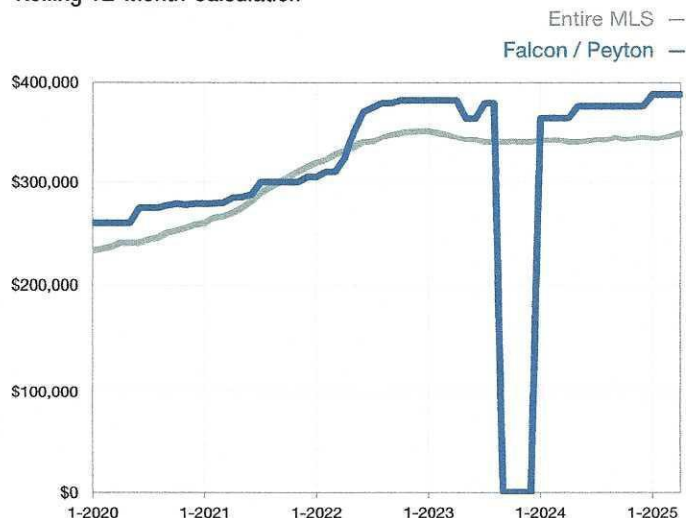
Townhouse/Condo	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$365,000	\$0	- 100.0%
Average Sales Price*	\$0	\$0	--	\$365,000	\$0	- 100.0%
Percent of List Price Received*	0.0%	0.0%	--	101.4%	0.0%	- 100.0%
Days on Market Until Sale	0	0	--	7	0	- 100.0%
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 2025

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## Florissant

Teller County

### Single Family-Patio Homes

Key Metrics	April			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	28	24	- 14.3%	82	76	- 7.3%
Sold Listings	10	14	+ 40.0%	43	43	0.0%
Median Sales Price*	\$482,500	<b>\$447,018</b>	- 7.4%	\$458,697	<b>\$475,000</b>	+ 3.6%
Average Sales Price*	\$524,540	<b>\$449,481</b>	- 14.3%	\$514,534	<b>\$553,449</b>	+ 7.6%
Percent of List Price Received*	98.0%	<b>96.8%</b>	- 1.2%	96.8%	<b>97.5%</b>	+ 0.7%
Days on Market Until Sale	63	<b>88</b>	+ 39.7%	91	<b>77</b>	- 15.4%
Inventory of Homes for Sale	56	<b>58</b>	+ 3.6%	--	--	--
Months Supply of Inventory	4.6	<b>4.8</b>	+ 4.3%	--	--	--

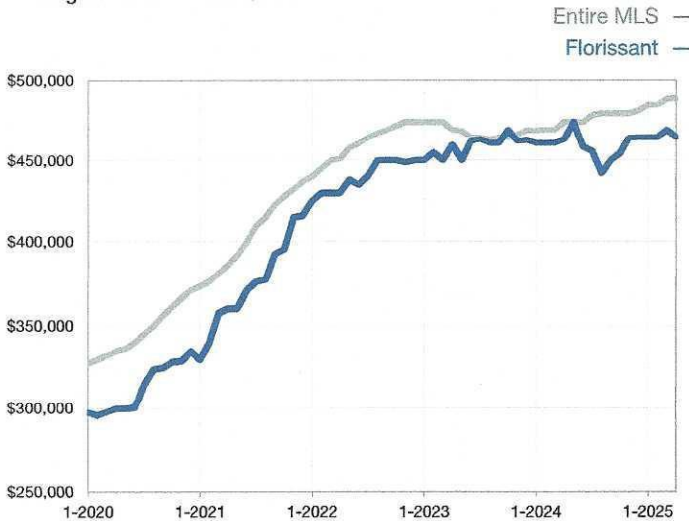
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Townhouse/Condo

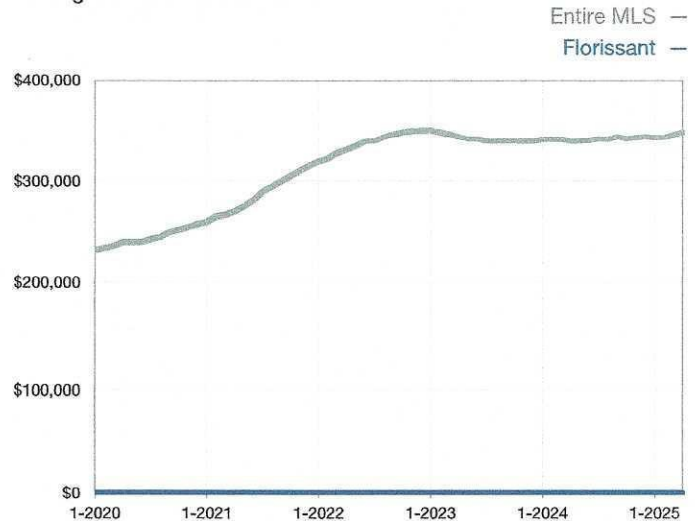
Key Metrics	April			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</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 April 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Fountain

El Paso County

### Single Family-Patio Homes

Key Metrics	April			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	66	75	+ 13.6%	219	232	+ 5.9%
Sold Listings	34	39	+ 14.7%	132	142	+ 7.6%
Median Sales Price*	\$423,500	<b>\$400,000</b>	- 5.5%	\$410,000	<b>\$403,500</b>	- 1.6%
Average Sales Price*	\$408,354	<b>\$402,370</b>	- 1.5%	\$408,118	<b>\$418,083</b>	+ 2.4%
Percent of List Price Received*	98.7%	<b>100.1%</b>	+ 1.4%	100.0%	<b>100.0%</b>	0.0%
Days on Market Until Sale	24	50	+ 108.3%	36	55	+ 52.8%
Inventory of Homes for Sale	91	124	+ 36.3%	--	--	--
Months Supply of Inventory	2.2	3.0	+ 36.4%	--	--	--

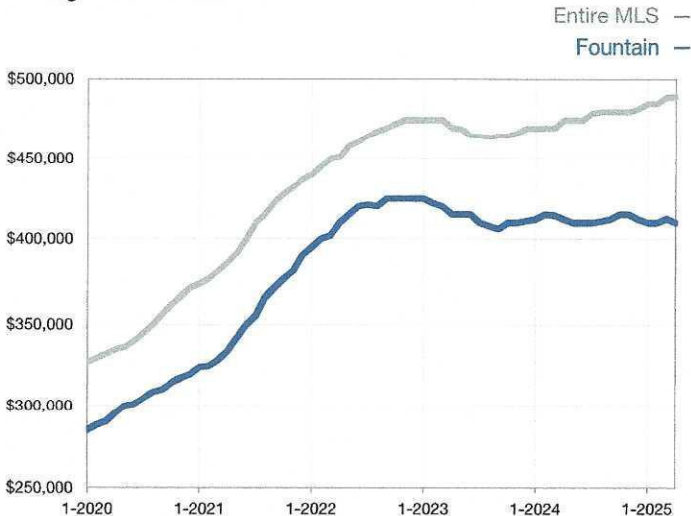
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### Townhouse/Condo

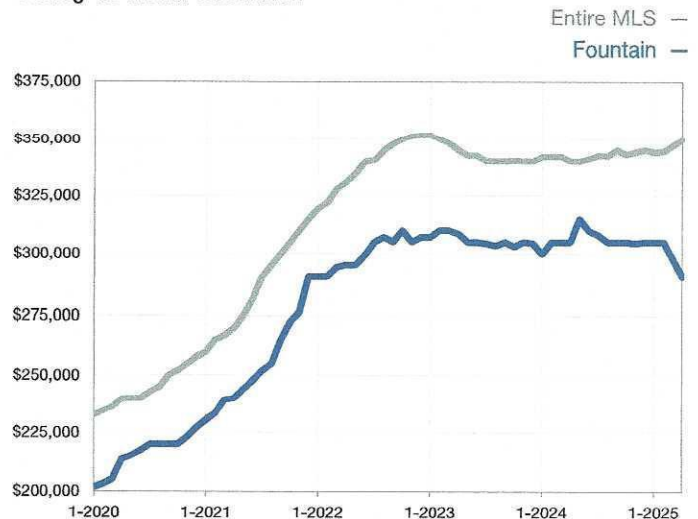
Key Metrics	April			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	9	9	0.0%	23	27	+ 17.4%
Sold Listings	0	7	--	8	15	+ 87.5%
Median Sales Price*	\$0	<b>\$264,900</b>	--	\$314,950	<b>\$280,000</b>	- 11.1%
Average Sales Price*	\$0	<b>\$281,971</b>	--	\$310,800	<b>\$293,553</b>	- 5.5%
Percent of List Price Received*	0.0%	<b>108.8%</b>	--	100.7%	<b>103.9%</b>	+ 3.2%
Days on Market Until Sale	0	61	--	52	54	+ 3.8%
Inventory of Homes for Sale	7	15	+ 114.3%	--	--	--
Months Supply of Inventory	1.8	4.0	+ 122.2%	--	--	--

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

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



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



# Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Manitou Springs

El Paso County

### Single Family-Patio Homes

	April			Year to Date			Key Metrics
	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year	
New Listings	8	17	+ 112.5%	23	43	+ 87.0%	New Listing
Sold Listings	3	7	+ 133.3%	12	16	+ 33.3%	Sold Listing
Median Sales Price*	\$630,000	\$775,000	+ 23.0%	\$598,000	\$615,000	+ 2.8%	Median Sale
Average Sales Price*	\$648,667	\$763,714	+ 18.1%	\$579,000	\$657,375	+ 13.5%	Average Sal
Percent of List Price Received*	98.0%	100.5%	+ 2.6%	96.5%	98.3%	+ 1.9%	Percent of L
Days on Market Until Sale	41	6	- 85.4%	74	32	- 56.8%	Days on Ma
Homes for Sale	19	20	+ 5.3%	--	--	--	Inventory of
Months Supply of Inventory	4.0	3.5	- 12.5%	--	--	--	Months Sup

\* Does not account for seller concessions and/or down payment

### Condo

	April			Year to Date			Key Metrics
	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year	
New Listings	4	0	- 100.0%	8	3	- 62.5%	New Listings
Sold Listings	1	0	- 100.0%	2	1	- 50.0%	Sold Listings
Median Sales Price*	\$400,000	\$0	- 100.0%	\$622,500	\$380,000	- 39.0%	Median Sales Pr
Average Sales Price*	\$400,000	\$0	- 100.0%	\$622,500	\$380,000	- 39.0%	Average Sales P
Percent of List Price Received*	100.0%	0.0%	- 100.0%	99.7%	101.3%	+ 1.6%	Percent of List P
Days on Market Until Sale	6	0	- 100.0%	5	46	+ 820.0%	Days on Market
Homes for Sale	7	3	- 57.1%	--	--	--	Inventory of Hon
Months Supply of Inventory	7.0	1.9	- 72.9%	--	--	--	Months Supply o

### Townhouse/Condo

Key Metrics
New Listings
Sold Listings
Median Sales Price
Average Sales Price
Percent of List Price
Days on Market
Inventory of Homes
Months Supply of Inventory

### Median Sales Price - Single Family



### Median Sales Price - Townhouse-Condo



### Median Sales Price - Townhouse-Condo





# Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Monument / Palmer Lake / Larkspur

El Paso County

Single Family-Patio Homes	April			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	86	108	+ 25.6%	258	327	+ 26.7%
Sold Listings	48	64	+ 33.3%	145	198	+ 36.6%
Median Sales Price*	\$773,280	\$823,174	+ 6.5%	\$759,000	\$753,150	- 0.8%
Average Sales Price*	\$811,477	\$909,005	+ 12.0%	\$811,526	\$833,987	+ 2.8%
Percent of List Price Received*	99.7%	99.0%	- 0.7%	99.0%	99.0%	0.0%
Days on Market Until Sale	61	57	- 6.6%	64	67	+ 4.7%
Inventory of Homes for Sale	168	221	+ 31.5%	--	--	--
Months Supply of Inventory	1.9	2.0	+ 5.3%	--	--	--

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

\* Does not account for seller concessions

	April			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	14	3	- 78.6%	29	27	- 6.9%
Sold Listings	7	6	- 14.3%	12	20	+ 66.7%
Median Sales Price*	\$409,000	\$373,750	- 8.6%	\$401,250	\$385,000	- 4.0%
Average Sales Price*	\$428,771	\$431,500	+ 0.6%	\$414,692	\$401,595	- 3.2%
Percent of List Price Received*	100.0%	99.4%	- 0.6%	99.3%	99.1%	- 0.2%
Days on Market Until Sale	44	31	- 29.5%	47	66	+ 40.4%
Inventory of Homes for Sale	14	15	+ 7.1%	--	--	--
Months Supply of Inventory	3.6	3.2	- 11.1%	--	--	--

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

### Townhouse/Condo

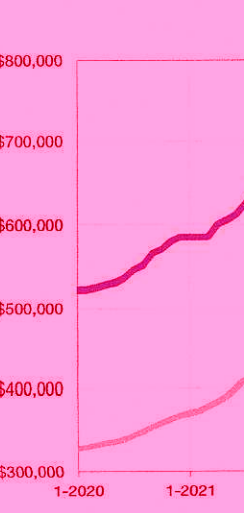
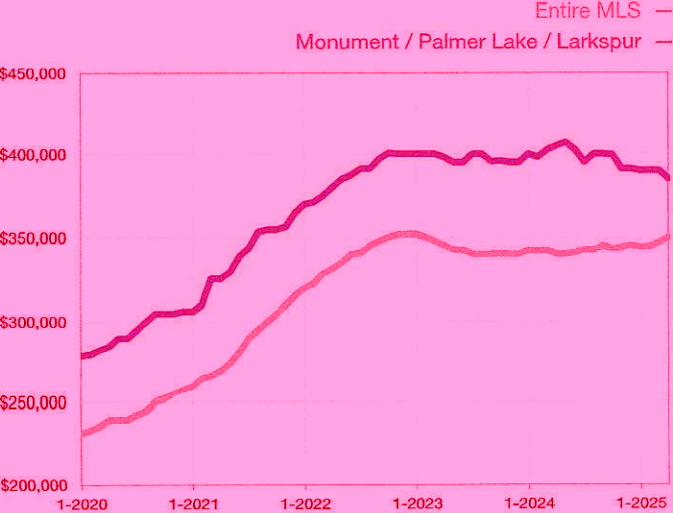
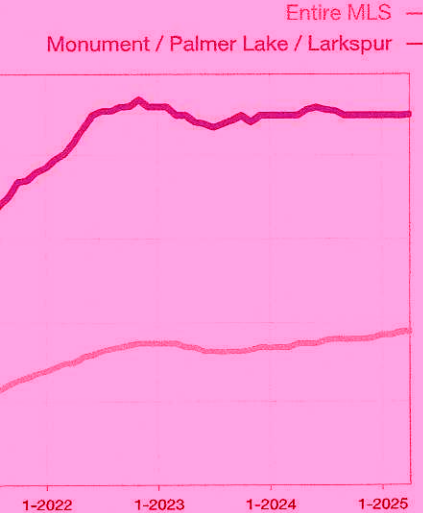
Key Metrics
New Listings
Sold Listings
Median Sales Price*
Average Sales Price*
Percent of List Price Received*
Days on Market Until Sale
Inventory of Homes for Sale
Months Supply of Inventory

\* Does not account for seller concessions

### Single Family

### Median Sales Price – Townhouse-Condo

### Median Sales Price – Single-Family



# Local Market Update for April 2025

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		
	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	8	7	- 12.5%	25	29	+ 16.0%
Sold Listings	1	3	+ 200.0%	5	8	+ 60.0%
Median Sales Price*	\$520,000	<b>\$299,000</b>	- 42.5%	\$519,900	<b>\$430,000</b>	- 17.3%
Average Sales Price*	\$520,000	<b>\$341,333</b>	- 34.4%	\$487,760	<b>\$401,000</b>	- 17.8%
Percent of List Price Received*	101.0%	<b>103.2%</b>	+ 2.2%	100.6%	<b>99.7%</b>	- 0.9%
Days on Market Until Sale	60	<b>36</b>	- 40.0%	66	<b>43</b>	- 34.8%
Inventory of Homes for Sale	19	<b>21</b>	+ 10.5%	--	--	--
Months Supply of Inventory	5.4	<b>5.4</b>	0.0%	--	--	--

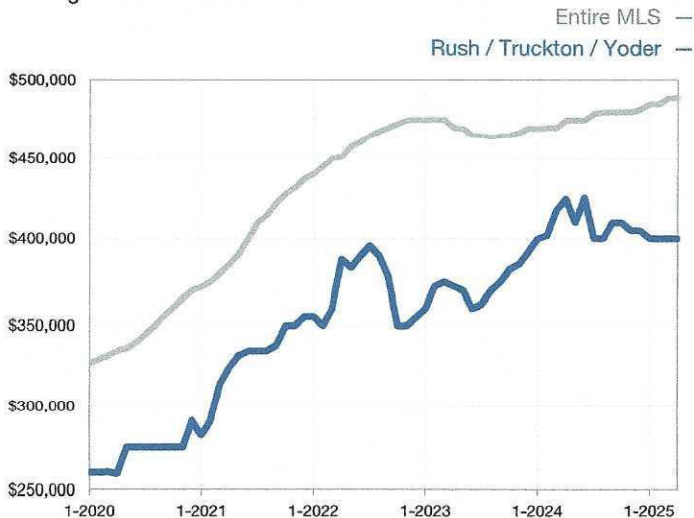
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### Townhouse/Condo

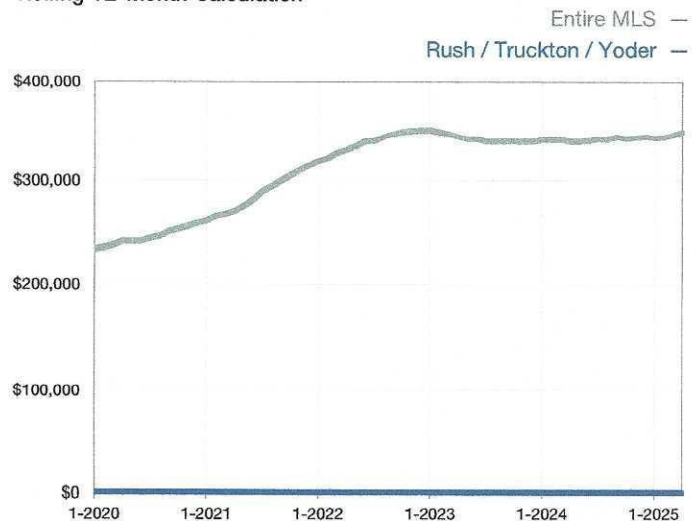
Key Metrics	April			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</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 April 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Security-Widefield

El Paso County

### Single Family-Patio Homes

Key Metrics	April			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

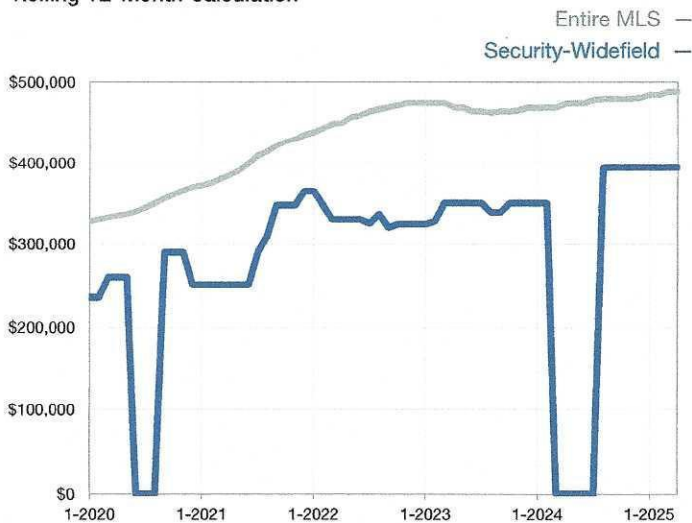
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### Townhouse/Condo

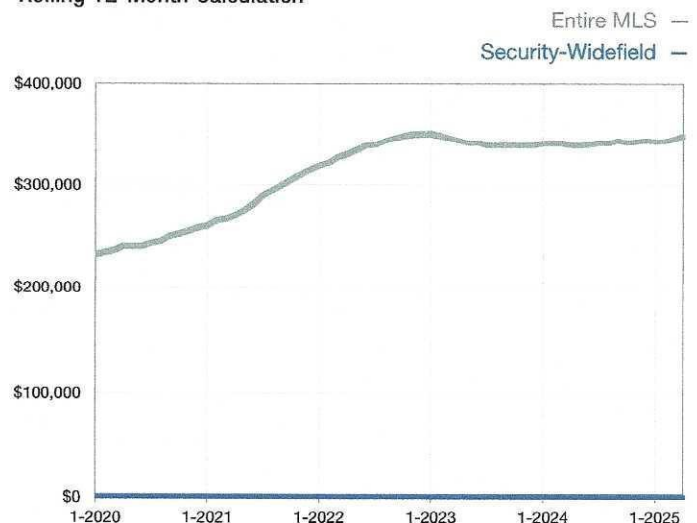
Key Metrics	April			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Teller County

Single Family-Patio Homes

Key Metrics	April			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	114	96	- 15.8%	269	304	+ 13.0%
Sold Listings	138	161	+ 20.1%			
Median Sales Price*	\$552,500	\$475,000	- 14.0%			
Average Sales Price*	\$542,669	\$498,070	- 8.2%			
Percent of List Price	98.4%	97.7%	- 0.7%			
Days on Market Until Sale	50	87	+ 74.0%			
Inventory of Homes for Sale	191	257	+ 34.6%			
Months Supply of Inventory	4.3	5.5	+ 27.9%			

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

\* Does not account for seller concessions

	April			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	7	10	+ 42.9%	21	32	+ 52.4%
Sold Listings	5	1	- 80.0%	13	2	- 84.6%
Median Sales Price*	\$312,000	\$350,000	+ 12.2%	\$320,000	\$442,950	+ 38.4%
Average Sales Price*	\$292,400	\$350,000	+ 19.7%	\$352,185	\$442,950	+ 25.8%
Percent of List Price	97.3%	100.0%	+ 2.8%	98.4%	100.7%	+ 2.3%
Days on Market Until Sale	69	5	- 92.8%	59	37	- 37.3%
Inventory of Homes for Sale	14	26	+ 85.7%	--	--	--
Months Supply of Inventory	3.3	8.4	+ 154.5%	--	--	--

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

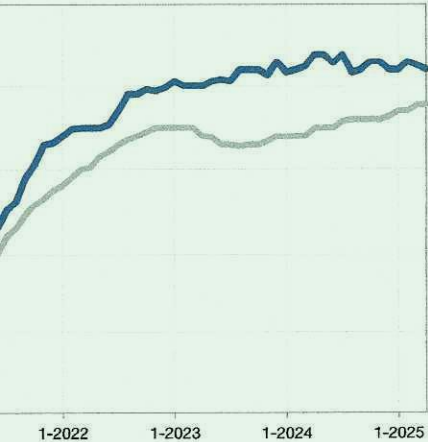
Townhouse/Condo

Key Metrics
New Listings
Sold Listings
Median Sales Price*
Average Sales Price*
Percent of List Price
Days on Market Until Sale
Inventory of Homes for Sale
Months Supply of Inventory

\* Does not account for seller concessions

Single Family  
Median Sales Price

Entire MLS —  
Teller County —



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

Entire MLS —  
Teller County —



Median Sales Price –  
Rolling 12-Month Calculation





# Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Victor / Goldfield

Teller County

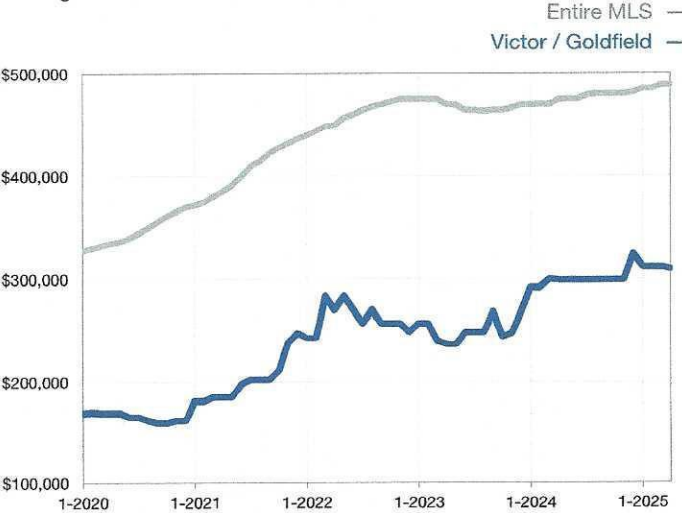
Single Family-Patio Homes	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	2	1	- 50.0%	7	4	- 42.9%
Sold Listings	1	1	0.0%	4	1	- 75.0%
Median Sales Price*	\$299,000	<b>\$155,000</b>	- 48.2%	\$399,500	<b>\$155,000</b>	- 61.2%
Average Sales Price*	\$299,000	<b>\$155,000</b>	- 48.2%	\$507,000	<b>\$155,000</b>	- 69.4%
Percent of List Price Received*	99.7%	<b>98.1%</b>	- 1.6%	98.6%	<b>98.1%</b>	- 0.5%
Days on Market Until Sale	9	<b>87</b>	+ 866.7%	54	<b>87</b>	+ 61.1%
Inventory of Homes for Sale	7	<b>9</b>	+ 28.6%	--	--	--
Months Supply of Inventory	3.9	<b>6.8</b>	+ 74.4%	--	--	--

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

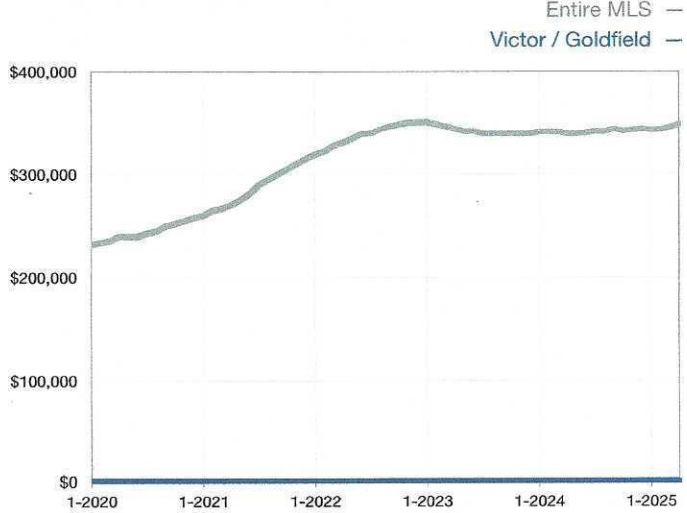
Townhouse/Condo	April			Year to Date		
Key Metrics	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	0	<b>0</b>	--	0	<b>0</b>	--
Sold Listings	0	<b>0</b>	--	0	<b>0</b>	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
Days on Market Until Sale	0	<b>0</b>	--	0	<b>0</b>	--
Inventory of Homes for Sale	0	<b>0</b>	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--

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

Median Sales Price – Single Family  
Rolling 12-Month Calculation



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



# Local Market Update for April 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Woodland Park

Teller County

### Single Family-Patio Homes

Key Metrics	April			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	58	51	- 12.1%	116	148	+ 27.6%
Sold Listings	16	17	+ 6.3%	65	75	+ 15.4%
Median Sales Price*	\$647,500	<b>\$587,500</b>	- 9.3%	\$606,000	<b>\$570,000</b>	- 5.9%
Average Sales Price*	\$643,006	<b>\$569,447</b>	- 11.4%	\$613,459	<b>\$593,637</b>	- 3.2%
Percent of List Price Received*	98.8%	<b>99.5%</b>	+ 0.7%	97.9%	<b>98.3%</b>	+ 0.4%
Days on Market Until Sale	48	<b>60</b>	+ 25.0%	61	<b>78</b>	+ 27.9%
Inventory of Homes for Sale	72	<b>112</b>	+ 55.6%	--	--	--
Months Supply of Inventory	3.5	<b>5.2</b>	+ 48.6%	--	--	--

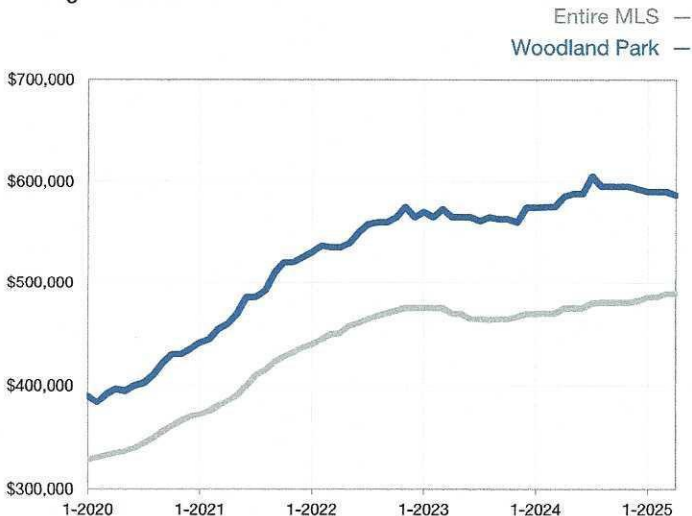
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Townhouse/Condo

Key Metrics	April			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 04-2024	Thru 04-2025	Percent Change from Previous Year
New Listings	7	8	+ 14.3%	18	25	+ 38.9%
Sold Listings	3	1	- 66.7%	11	2	- 81.8%
Median Sales Price*	\$290,000	<b>\$350,000</b>	+ 20.7%	\$312,000	<b>\$442,950</b>	+ 42.0%
Average Sales Price*	\$265,667	<b>\$350,000</b>	+ 31.7%	\$355,764	<b>\$442,950</b>	+ 24.5%
Percent of List Price Received*	97.1%	<b>100.0%</b>	+ 3.0%	98.5%	<b>100.7%</b>	+ 2.2%
Days on Market Until Sale	26	<b>5</b>	- 80.8%	46	<b>37</b>	- 19.6%
Inventory of Homes for Sale	12	<b>20</b>	+ 66.7%	--	--	--
Months Supply of Inventory	3.5	<b>7.1</b>	+ 102.9%	--	--	--

\* 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

