

Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Black Forest / Elbert

El Paso County

Single Family-Patio Homes

	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
New Listings	11	9	- 18.2%	28	33	+ 17.9%
Sold Listings	6	4	- 33.3%	21	17	- 19.0%
Median Sales Price*	\$700,000	\$785,000	+ 12.1%	\$700,000	\$745,000	+ 6.4%
Average Sales Price*	\$730,833	\$737,175	+ 0.9%	\$834,268	\$709,024	- 15.0%
Percent of List Price Received*	103.5%	99.1%	- 4.3%	103.7%	97.1%	- 6.4%
Days on Market Until Sale	5	11	+ 120.0%	22	48	+ 118.2%
Inventory of Homes for Sale	8	13	+ 62.5%	--	--	--
Months Supply of Inventory	1.5	3.5	+ 133.3%	--	--	--

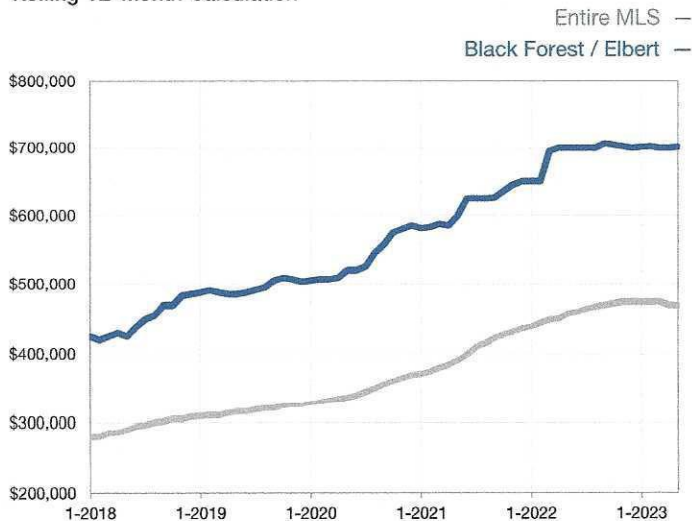
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo

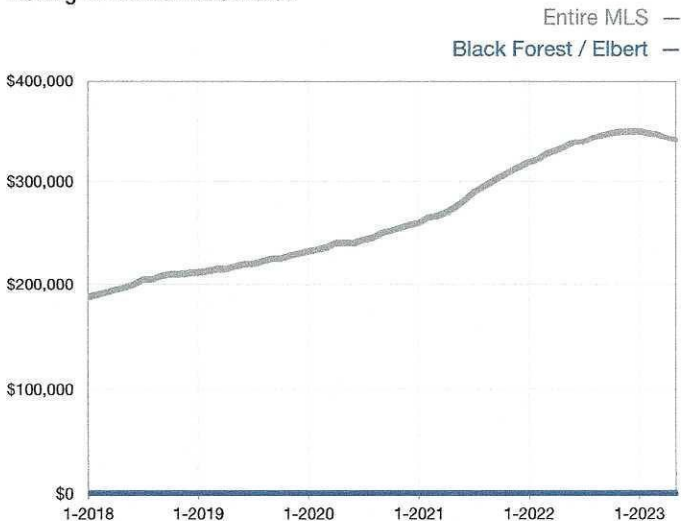
	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	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 May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Calhan / Ramah

El Paso County

Single Family-Patio Homes

	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
New Listings	21	20	- 4.8%	75	80	+ 6.7%
Sold Listings	8	17	+ 112.5%	51	50	- 2.0%
Median Sales Price*	\$475,000	\$500,000	+ 5.3%	\$452,000	\$444,641	- 1.6%
Average Sales Price*	\$519,113	\$519,147	+ 0.0%	\$513,494	\$486,221	- 5.3%
Percent of List Price Received*	100.6%	98.6%	- 2.0%	99.6%	98.4%	- 1.2%
Days on Market Until Sale	28	55	+ 96.4%	36	51	+ 41.7%
Inventory of Homes for Sale	33	44	+ 33.3%	--	--	--
Months Supply of Inventory	3.1	4.4	+ 41.9%	--	--	--

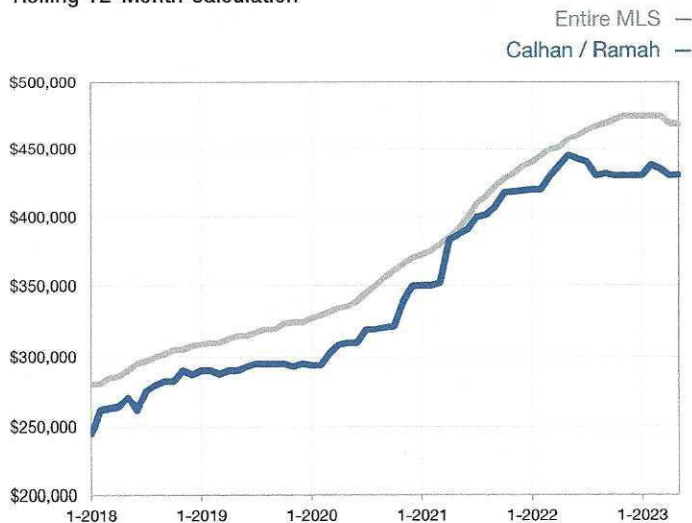
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Townhouse/Condo

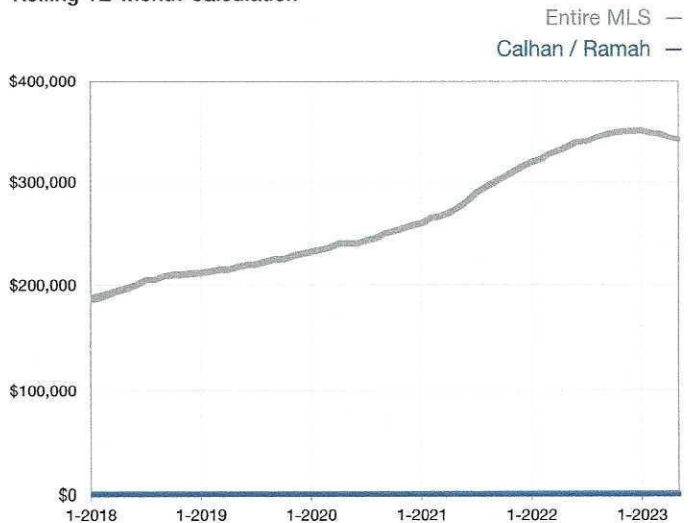
	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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Median Sales Price – Single Family Rolling 12-Month Calculation



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



Local Market Update for May 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

	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
New Listings	6	0	- 100.0%	9	4	- 55.6%
Sold Listings	0	1	--	4	8	+ 100.0%
Median Sales Price*	\$0	\$425,000	--	\$440,500	\$537,500	+ 22.0%
Average Sales Price*	\$0	\$425,000	--	\$448,000	\$578,188	+ 29.1%
Percent of List Price Received*	0.0%	94.5%	--	95.4%	93.6%	- 1.9%
Days on Market Until Sale	0	61	--	4	82	+ 1950.0%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.8	0.0	- 100.0%	--	--	--

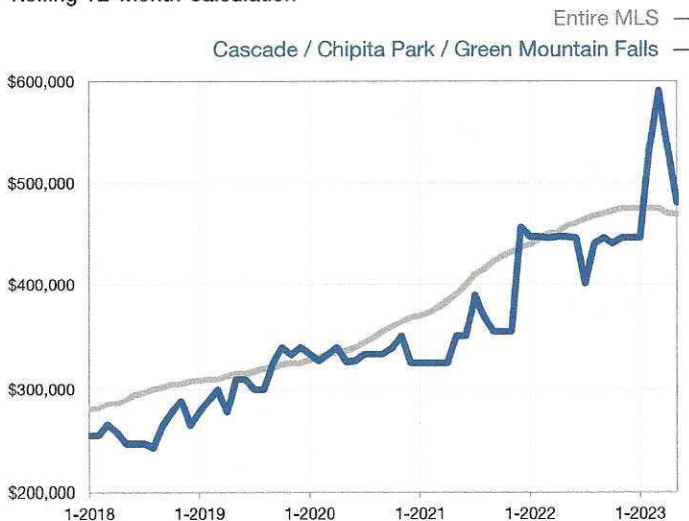
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Townhouse/Condo

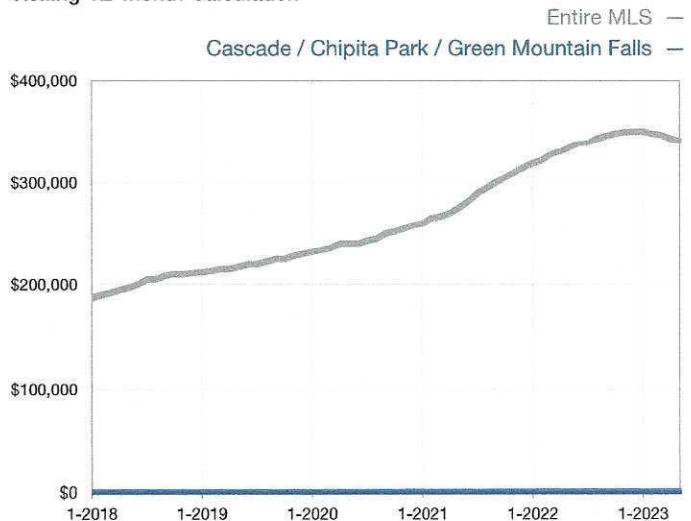
	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	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 May 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Colorado Springs

El Paso County

Single Family-Patio Homes

Key Metrics	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
New Listings	1,393	950	- 31.8%	5,648	3,872	- 31.4%
Sold Listings	1,157	789	- 31.8%	4,474	3,174	- 29.1%
Median Sales Price*	\$485,000	\$470,000	- 3.1%	\$475,000	\$450,000	- 5.3%
Average Sales Price*	\$543,110	\$533,970	- 1.7%	\$533,247	\$517,481	- 3.0%
Percent of List Price Received*	103.5%	100.2%	- 3.2%	103.6%	99.4%	- 4.1%
Days on Market Until Sale	9	27	+ 200.0%	11	41	+ 272.7%
Inventory of Homes for Sale	942	988	+ 4.9%	--	--	--
Months Supply of Inventory	0.9	1.3	+ 44.4%	--	--	--

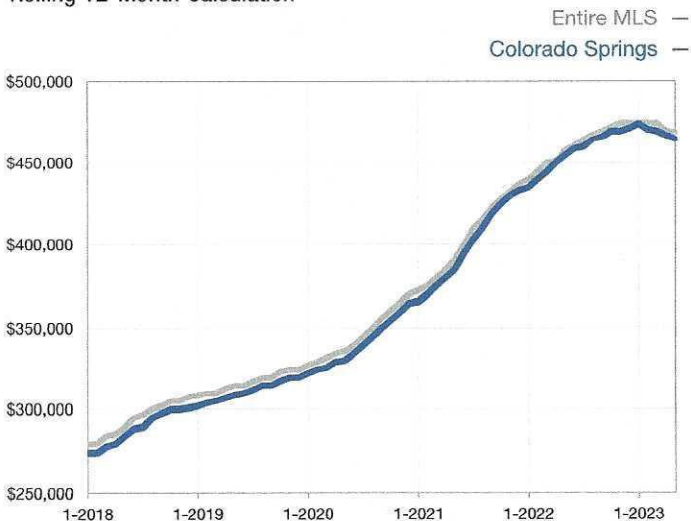
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Townhouse/Condo

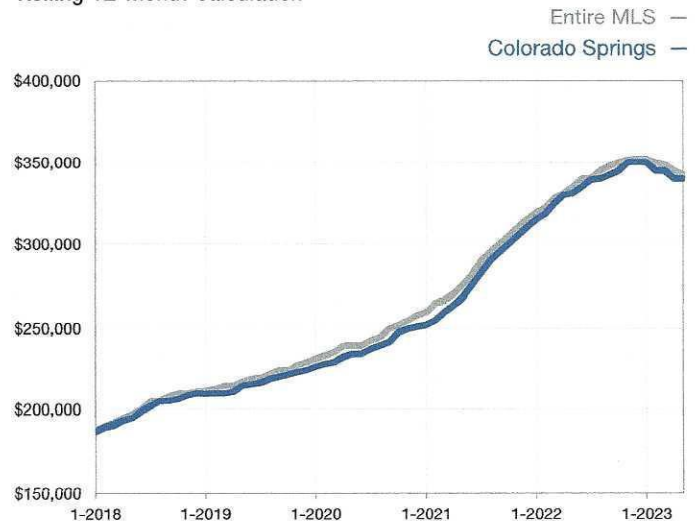
Key Metrics	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
New Listings	206	174	- 15.5%	957	807	- 15.7%
Sold Listings	177	145	- 18.1%	848	556	- 34.4%
Median Sales Price*	\$360,000	\$330,000	- 8.3%	\$356,000	\$335,000	- 5.9%
Average Sales Price*	\$358,081	\$348,449	- 2.7%	\$360,886	\$348,175	- 3.5%
Percent of List Price Received*	103.2%	99.7%	- 3.4%	103.1%	99.4%	- 3.6%
Days on Market Until Sale	6	25	+ 316.7%	13	31	+ 138.5%
Inventory of Homes for Sale	137	223	+ 62.8%	--	--	--
Months Supply of Inventory	0.7	1.6	+ 128.6%	--	--	--

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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 May 2023

A Research Tool Provided by the Colorado Association of REALTORS®

Cripple Creek

Teller County

Single Family-Patio Homes

	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
New Listings	6	15	+ 150.0%	33	37	+ 12.1%
Sold Listings	9	5	- 44.4%	24	14	- 41.7%
Median Sales Price*	\$385,000	\$225,000	- 41.6%	\$323,000	\$268,500	- 16.9%
Average Sales Price*	\$392,521	\$209,400	- 46.7%	\$379,587	\$308,529	- 18.7%
Percent of List Price Received*	96.7%	101.4%	+ 4.9%	98.6%	100.1%	+ 1.5%
Days on Market Until Sale	24	53	+ 120.8%	33	60	+ 81.8%
Inventory of Homes for Sale	13	22	+ 69.2%	--	--	--
Months Supply of Inventory	2.1	5.2	+ 147.6%	--	--	--

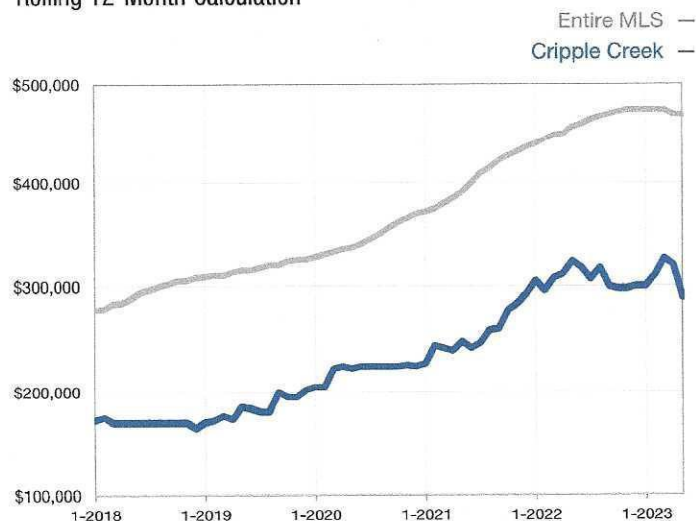
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Townhouse/Condo

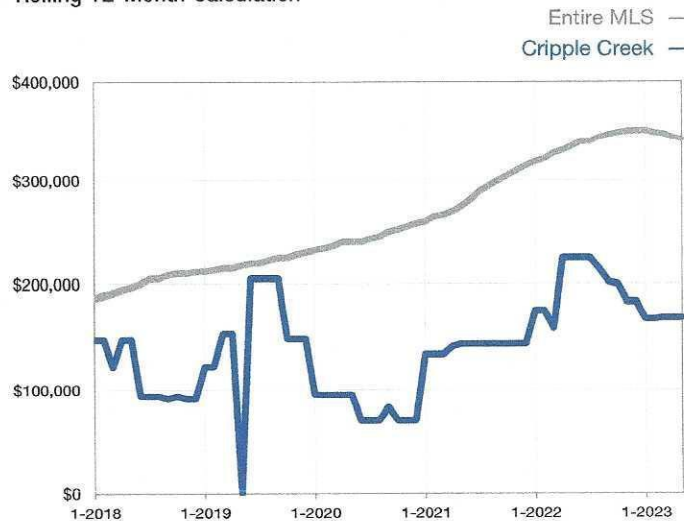
	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
New Listings	0	0	--	2	6	+ 200.0%
Sold Listings	1	1	0.0%	3	2	- 33.3%
Median Sales Price*	\$160,000	\$145,000	- 9.4%	\$160,000	\$156,500	- 2.2%
Average Sales Price*	\$160,000	\$145,000	- 9.4%	\$191,633	\$156,500	- 18.3%
Percent of List Price Received*	100.1%	91.8%	- 8.3%	98.2%	95.9%	- 2.3%
Days on Market Until Sale	0	114	--	37	83	+ 124.3%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.9	2.4	+ 166.7%	--	--	--

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Median Sales Price – Single Family Rolling 12-Month Calculation



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



Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®

Divide

Teller County

Single Family-Patio Homes

Key Metrics	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
New Listings	16	6	- 62.5%	57	39	- 31.6%
Sold Listings	15	7	- 53.3%	55	31	- 43.6%
Median Sales Price*	\$499,000	\$520,000	+ 4.2%	\$465,000	\$609,520	+ 31.1%
Average Sales Price*	\$518,667	\$569,857	+ 9.9%	\$512,229	\$705,836	+ 37.8%
Percent of List Price Received*	101.8%	100.2%	- 1.6%	101.5%	97.9%	- 3.5%
Days on Market Until Sale	13	23	+ 76.9%	19	78	+ 310.5%
Inventory of Homes for Sale	16	21	+ 31.3%	--	--	--
Months Supply of Inventory	1.3	2.3	+ 76.9%	--	--	--

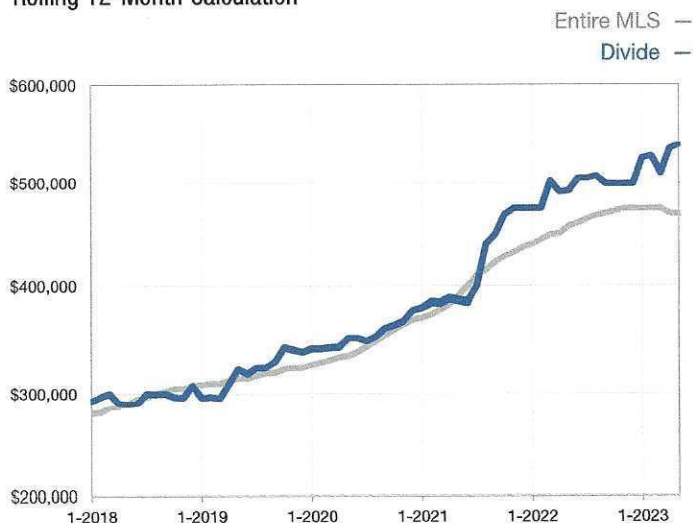
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Townhouse/Condo

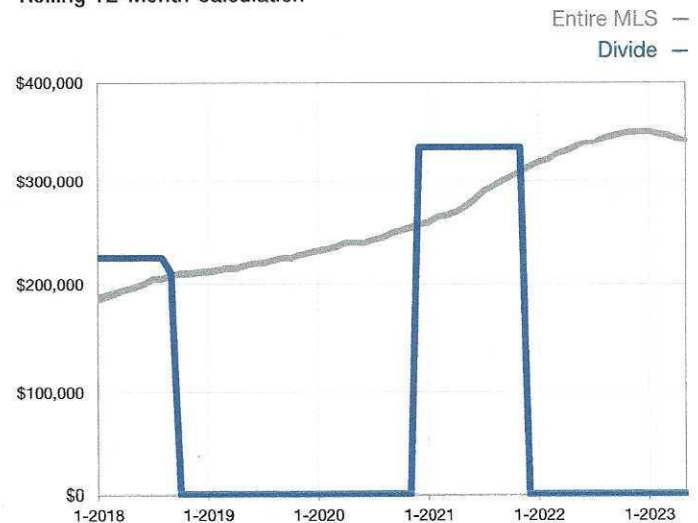
Key Metrics	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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Median Sales Price – Single Family Rolling 12-Month Calculation



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



Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®

Ellicott

El Paso County

Single Family-Patio Homes

Key Metrics	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
New Listings	0	0	--	0	3	--
Sold Listings	0	3	--	0	6	--
Median Sales Price*	\$0	\$516,015	--	\$0	\$432,248	--
Average Sales Price*	\$0	\$480,813	--	\$0	\$427,540	--
Percent of List Price Received*	0.0%	97.0%	--	0.0%	100.6%	--
Days on Market Until Sale	0	57	--	0	102	--
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	1.1	--	--	--	--

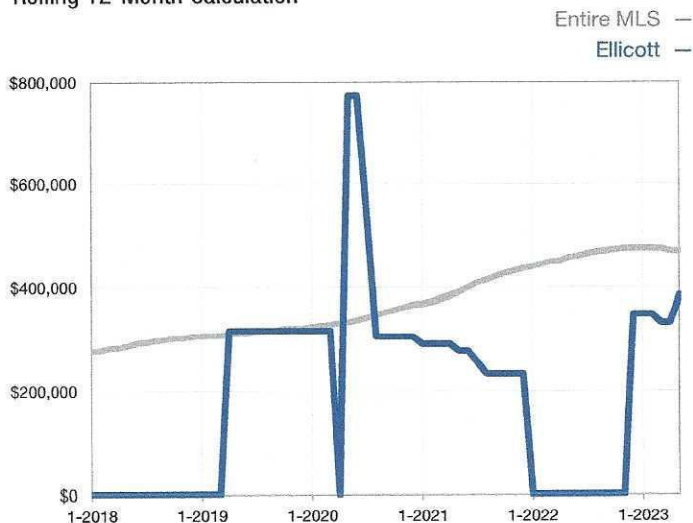
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Townhouse/Condo

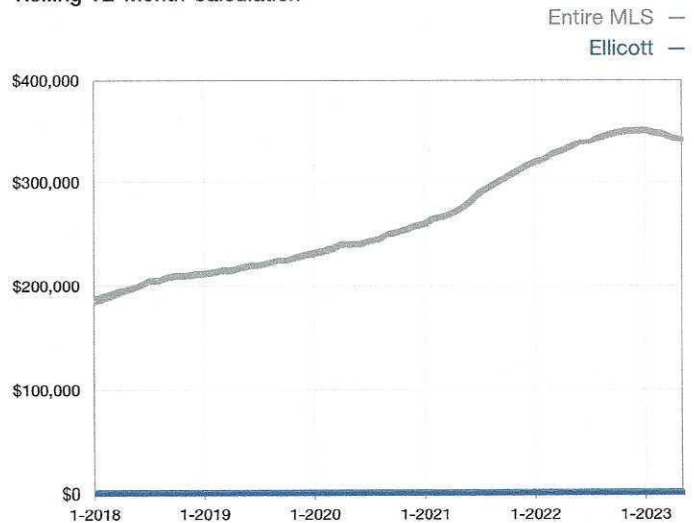
Key Metrics	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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Median Sales Price – Single Family Rolling 12-Month Calculation



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



Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®

El Paso County

Single Family-Patio Homes

Key Metrics	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
New Listings	1,788	1,237	- 30.8%	7,167	5,079	- 29.1%
Sold Listings	1,426	1,047	- 26.6%	5,571	4,103	- 26.4%
Median Sales Price*	\$490,000	\$478,000	- 2.4%	\$480,000	\$462,000	- 3.8%
Average Sales Price*	\$553,160	\$540,807	- 2.2%	\$541,497	\$525,774	- 2.9%
Percent of List Price Received*	103.4%	100.0%	- 3.3%	103.4%	99.4%	- 3.9%
Days on Market Until Sale	9	28	+ 211.1%	11	41	+ 272.7%
Inventory of Homes for Sale	1,329	1,379	+ 3.8%	--	--	--
Months Supply of Inventory	1.0	1.5	+ 50.0%	--	--	--

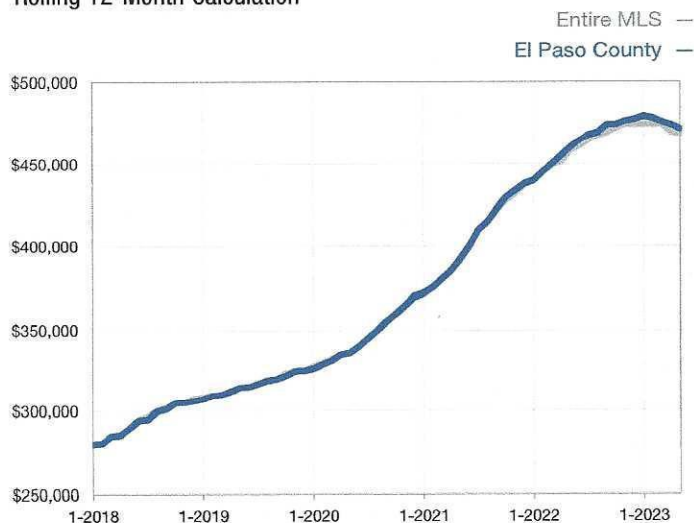
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Townhouse/Condo

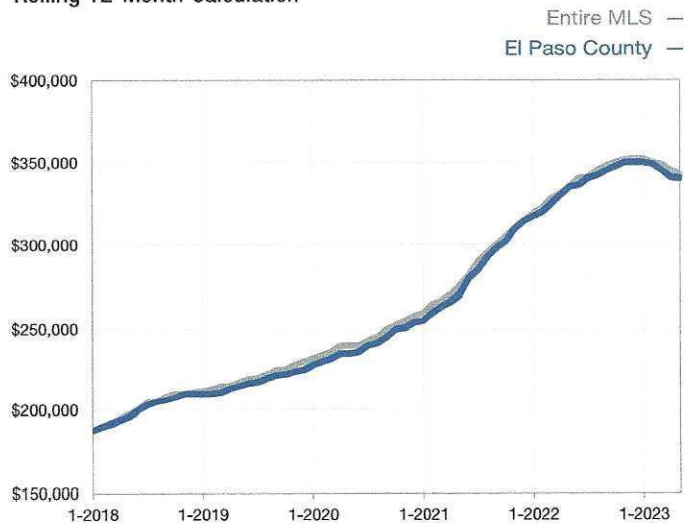
Key Metrics	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
New Listings	224	193	- 13.8%	1,043	863	- 17.3%
Sold Listings	191	157	- 17.8%	930	599	- 35.6%
Median Sales Price*	\$365,000	\$330,000	- 9.6%	\$360,000	\$335,000	- 6.9%
Average Sales Price*	\$361,692	\$347,115	- 4.0%	\$362,731	\$348,247	- 4.0%
Percent of List Price Received*	103.2%	99.7%	- 3.4%	103.0%	99.4%	- 3.5%
Days on Market Until Sale	6	26	+ 333.3%	13	31	+ 138.5%
Inventory of Homes for Sale	148	239	+ 61.5%	--	--	--
Months Supply of Inventory	0.7	1.6	+ 128.6%	--	--	--

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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 May 2023

A Research Tool Provided by the Colorado Association of REALTORS®

Falcon / Peyton

El Paso County

Single Family-Patio Homes

Key Metrics	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
New Listings	145	98	- 32.4%	618	398	- 35.6%
Sold Listings	103	94	- 8.7%	420	333	- 20.7%
Median Sales Price*	\$535,000	\$535,000	0.0%	\$535,000	\$520,000	- 2.8%
Average Sales Price*	\$558,256	\$556,916	- 0.2%	\$558,927	\$542,200	- 3.0%
Percent of List Price Received*	102.5%	99.7%	- 2.7%	102.5%	99.2%	- 3.2%
Days on Market Until Sale	13	35	+ 169.2%	11	44	+ 300.0%
Inventory of Homes for Sale	156	121	- 22.4%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--

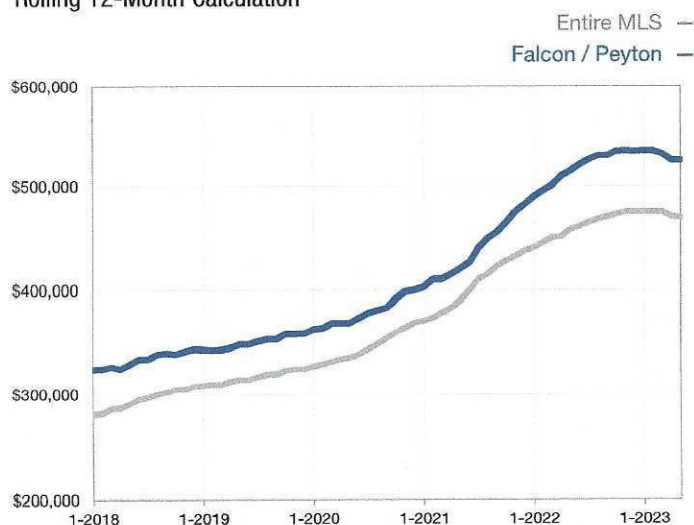
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Townhouse/Condo

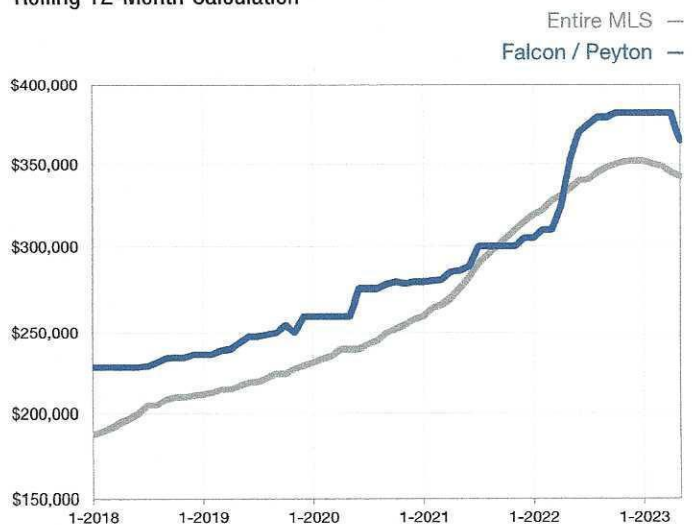
Key Metrics	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
New Listings	0	0	--	4	0	- 100.0%
Sold Listings	2	0	- 100.0%	4	0	- 100.0%
Median Sales Price*	\$390,000	\$0	- 100.0%	\$385,000	\$0	- 100.0%
Average Sales Price*	\$390,000	\$0	- 100.0%	\$386,250	\$0	- 100.0%
Percent of List Price Received*	104.7%	0.0%	- 100.0%	104.6%	0.0%	- 100.0%
Days on Market Until Sale	4	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 May 2023

A Research Tool Provided by the Colorado Association of REALTORS®

Florissant

Teller County

Single Family-Patio Homes

Key Metrics	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
New Listings	28	21	- 25.0%	107	87	- 18.7%
Sold Listings	17	18	+ 5.9%	82	64	- 22.0%
Median Sales Price*	\$470,000	\$461,950	- 1.7%	\$450,000	\$461,250	+ 2.5%
Average Sales Price*	\$481,568	\$498,300	+ 3.5%	\$495,988	\$476,227	- 4.0%
Percent of List Price Received*	103.2%	99.3%	- 3.8%	101.0%	97.9%	- 3.1%
Days on Market Until Sale	8	35	+ 337.5%	18	59	+ 227.8%
Inventory of Homes for Sale	39	42	+ 7.7%	--	--	--
Months Supply of Inventory	2.0	2.7	+ 35.0%	--	--	--

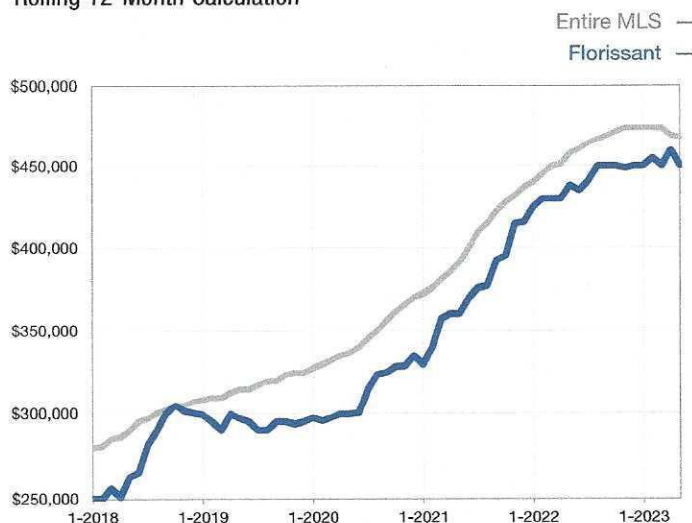
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Townhouse/Condo

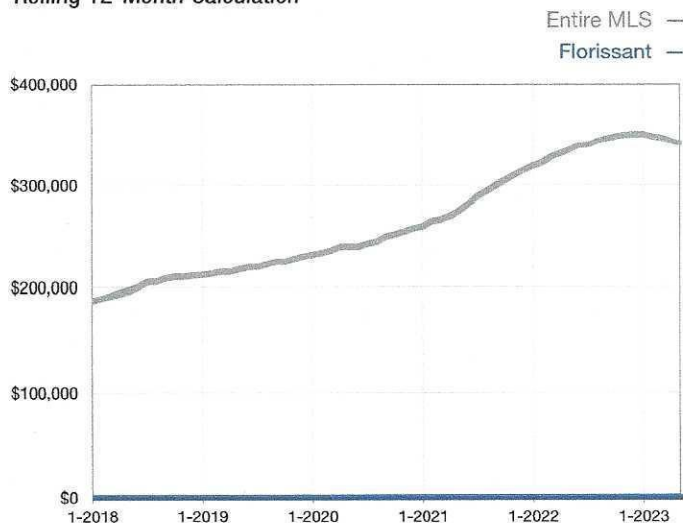
Key Metrics	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	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 May 2023

A Research Tool Provided by the Colorado Association of REALTORS®

Fountain

El Paso County

Single Family-Patio Homes

	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
New Listings	92	55	- 40.2%	379	302	- 20.3%
Sold Listings	74	71	- 4.1%	321	246	- 23.4%
Median Sales Price*	\$440,000	\$423,500	- 3.8%	\$435,000	\$413,000	- 5.1%
Average Sales Price*	\$441,366	\$432,007	- 2.1%	\$435,082	\$414,707	- 4.7%
Percent of List Price Received*	103.0%	100.8%	- 2.1%	103.6%	100.1%	- 3.4%
Days on Market Until Sale	5	21	+ 320.0%	6	31	+ 416.7%
Inventory of Homes for Sale	50	55	+ 10.0%	--	--	--
Months Supply of Inventory	0.6	1.0	+ 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.

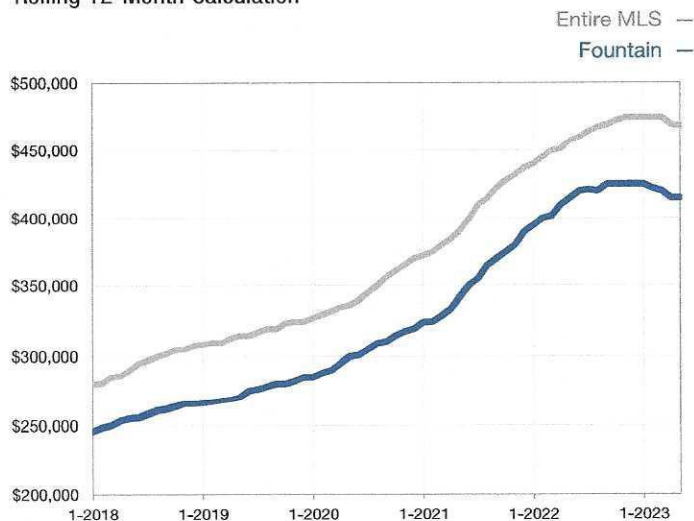
Townhouse/Condo

	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
New Listings	9	6	- 33.3%	27	21	- 22.2%
Sold Listings	3	7	+ 133.3%	23	18	- 21.7%
Median Sales Price*	\$330,000	\$291,000	- 11.8%	\$307,000	\$298,000	- 2.9%
Average Sales Price*	\$342,667	\$278,000	- 18.9%	\$303,517	\$294,667	- 2.9%
Percent of List Price Received*	106.4%	98.5%	- 7.4%	102.9%	99.0%	- 3.8%
Days on Market Until Sale	4	11	+ 175.0%	6	16	+ 166.7%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	0.6	0.2	- 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.

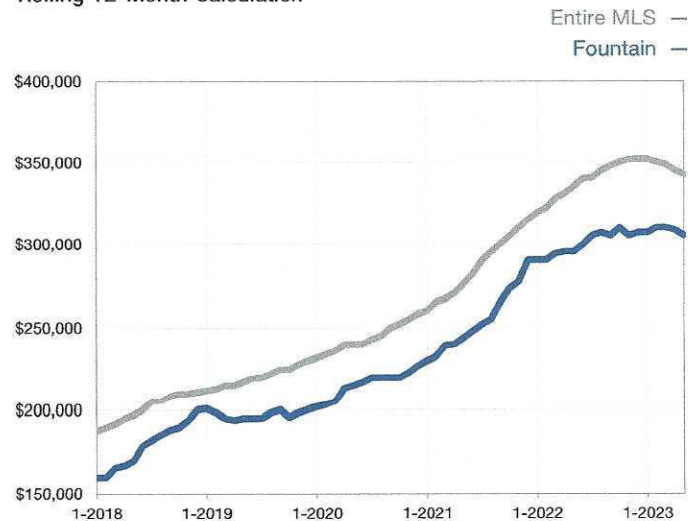
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Local Market Update for May 2023

A Research Tool Provided by the Colorado Association of REALTORS®

Manitou Springs

El Paso County

Single Family-Patio Homes

Key Metrics	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
New Listings	14	12	- 14.3%	42	35	- 16.7%
Sold Listings	5	8	+ 60.0%	31	29	- 6.5%
Median Sales Price*	\$449,000	\$488,500	+ 8.8%	\$565,000	\$526,000	- 6.9%
Average Sales Price*	\$451,880	\$632,500	+ 40.0%	\$615,942	\$615,701	- 0.0%
Percent of List Price Received*	101.8%	96.7%	- 5.0%	103.0%	97.7%	- 5.1%
Days on Market Until Sale	3	37	+ 1133.3%	14	47	+ 235.7%
Inventory of Homes for Sale	14	15	+ 7.1%	--	--	--
Months Supply of Inventory	1.6	2.3	+ 43.8%	--	--	--

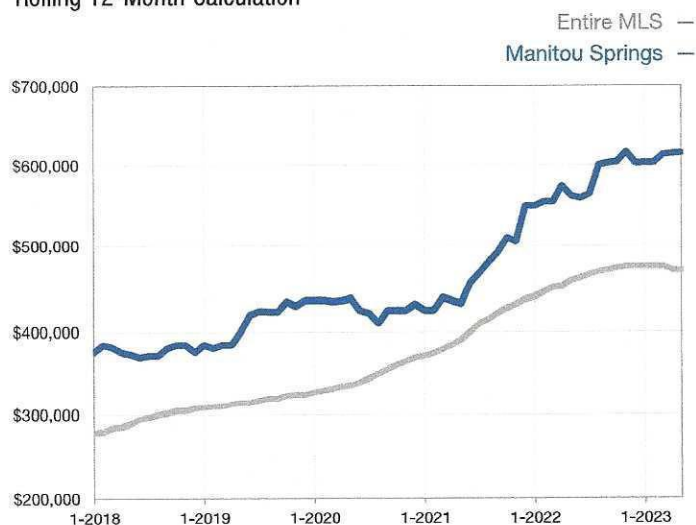
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Townhouse/Condo

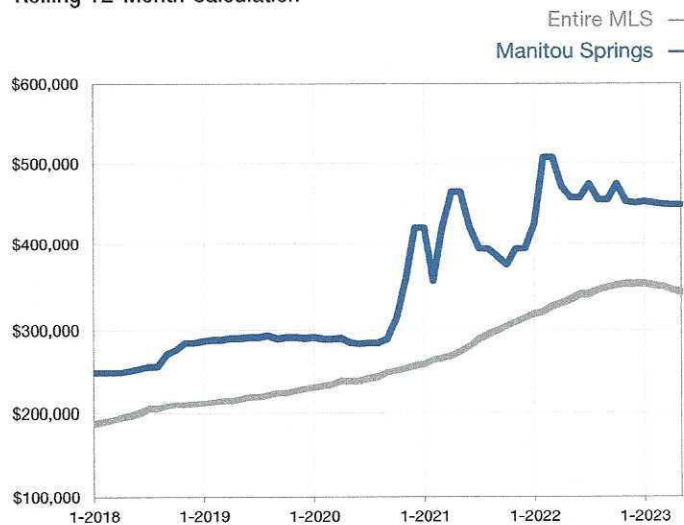
Key Metrics	May			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
New Listings	3	2	- 33.3%	9	5	- 44.4%
Sold Listings	2	0	- 100.0%	6	2	- 66.7%
Median Sales Price*	\$374,500	\$0	- 100.0%	\$454,000	\$386,750	- 14.8%
Average Sales Price*	\$374,500	\$0	- 100.0%	\$469,801	\$386,750	- 17.7%
Percent of List Price Received*	103.4%	0.0%	- 100.0%	101.0%	100.6%	- 0.4%
Days on Market Until Sale	4	0	- 100.0%	36	7	- 80.6%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	2.3	5.8	+ 152.2%	--	--	--

* 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 May 2023

A Research Tool Provided by the Colorado Association of REALTORS®

Monument / Palmer Lake / Larkspur

El Paso County

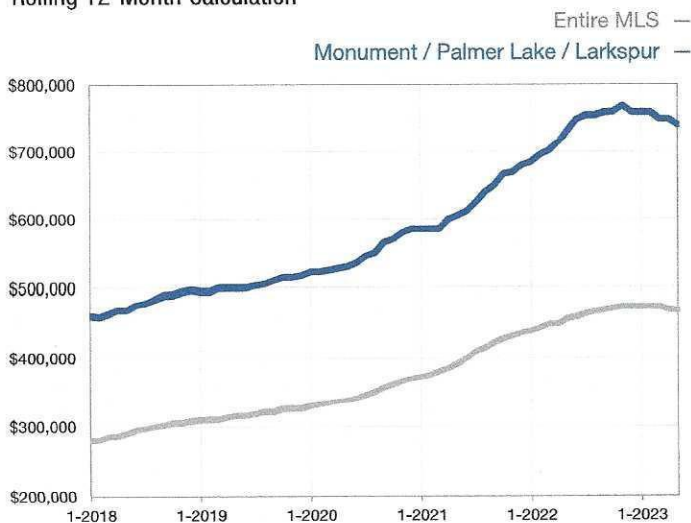
Single Family-Patio Homes	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
New Listings	116	90	- 22.4%	366	327	- 10.7%
Sold Listings	70	53	- 24.3%	230	221	- 3.9%
Median Sales Price*	\$819,500	\$725,000	- 11.5%	\$770,000	\$725,000	- 5.8%
Average Sales Price*	\$932,247	\$765,329	- 17.9%	\$864,060	\$772,781	- 10.6%
Percent of List Price Received*	104.4%	99.3%	- 4.9%	103.2%	99.1%	- 4.0%
Days on Market Until Sale	9	36	+ 300.0%	14	47	+ 235.7%
Inventory of Homes for Sale	123	118	- 4.1%	--	--	--
Months Supply of Inventory	2.1	2.4	+ 14.3%	--	--	--

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

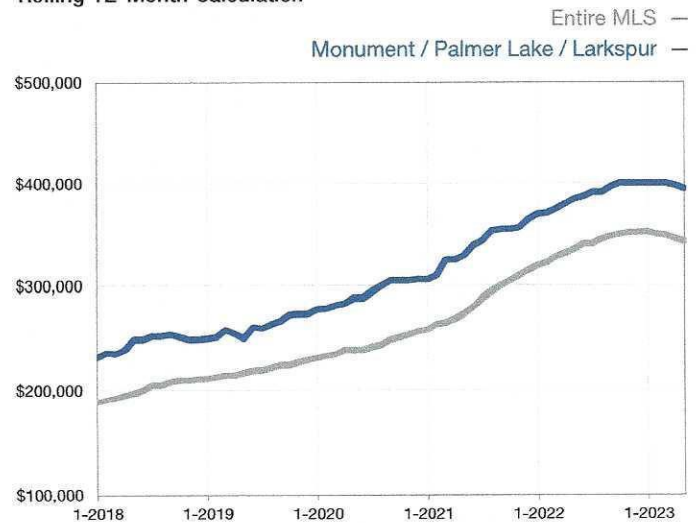
Townhouse/Condo	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
New Listings	6	11	+ 83.3%	47	31	- 34.0%
Sold Listings	7	5	- 28.6%	49	23	- 53.1%
Median Sales Price*	\$416,902	\$392,000	- 6.0%	\$400,000	\$395,000	- 1.3%
Average Sales Price*	\$449,403	\$405,180	- 9.8%	\$407,428	\$388,552	- 4.6%
Percent of List Price Received*	101.1%	99.6%	- 1.5%	101.6%	99.0%	- 2.6%
Days on Market Until Sale	1	59	+ 5800.0%	3	38	+ 1166.7%
Inventory of Homes for Sale	4	8	+ 100.0%	--	--	--
Months Supply of Inventory	0.4	1.5	+ 275.0%	--	--	--

* 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 May 2023

A Research Tool Provided by the Colorado Association of REALTORS®

Rush / Truckton / Yoder

El Paso County

Single Family-Patio Homes

	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
New Listings	7	5	- 28.6%	38	33	- 13.2%
Sold Listings	6	5	- 16.7%	32	21	- 34.4%
Median Sales Price*	\$383,000	\$425,000	+ 11.0%	\$385,500	\$385,000	- 0.1%
Average Sales Price*	\$412,750	\$418,200	+ 1.3%	\$378,041	\$381,210	+ 0.8%
Percent of List Price Received*	101.1%	93.5%	- 7.5%	98.8%	97.5%	- 1.3%
Days on Market Until Sale	10	77	+ 670.0%	40	69	+ 72.5%
Inventory of Homes for Sale	19	26	+ 36.8%	--	--	--
Months Supply of Inventory	3.8	6.1	+ 60.5%	--	--	--

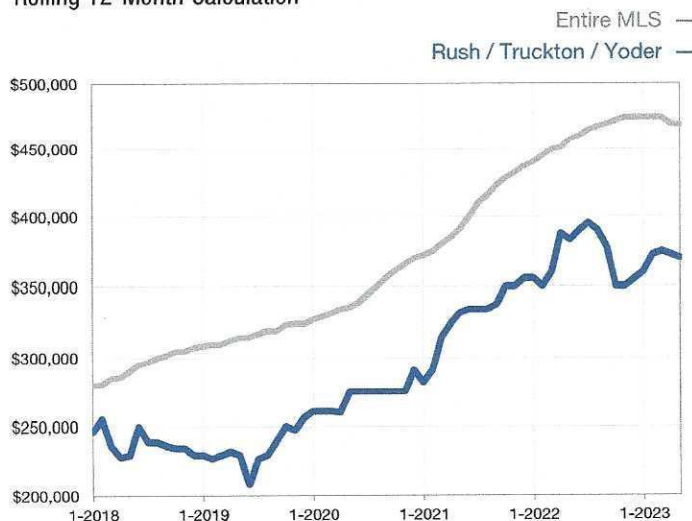
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Townhouse/Condo

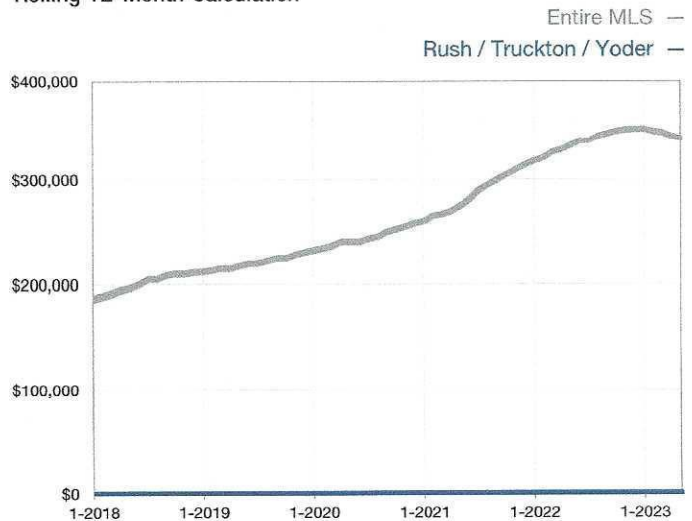
	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	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 May 2023

A Research Tool Provided by the Colorado Association of REALTORS®

Security-Widefield

El Paso County

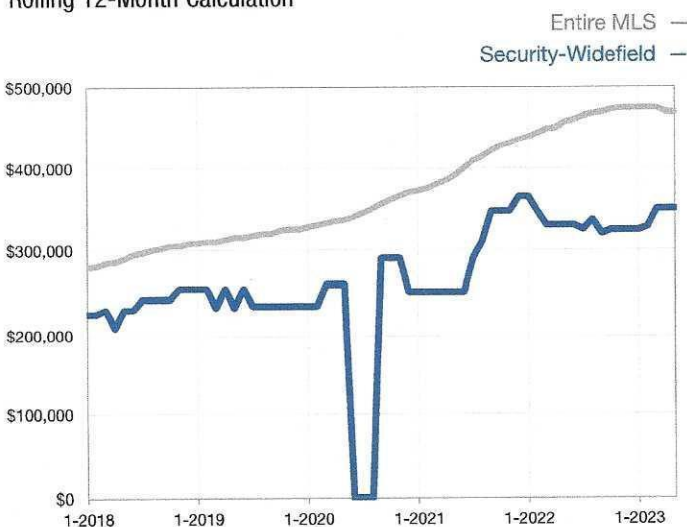
Single Family-Patio Homes	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
New Listings	0	0	--	3	1	- 66.7%
Sold Listings	0	0	--	4	1	- 75.0%
Median Sales Price*	\$0	\$0	--	\$313,500	\$350,000	+ 11.6%
Average Sales Price*	\$0	\$0	--	\$320,125	\$350,000	+ 9.3%
Percent of List Price Received*	0.0%	0.0%	--	104.5%	100.0%	- 4.3%
Days on Market Until Sale	0	0	--	3	2	- 33.3%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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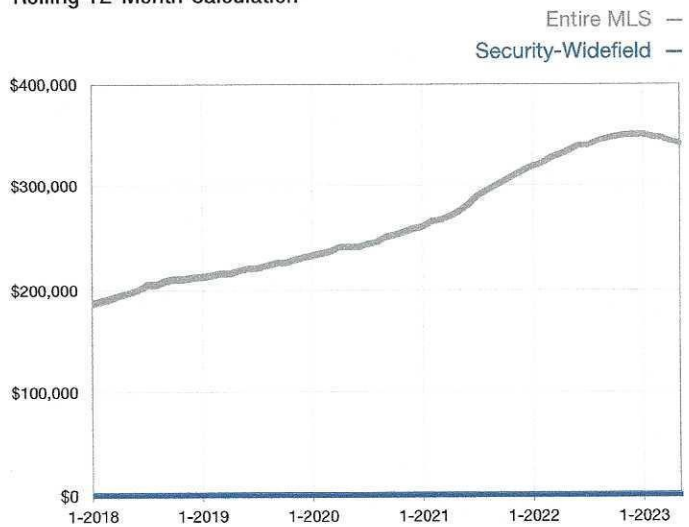
Townhouse/Condo	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent 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 May 2023

A Research Tool Provided by the Colorado Association of REALTORS®

Teller County

Single Family-Patio Homes

	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
New Listings	90	87	- 3.3%	338	313	- 7.4%
Sold Listings	70	53	- 24.3%	271	181	- 33.2%
Median Sales Price*	\$492,500	\$515,000	+ 4.6%	\$475,000	\$500,000	+ 5.3%
Average Sales Price*	\$534,431	\$553,746	+ 3.6%	\$542,252	\$570,142	+ 5.1%
Percent of List Price Received*	102.2%	99.7%	- 2.4%	101.9%	98.4%	- 3.4%
Days on Market Until Sale	11	32	+ 190.9%	18	56	+ 211.1%
Inventory of Homes for Sale	108	159	+ 47.2%	--	--	--
Months Supply of Inventory	1.5	3.2	+ 113.3%	--	--	--

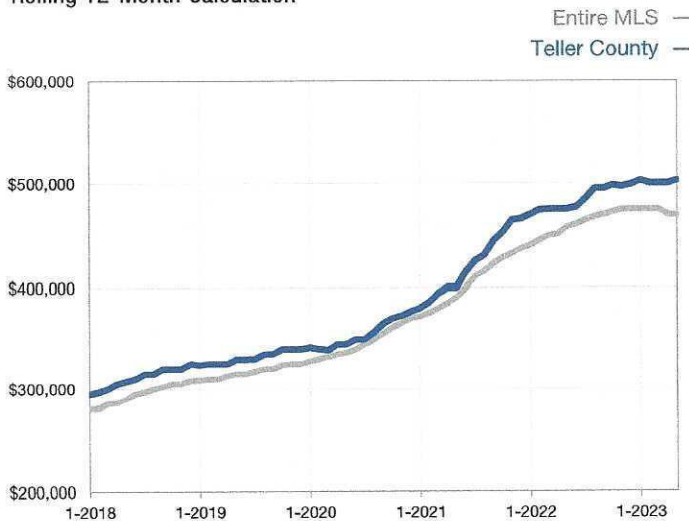
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Townhouse/Condo

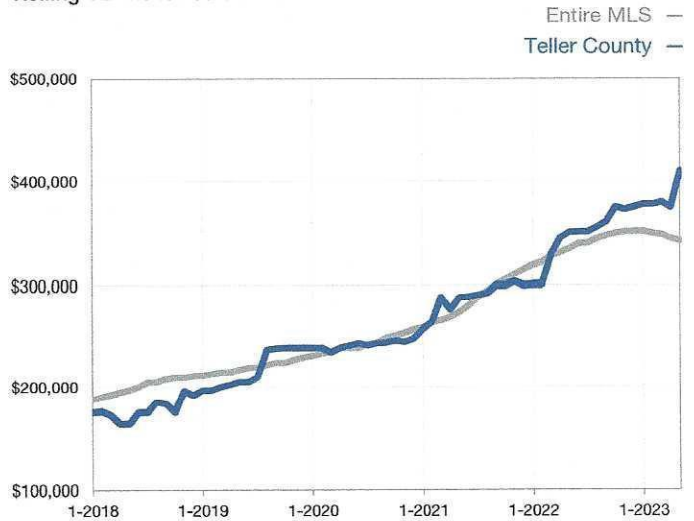
	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
New Listings	2	7	+ 250.0%	23	32	+ 39.1%
Sold Listings	4	7	+ 75.0%	26	12	- 53.8%
Median Sales Price*	\$391,300	\$499,000	+ 27.5%	\$368,875	\$489,000	+ 32.6%
Average Sales Price*	\$373,150	\$443,669	+ 18.9%	\$377,661	\$405,890	+ 7.5%
Percent of List Price Received*	102.8%	98.6%	- 4.1%	101.1%	99.0%	- 2.1%
Days on Market Until Sale	11	36	+ 227.3%	46	30	- 34.8%
Inventory of Homes for Sale	4	12	+ 200.0%	--	--	--
Months Supply of Inventory	0.8	4.3	+ 437.5%	--	--	--

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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 May 2023

A Research Tool Provided by the Colorado Association of REALTORS®

Victor / Goldfield

Teller County

Single Family-Patio Homes

	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
New Listings	0	2	--	4	13	+ 225.0%
Sold Listings	1	1	0.0%	8	2	- 75.0%
Median Sales Price*	\$2,145,000	\$291,750	- 86.4%	\$287,500	\$185,875	- 35.3%
Average Sales Price*	\$2,145,000	\$291,750	- 86.4%	\$503,250	\$185,875	- 63.1%
Percent of List Price Received*	86.1%	98.9%	+ 14.9%	96.2%	99.4%	+ 3.3%
Days on Market Until Sale	256	31	- 87.9%	51	33	- 35.3%
Inventory of Homes for Sale	2	12	+ 500.0%	--	--	--
Months Supply of Inventory	1.0	9.0	+ 800.0%	--	--	--

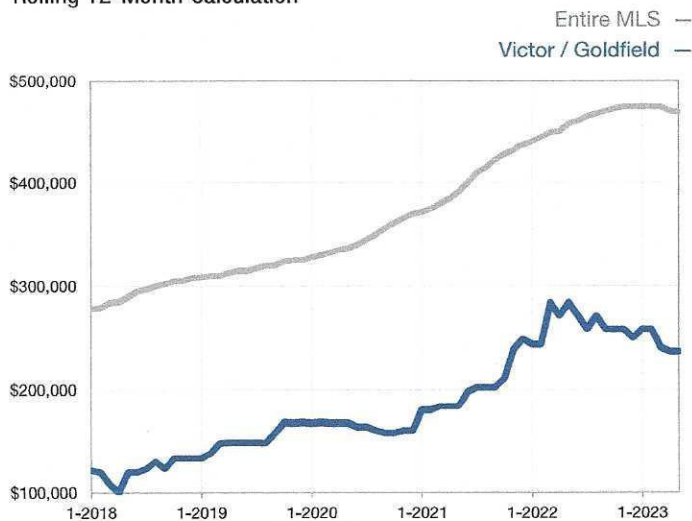
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Townhouse/Condo

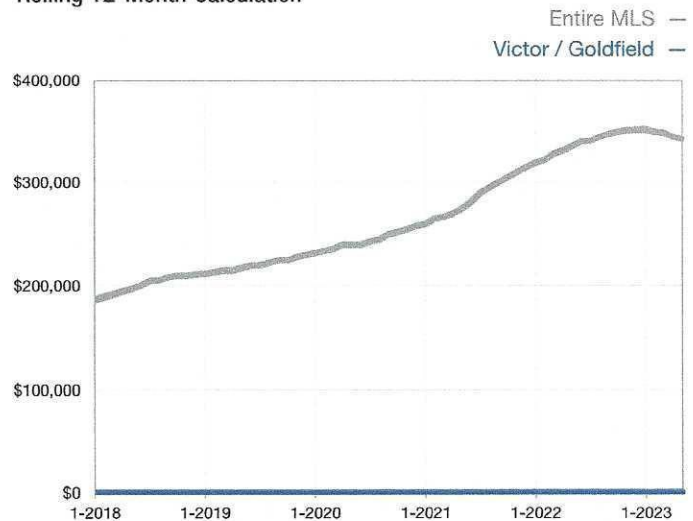
	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	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 May 2023

A Research Tool Provided by the Colorado Association of REALTORS®

Woodland Park

Teller County

Single Family-Patio Homes

	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
New Listings	41	44	+ 7.3%	148	141	- 4.7%
Sold Listings	32	23	- 28.1%	115	74	- 35.7%
Median Sales Price*	\$608,000	\$575,000	- 5.4%	\$560,000	\$562,500	+ 0.4%
Average Sales Price*	\$621,094	\$674,407	+ 8.6%	\$639,559	\$634,685	- 0.8%
Percent of List Price Received*	103.1%	99.4%	- 3.6%	103.5%	98.8%	- 4.5%
Days on Market Until Sale	7	28	+ 300.0%	14	43	+ 207.1%
Inventory of Homes for Sale	39	67	+ 71.8%	--	--	--
Months Supply of Inventory	1.2	3.2	+ 166.7%	--	--	--

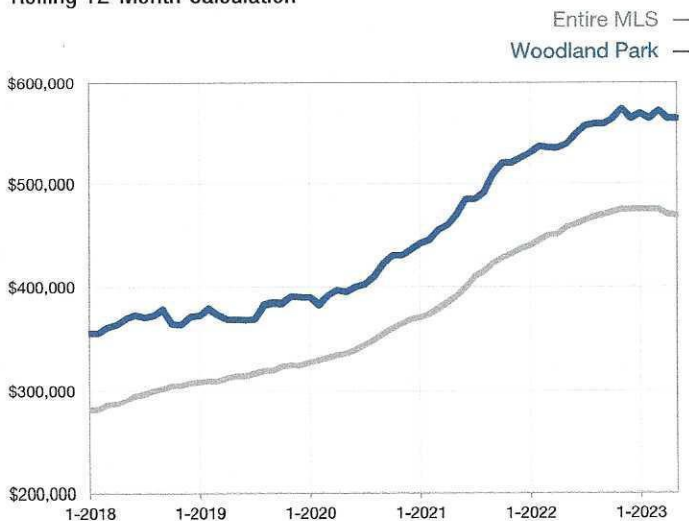
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Townhouse/Condo

	May			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 05-2022	Thru 05-2023	Percent Change from Previous Year
New Listings	2	7	+ 250.0%	21	26	+ 23.8%
Sold Listings	3	6	+ 100.0%	23	10	- 56.5%
Median Sales Price*	\$431,000	\$511,950	+ 18.8%	\$386,000	\$499,000	+ 29.3%
Average Sales Price*	\$444,200	\$493,447	+ 11.1%	\$401,926	\$455,768	+ 13.4%
Percent of List Price Received*	103.7%	99.8%	- 3.8%	101.5%	99.7%	- 1.8%
Days on Market Until Sale	14	23	+ 64.3%	47	20	- 57.4%
Inventory of Homes for Sale	3	9	+ 200.0%	--	--	--
Months Supply of Inventory	0.7	3.9	+ 457.1%	--	--	--

* 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

