

Local Market Update for May 2025

A Research Tool Provided by the Colorado Association of REALTORS®

Black Forest / Elbert

El Paso County

Single Family-Patio Homes

Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	10	13	+ 30.0%	32	36	+ 12.5%
Sold Listings	3	3	0.0%	19	14	- 26.3%
Median Sales Price*	\$815,000	\$850,000	+ 4.3%	\$740,000	\$732,500	- 1.0%
Average Sales Price*	\$801,667	\$803,333	+ 0.2%	\$730,846	\$743,893	+ 1.8%
Percent of List Price Received*	96.8%	99.4%	+ 2.7%	99.9%	98.2%	- 1.7%
Days on Market Until Sale	96	16	- 83.3%	72	42	- 41.7%
Inventory of Homes for Sale	14	22	+ 57.1%	--	--	--
Months Supply of Inventory	3.1	6.8	+ 119.4%	--	--	--

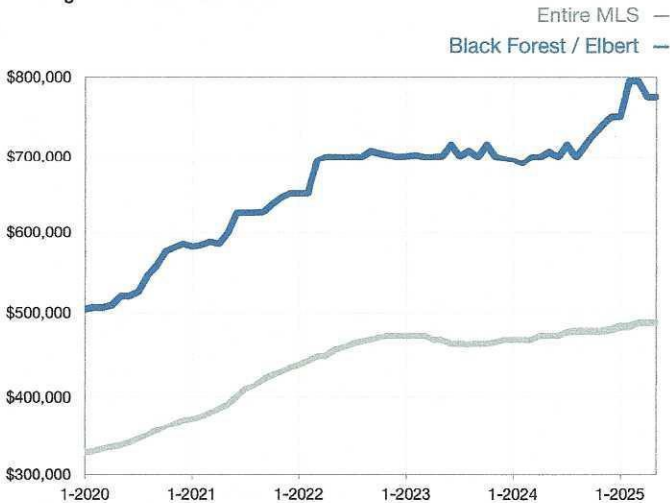
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo

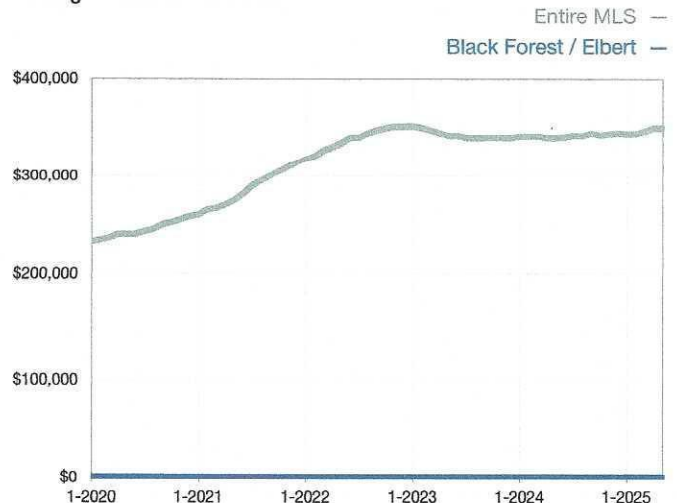
Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	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 May 2025

A Research Tool Provided by the Colorado Association of REALTORS®

Calhan / Ramah

El Paso County

Single Family-Patio Homes

Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	17	9	- 47.1%	79	59	- 25.3%
Sold Listings	9	3	- 66.7%	45	45	0.0%
Median Sales Price*	\$499,000	\$525,000	+ 5.2%	\$468,000	\$455,006	- 2.8%
Average Sales Price*	\$612,722	\$526,000	- 14.2%	\$499,812	\$471,222	- 5.7%
Percent of List Price Received*	97.1%	99.3%	+ 2.3%	98.4%	98.1%	- 0.3%
Days on Market Until Sale	51	117	+ 129.4%	92	77	- 16.3%
Inventory of Homes for Sale	49	41	- 16.3%	--	--	--
Months Supply of Inventory	4.8	4.4	- 8.3%	--	--	--

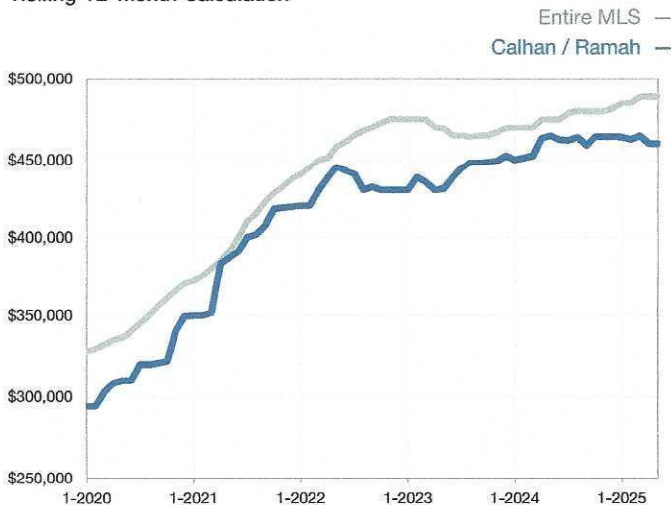
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Townhouse/Condo

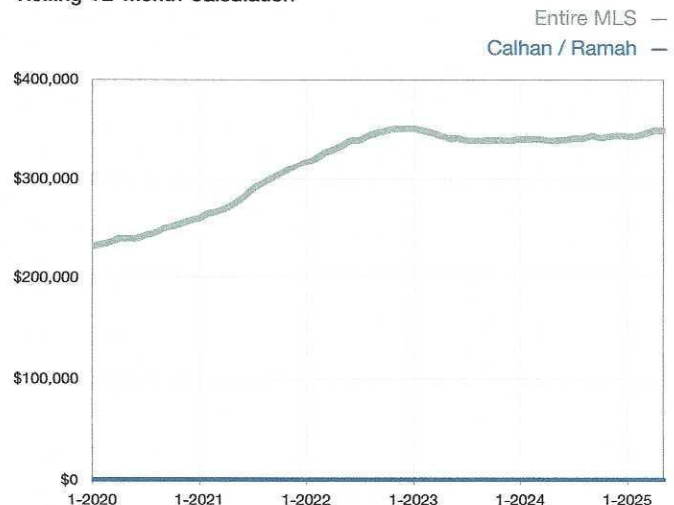
Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	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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Median Sales Price – Single Family Rolling 12-Month Calculation



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



Local Market Update for May 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Cascade / Chipita Park / Green Mountain Falls

El Paso and Teller Counties

Single Family-Patio Homes

Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	6	0	- 100.0%	11	4	- 63.6%
Sold Listings	1	0	- 100.0%	4	3	- 25.0%
Median Sales Price*	\$430,000	\$0	- 100.0%	\$414,950	\$424,000	+ 2.2%
Average Sales Price*	\$430,000	\$0	- 100.0%	\$387,475	\$486,333	+ 25.5%
Percent of List Price Received*	100.0%	0.0%	- 100.0%	98.7%	98.1%	- 0.6%
Days on Market Until Sale	4	0	- 100.0%	33	127	+ 284.8%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	5.7	1.4	- 75.4%	--	--	--

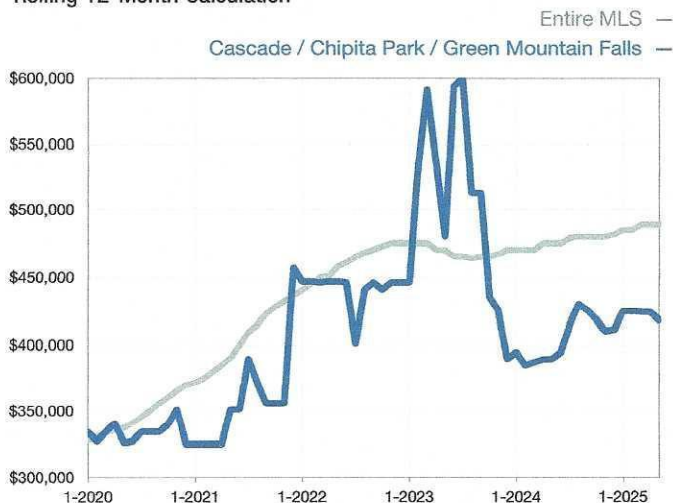
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Townhouse/Condo

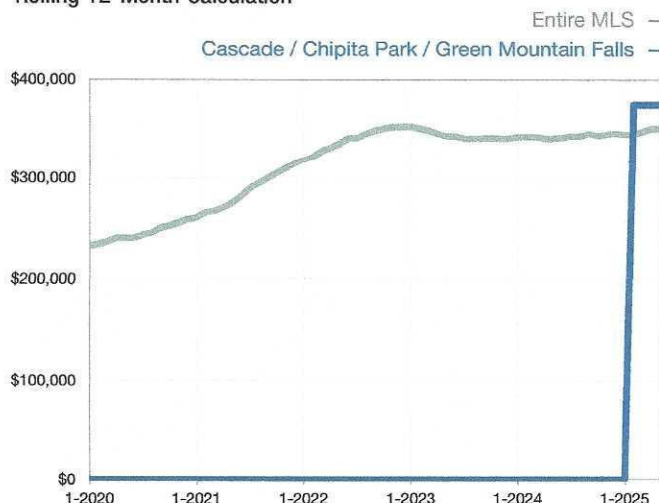
Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	0	2	--	2	2	0.0%
Sold Listings	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$375,000	--
Average Sales Price*	\$0	\$0	--	\$0	\$375,000	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	100.0%	--
Days on Market Until Sale	0	0	--	0	108	--
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.0	2.0	--	--	--	--

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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 2025

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		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	1,111	1,209	+ 8.8%	4,169	4,788	+ 14.8%
Sold Listings	723	766	+ 5.9%	2,939	3,110	+ 5.8%
Median Sales Price*	\$485,000	\$490,038	+ 1.0%	\$463,200	\$479,000	+ 3.4%
Average Sales Price*	\$557,859	\$574,929	+ 3.1%	\$533,530	\$553,625	+ 3.8%
Percent of List Price Received*	99.8%	99.5%	- 0.3%	99.6%	99.2%	- 0.4%
Days on Market Until Sale	28	37	+ 32.1%	41	50	+ 22.0%
Inventory of Homes for Sale	1,544	2,039	+ 32.1%	--	--	--
Months Supply of Inventory	2.6	3.2	+ 23.1%	--	--	--

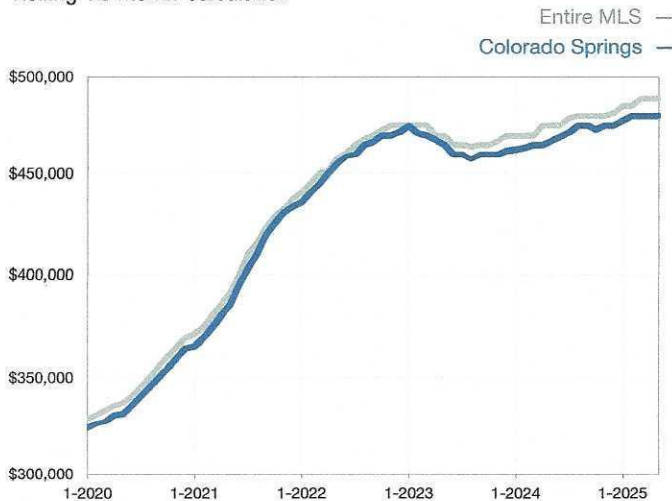
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Townhouse/Condo

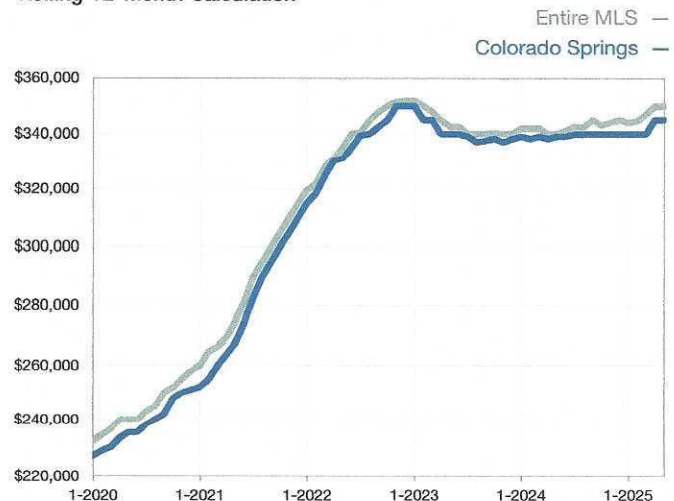
Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	238	229	- 3.8%	987	993	+ 0.6%
Sold Listings	155	138	- 11.0%	599	558	- 6.8%
Median Sales Price*	\$339,000	\$337,500	- 0.4%	\$335,000	\$338,450	+ 1.0%
Average Sales Price*	\$371,174	\$361,114	- 2.7%	\$362,068	\$361,162	- 0.3%
Percent of List Price Received*	98.9%	99.2%	+ 0.3%	99.2%	98.7%	- 0.5%
Days on Market Until Sale	40	54	+ 35.0%	46	66	+ 43.5%
Inventory of Homes for Sale	463	540	+ 16.6%	--	--	--
Months Supply of Inventory	3.8	4.6	+ 21.1%	--	--	--

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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 2025

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Cripple Creek

Teller County

Single Family-Patio Homes

Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	19	21	+ 10.5%	54	52	- 3.7%
Sold Listings	4	8	+ 100.0%	14	22	+ 57.1%
Median Sales Price*	\$287,500	\$327,500	+ 13.9%	\$312,500	\$343,500	+ 9.9%
Average Sales Price*	\$281,000	\$318,313	+ 13.3%	\$326,160	\$406,855	+ 24.7%
Percent of List Price Received*	94.2%	96.0%	+ 1.9%	96.6%	96.7%	+ 0.1%
Days on Market Until Sale	28	67	+ 139.3%	45	102	+ 126.7%
Inventory of Homes for Sale	41	45	+ 9.8%	--	--	--
Months Supply of Inventory	9.1	8.9	- 2.2%	--	--	--

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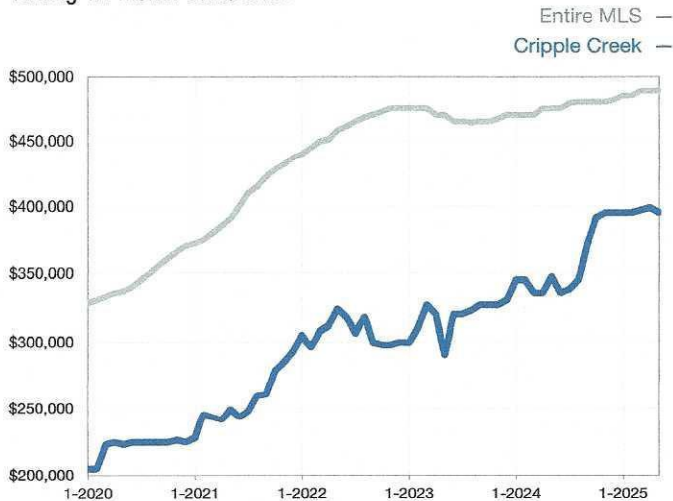
Townhouse/Condo

Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	4	2	- 50.0%	7	9	+ 28.6%
Sold Listings	0	1	--	2	1	- 50.0%
Median Sales Price*	\$0	\$150,000	--	\$332,500	\$150,000	- 54.9%
Average Sales Price*	\$0	\$150,000	--	\$332,500	\$150,000	- 54.9%
Percent of List Price Received*	0.0%	96.8%	--	97.8%	96.8%	- 1.0%
Days on Market Until Sale	0	29	--	134	29	- 78.4%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	4.0	6.0	+ 50.0%	--	--	--

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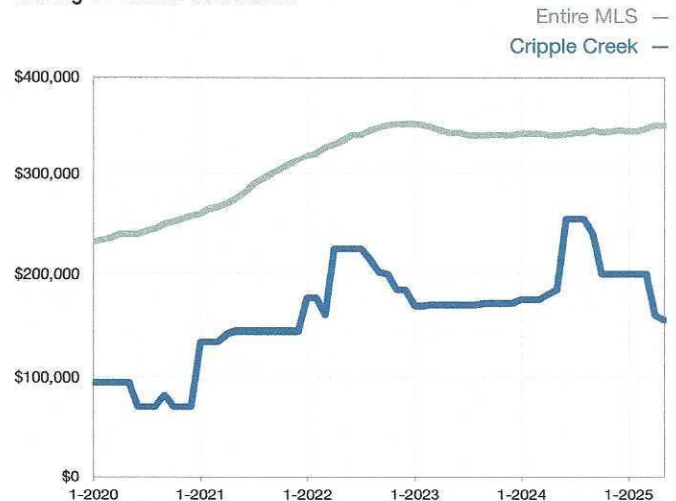
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Local Market Update for May 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Divide

Teller County

Single Family-Patio Homes

Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	21	34	+ 61.9%	55	81	+ 47.3%
Sold Listings	9	15	+ 66.7%	27	43	+ 59.3%
Median Sales Price*	\$480,000	\$510,000	+ 6.3%	\$480,000	\$534,290	+ 11.3%
Average Sales Price*	\$474,277	\$829,767	+ 75.0%	\$512,879	\$670,528	+ 30.7%
Percent of List Price Received*	98.1%	98.7%	+ 0.6%	97.8%	98.1%	+ 0.3%
Days on Market Until Sale	63	85	+ 34.9%	57	89	+ 56.1%
Inventory of Homes for Sale	40	57	+ 42.5%	--	--	--
Months Supply of Inventory	5.5	7.1	+ 29.1%	--	--	--

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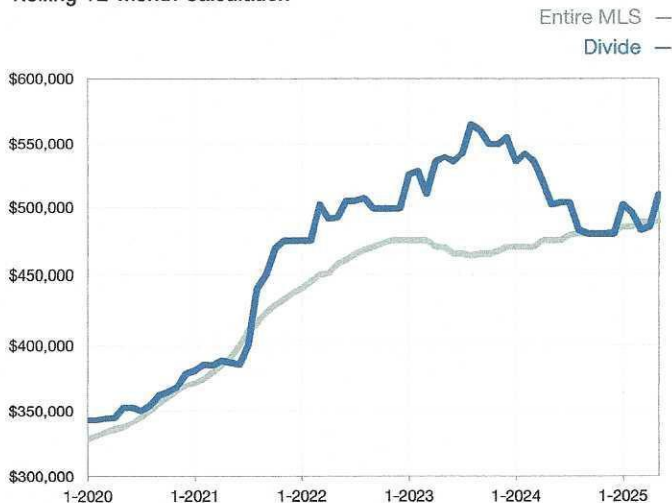
Townhouse/Condo

Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	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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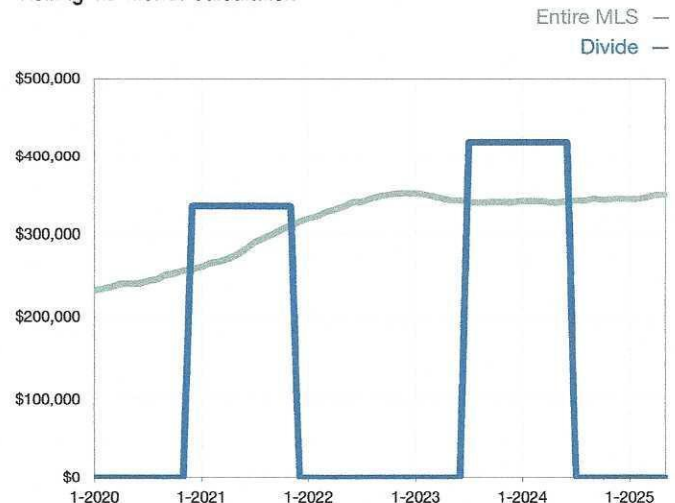
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Local Market Update for May 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Ellicott

El Paso County

Single Family-Patio Homes

Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	0	1	--	4	2	- 50.0%
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	2	- 33.3%	--	--	--
Months Supply of Inventory	1.6	2.0	+ 25.0%	--	--	--

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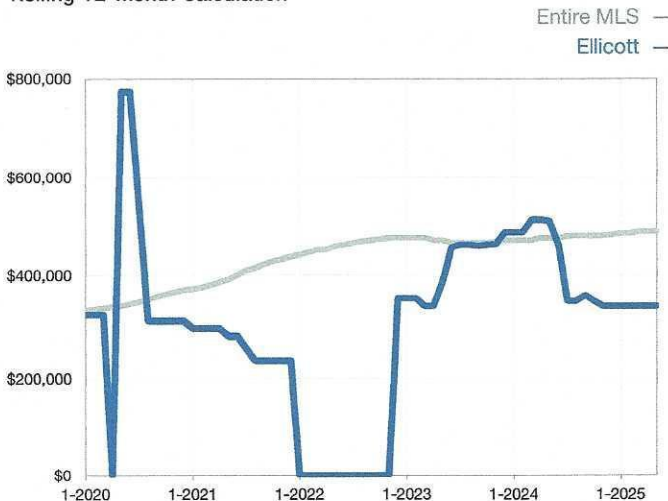
Townhouse/Condo

Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	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.

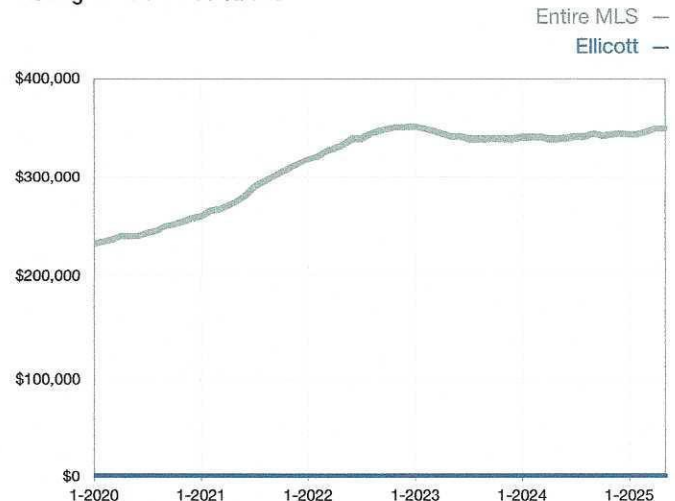
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Local Market Update for May 2025

A Research Tool Provided by the Colorado Association of REALTORS®



El Paso County

Single Family-Patio Homes

Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	1,443	1,583	+ 9.7%	5,434	6,275	+ 15.5%
Sold Listings	941	960	+ 2.0%	3,739	3,913	+ 4.7%
Median Sales Price*	\$507,000	\$503,000	- 0.8%	\$478,500	\$494,500	+ 3.3%
Average Sales Price*	\$572,895	\$581,514	+ 1.5%	\$546,324	\$564,696	+ 3.4%
Percent of List Price Received*	99.8%	99.5%	- 0.3%	99.6%	99.3%	- 0.3%
Days on Market Until Sale	31	39	+ 25.8%	44	52	+ 18.2%
Inventory of Homes for Sale	2,128	2,806	+ 31.9%	--	--	--
Months Supply of Inventory	2.8	3.5	+ 25.0%	--	--	--

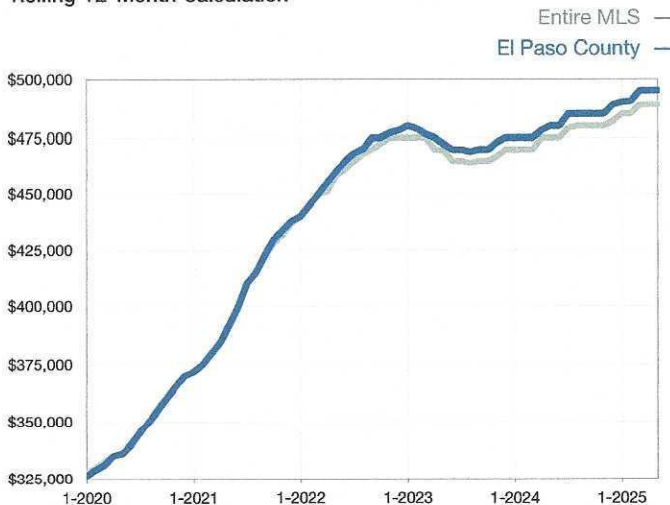
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Townhouse/Condo

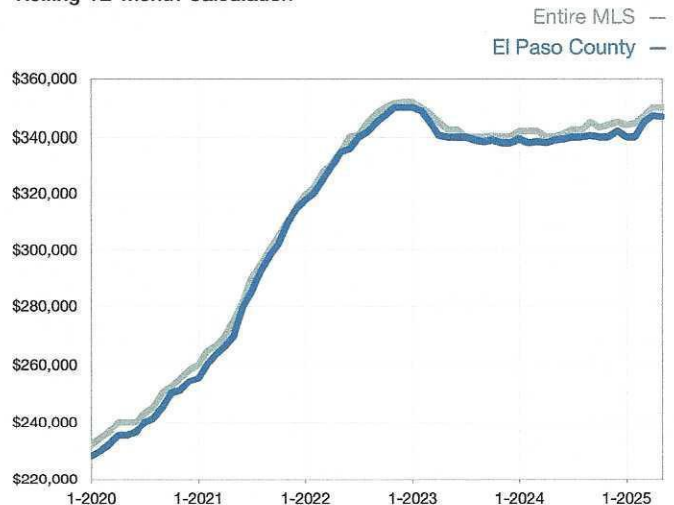
Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	260	249	- 4.2%	1,069	1,067	- 0.2%
Sold Listings	172	148	- 14.0%	640	605	- 5.5%
Median Sales Price*	\$339,500	\$340,000	+ 0.1%	\$337,250	\$340,000	+ 0.8%
Average Sales Price*	\$369,985	\$359,845	- 2.7%	\$362,836	\$360,432	- 0.7%
Percent of List Price Received*	99.0%	99.2%	+ 0.2%	99.3%	98.8%	- 0.5%
Days on Market Until Sale	38	55	+ 44.7%	45	65	+ 44.4%
Inventory of Homes for Sale	500	576	+ 15.2%	--	--	--
Months Supply of Inventory	3.8	4.6	+ 21.1%	--	--	--

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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 2025

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		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	103	129	+ 25.2%	420	546	+ 30.0%
Sold Listings	66	66	0.0%	306	268	- 12.4%
Median Sales Price*	\$569,950	\$541,945	- 4.9%	\$550,000	\$550,000	0.0%
Average Sales Price*	\$610,458	\$564,645	- 7.5%	\$574,967	\$579,600	+ 0.8%
Percent of List Price Received*	99.3%	100.1%	+ 0.8%	99.8%	99.7%	- 0.1%
Days on Market Until Sale	44	49	+ 11.4%	53	53	0.0%
Inventory of Homes for Sale	165	262	+ 58.8%	--	--	--
Months Supply of Inventory	2.8	4.8	+ 71.4%	--	--	--

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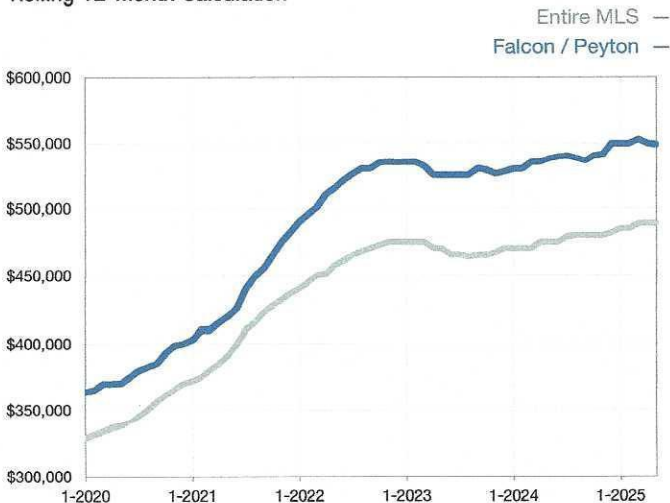
Townhouse/Condo

Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	1	0	- 100.0%	1	0	- 100.0%
Sold Listings	1	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$388,600	\$0	- 100.0%	\$376,800	\$0	- 100.0%
Average Sales Price*	\$388,600	\$0	- 100.0%	\$376,800	\$0	- 100.0%
Percent of List Price Received*	103.6%	0.0%	- 100.0%	102.5%	0.0%	- 100.0%
Days on Market Until Sale	6	0	- 100.0%	7	0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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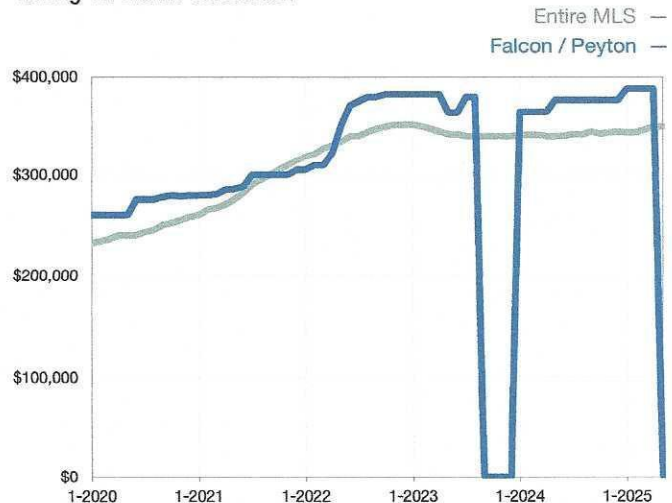
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Local Market Update for May 2025

A Research Tool Provided by the Colorado Association of REALTORS®

Florissant

Teller County

Single Family-Patio Homes

Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	32	32	0.0%	114	108	- 5.3%
Sold Listings	14	14	0.0%	57	57	0.0%
Median Sales Price*	\$525,500	\$429,500	- 18.3%	\$465,000	\$467,500	+ 0.5%
Average Sales Price*	\$477,493	\$473,799	- 0.8%	\$505,437	\$533,886	+ 5.6%
Percent of List Price Received*	97.3%	98.9%	+ 1.6%	96.9%	97.8%	+ 0.9%
Days on Market Until Sale	72	59	- 18.1%	86	73	- 15.1%
Inventory of Homes for Sale	70	77	+ 10.0%	--	--	--
Months Supply of Inventory	5.9	6.4	+ 8.5%	--	--	--

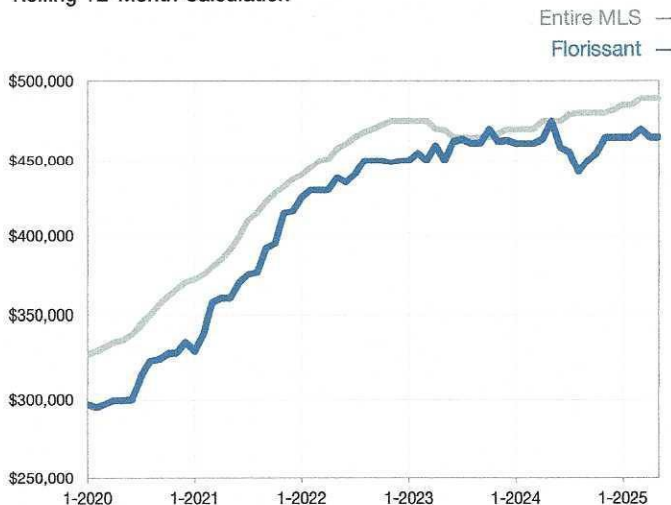
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Townhouse/Condo

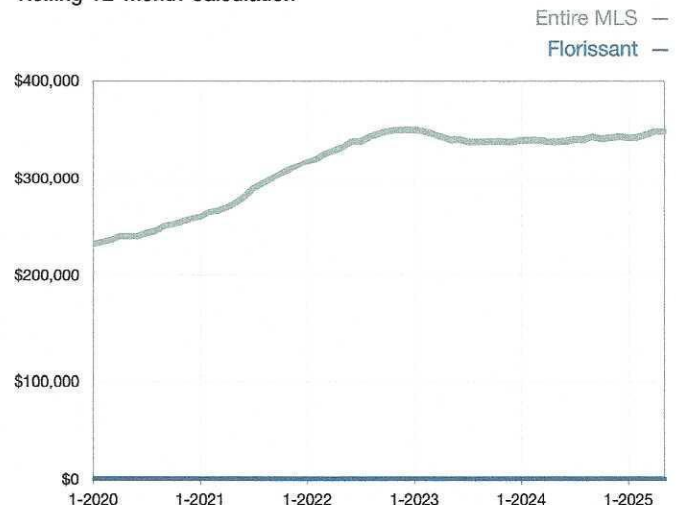
Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	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 May 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Fountain

El Paso County

Single Family-Patio Homes

Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	74	85	+ 14.9%	293	318	+ 8.5%
Sold Listings	59	50	- 15.3%	191	192	+ 0.5%
Median Sales Price*	\$425,000	\$404,950	- 4.7%	\$412,000	\$403,500	- 2.1%
Average Sales Price*	\$436,045	\$415,817	- 4.6%	\$416,745	\$417,493	+ 0.2%
Percent of List Price Received*	100.3%	99.6%	- 0.7%	100.1%	99.9%	- 0.2%
Days on Market Until Sale	35	36	+ 2.9%	36	50	+ 38.9%
Inventory of Homes for Sale	103	135	+ 31.1%	--	--	--
Months Supply of Inventory	2.5	3.3	+ 32.0%	--	--	--

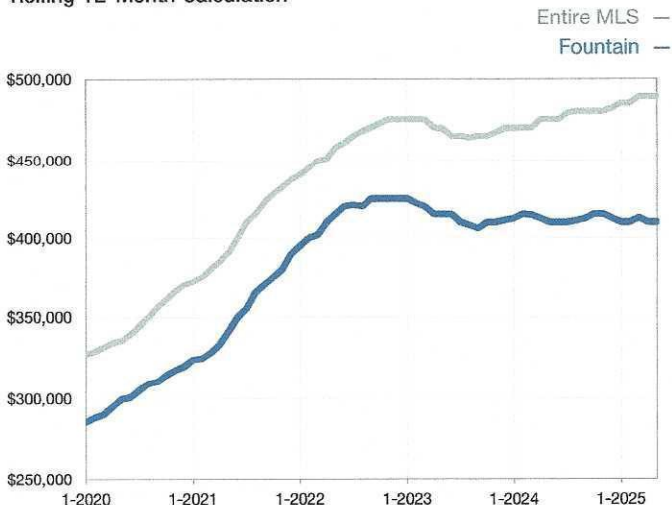
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Townhouse/Condo

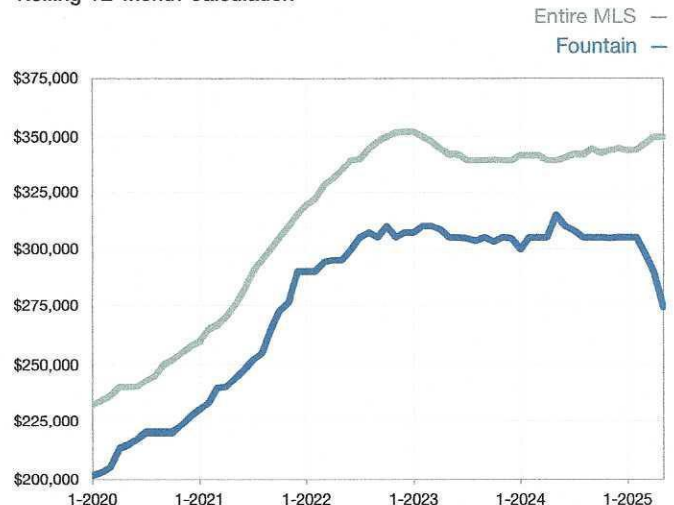
Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	9	8	- 11.1%	32	35	+ 9.4%
Sold Listings	9	5	- 44.4%	17	20	+ 17.6%
Median Sales Price*	\$320,000	\$262,900	- 17.8%	\$320,000	\$272,250	- 14.9%
Average Sales Price*	\$319,267	\$272,580	- 14.6%	\$315,282	\$284,260	- 9.8%
Percent of List Price Received*	99.6%	99.9%	+ 0.3%	100.1%	100.8%	+ 0.7%
Days on Market Until Sale	23	54	+ 134.8%	37	54	+ 45.9%
Inventory of Homes for Sale	12	18	+ 50.0%	--	--	--
Months Supply of Inventory	2.9	5.3	+ 82.8%	--	--	--

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

Median Sales Price – Single Family Rolling 12-Month Calculation



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



Local Market Update for May 2025

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		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	15	14	- 6.7%	38	57	+ 50.0%
Sold Listings	9	9	0.0%	21	25	+ 19.0%
Median Sales Price*	\$665,000	\$640,000	- 3.8%	\$630,000	\$640,000	+ 1.6%
Average Sales Price*	\$785,894	\$686,778	- 12.6%	\$667,669	\$667,960	+ 0.0%
Percent of List Price Received*	98.7%	98.6%	- 0.1%	97.5%	98.4%	+ 0.9%
Days on Market Until Sale	36	5	- 86.1%	58	22	- 62.1%
Inventory of Homes for Sale	25	29	+ 16.0%	--	--	--
Months Supply of Inventory	5.2	5.1	- 1.9%	--	--	--

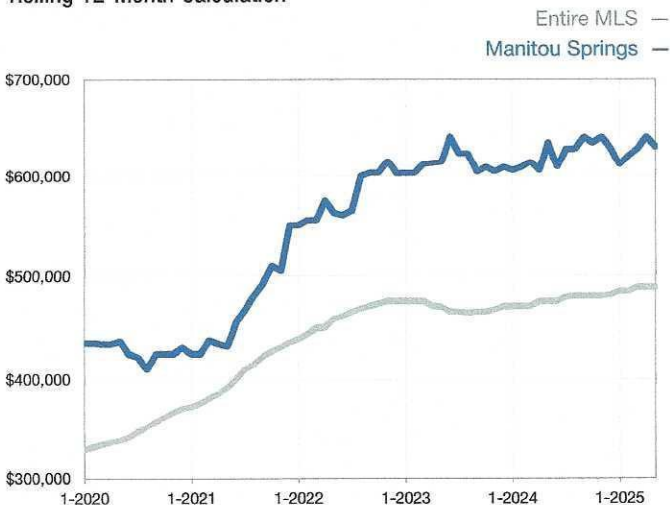
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Townhouse/Condo

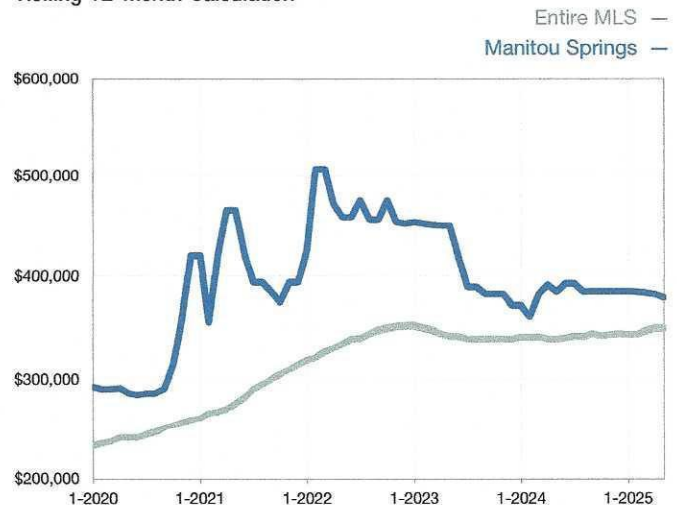
Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	0	3	--	8	6	- 25.0%
Sold Listings	2	2	0.0%	4	3	- 25.0%
Median Sales Price*	\$384,250	\$414,500	+ 7.9%	\$392,500	\$380,000	- 3.2%
Average Sales Price*	\$384,250	\$414,500	+ 7.9%	\$503,375	\$403,000	- 19.9%
Percent of List Price Received*	98.8%	98.8%	0.0%	99.3%	99.6%	+ 0.3%
Days on Market Until Sale	8	96	+ 1100.0%	6	79	+ 1216.7%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	3.5	1.3	- 62.9%	--	--	--

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

Median Sales Price – Single Family Rolling 12-Month Calculation



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



Local Market Update for May 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Monument / Palmer Lake / Larkspur

El Paso County

Single Family-Patio Homes

Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	112	121	+ 8.0%	370	450	+ 21.6%
Sold Listings	74	58	- 21.6%	219	256	+ 16.9%
Median Sales Price*	\$794,684	\$762,475	- 4.1%	\$769,950	\$757,500	- 1.6%
Average Sales Price*	\$810,484	\$856,756	+ 5.7%	\$811,174	\$839,145	+ 3.4%
Percent of List Price Received*	99.9%	99.3%	- 0.6%	99.3%	99.1%	- 0.2%
Days on Market Until Sale	39	60	+ 53.8%	56	65	+ 16.1%
Inventory of Homes for Sale	201	265	+ 31.8%	--	--	--
Months Supply of Inventory	4.2	4.8	+ 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.

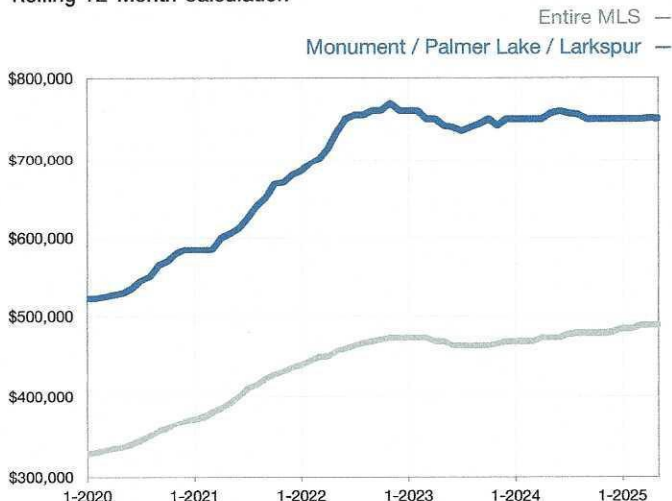
Townhouse/Condo

Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	12	7	- 41.7%	41	34	- 17.1%
Sold Listings	6	3	- 50.0%	18	23	+ 27.8%
Median Sales Price*	\$427,500	\$390,000	- 8.8%	\$401,250	\$385,000	- 4.0%
Average Sales Price*	\$471,667	\$410,467	- 13.0%	\$433,683	\$402,752	- 7.1%
Percent of List Price Received*	99.0%	98.7%	- 0.3%	99.2%	99.0%	- 0.2%
Days on Market Until Sale	16	42	+ 162.5%	37	63	+ 70.3%
Inventory of Homes for Sale	19	18	- 5.3%	--	--	--
Months Supply of Inventory	4.8	4.0	- 16.7%	--	--	--

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

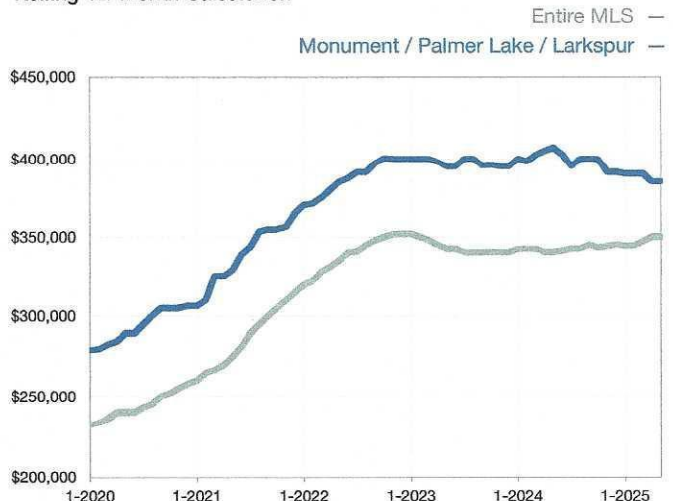
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Local Market Update for May 2025

A Research Tool Provided by the Colorado Association of REALTORS®

Rush / Truckton / Yoder

El Paso County

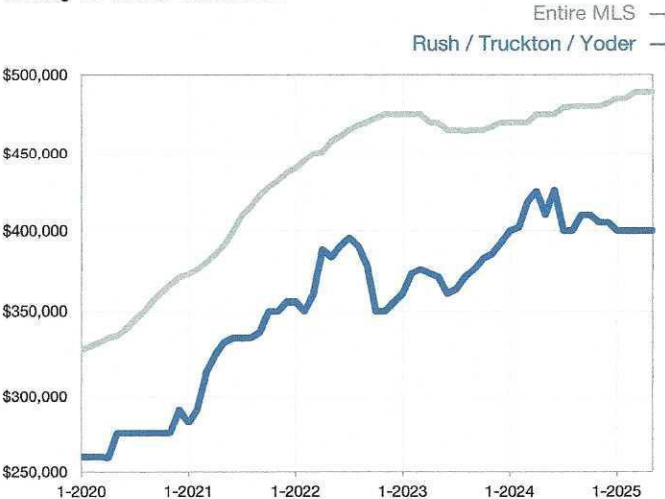
Single Family-Patio Homes			May			Year to Date		
Key Metrics			2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings			6	9	+ 50.0%	31	38	+ 22.6%
Sold Listings			3	5	+ 66.7%	8	13	+ 62.5%
Median Sales Price*			\$373,000	\$330,000	- 11.5%	\$436,500	\$370,000	- 15.2%
Average Sales Price*			\$369,333	\$301,200	- 18.4%	\$443,350	\$362,615	- 18.2%
Percent of List Price Received*			97.9%	91.6%	- 6.4%	99.6%	96.6%	- 3.0%
Days on Market Until Sale			68	103	+ 51.5%	67	66	- 1.5%
Inventory of Homes for Sale			20	26	+ 30.0%	--	--	--
Months Supply of Inventory			5.9	6.4	+ 8.5%	--	--	--

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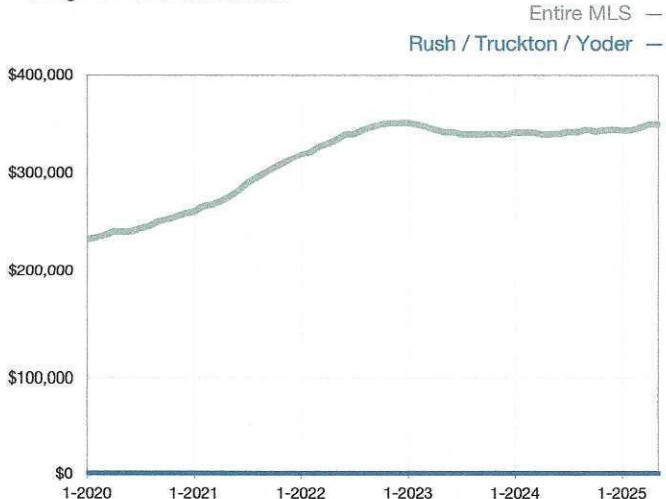
Townhouse/Condo			May			Year to Date		
Key Metrics			2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings			0	0	--	0	0	--
Sold Listings			0	0	--	0	0	--
Median Sales Price*			\$0	\$0	--	\$0	\$0	--
Average Sales Price*			\$0	\$0	--	\$0	\$0	--
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 May 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Security-Widefield

El Paso County

Single Family-Patio Homes

Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	1	--	0	1	--
Median Sales Price*	\$0	\$306,000	--	\$0	\$306,000	--
Average Sales Price*	\$0	\$306,000	--	\$0	\$306,000	--
Percent of List Price Received*	0.0%	102.0%	--	0.0%	102.0%	--
Days on Market Until Sale	0	150	--	0	150	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

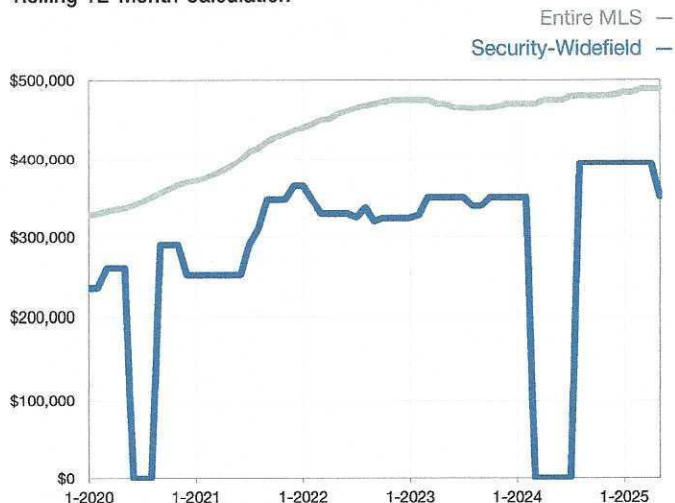
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Townhouse/Condo

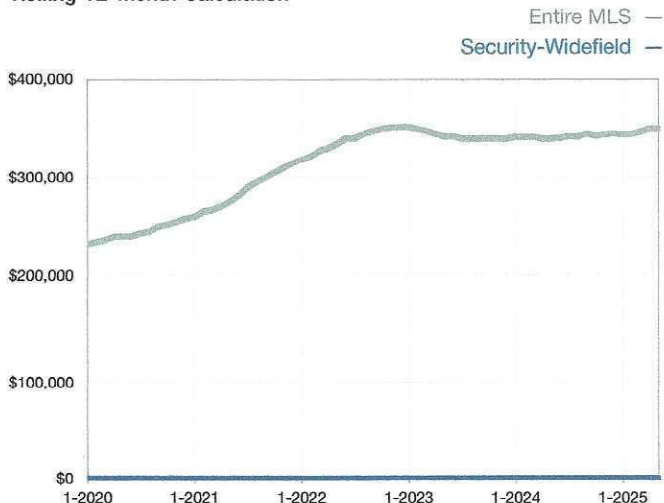
Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	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 May 2025

A Research Tool Provided by the Colorado Association of REALTORS®

Teller County

Single Family-Patio Homes

Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	140	138	- 1.4%	409	442	+ 8.1%
Sold Listings	50	55	+ 10.0%	184	216	+ 17.4%
Median Sales Price*	\$500,500	\$470,000	- 6.1%	\$500,000	\$499,500	- 0.1%
Average Sales Price*	\$523,208	\$563,897	+ 7.8%	\$544,689	\$557,004	+ 2.3%
Percent of List Price Received*	97.5%	98.3%	+ 0.8%	97.6%	98.2%	+ 0.6%
Days on Market Until Sale	62	66	+ 6.5%	65	78	+ 20.0%
Inventory of Homes for Sale	273	326	+ 19.4%	--	--	--
Months Supply of Inventory	6.1	6.9	+ 13.1%	--	--	--

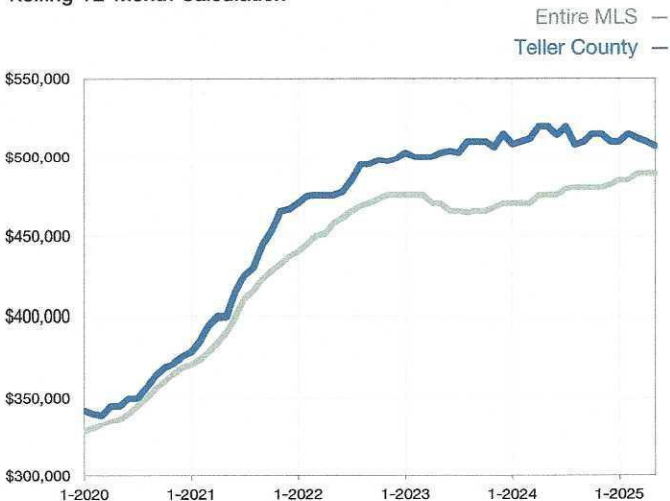
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Townhouse/Condo

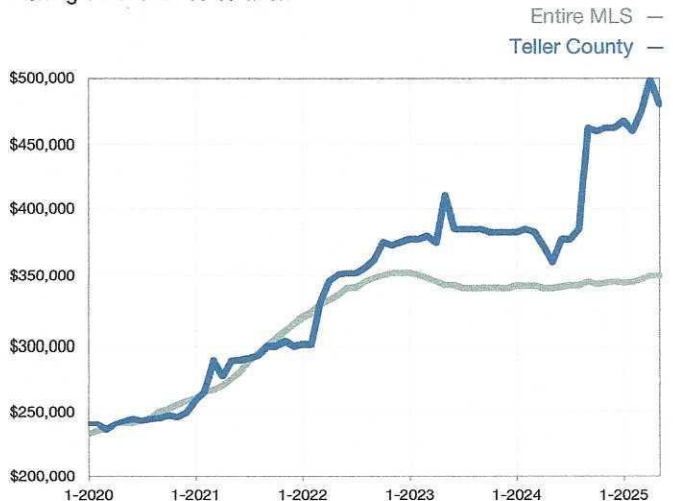
Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	15	5	- 66.7%	36	37	+ 2.8%
Sold Listings	4	8	+ 100.0%	17	10	- 41.2%
Median Sales Price*	\$460,750	\$417,950	- 9.3%	\$345,000	\$417,950	+ 21.1%
Average Sales Price*	\$454,725	\$405,050	- 10.9%	\$376,312	\$412,630	+ 9.7%
Percent of List Price Received*	99.6%	100.9%	+ 1.3%	98.7%	100.8%	+ 2.1%
Days on Market Until Sale	6	69	+ 1050.0%	47	63	+ 34.0%
Inventory of Homes for Sale	22	26	+ 18.2%	--	--	--
Months Supply of Inventory	5.6	7.4	+ 32.1%	--	--	--

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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 2025

A Research Tool Provided by the Colorado Association of REALTORS®



Victor / Goldfield

Teller County

Single Family-Patio Homes

Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	4	6	+ 50.0%	11	9	- 18.2%
Sold Listings	1	2	+ 100.0%	5	3	- 40.0%
Median Sales Price*	\$220,000	\$462,500	+ 110.2%	\$299,000	\$215,000	- 28.1%
Average Sales Price*	\$220,000	\$462,500	+ 110.2%	\$449,600	\$360,000	- 19.9%
Percent of List Price Received*	88.0%	91.8%	+ 4.3%	96.5%	93.9%	- 2.7%
Days on Market Until Sale	460	196	- 57.4%	135	159	+ 17.8%
Inventory of Homes for Sale	9	11	+ 22.2%	--	--	--
Months Supply of Inventory	5.0	7.6	+ 52.0%	--	--	--

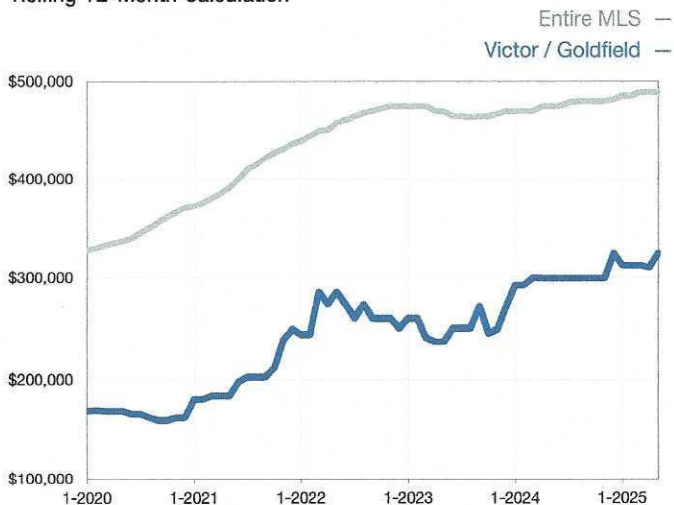
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Townhouse/Condo

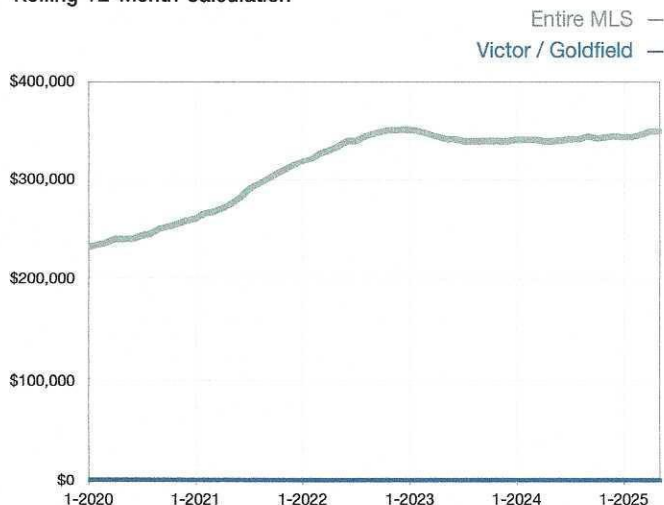
Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	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 May 2025

A Research Tool Provided by the Colorado Association of REALTORS®

Woodland Park

Teller County

Single Family-Patio Homes

Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	64	48	- 25.0%	180	197	+ 9.4%
Sold Listings	22	16	- 27.3%	87	91	+ 4.6%
Median Sales Price*	\$628,500	\$557,118	- 11.4%	\$607,500	\$565,000	- 7.0%
Average Sales Price*	\$630,136	\$527,071	- 16.4%	\$617,676	\$581,933	- 5.8%
Percent of List Price Received*	98.3%	99.5%	+ 1.2%	98.0%	98.5%	+ 0.5%
Days on Market Until Sale	44	37	- 15.9%	57	71	+ 24.6%
Inventory of Homes for Sale	113	139	+ 23.0%	--	--	--
Months Supply of Inventory	5.6	6.6	+ 17.9%	--	--	--

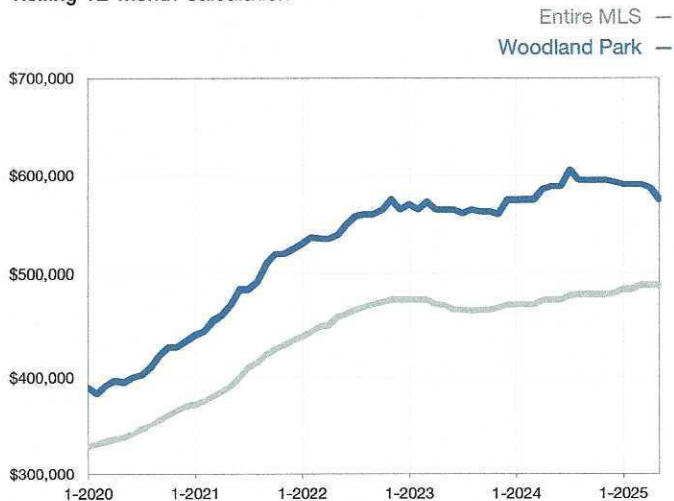
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Townhouse/Condo

Key Metrics	May			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 05-2024	Thru 05-2025	Percent Change from Previous Year
New Listings	11	3	- 72.7%	29	28	- 3.4%
Sold Listings	4	7	+ 75.0%	15	9	- 40.0%
Median Sales Price*	\$460,750	\$473,900	+ 2.9%	\$359,900	\$473,900	+ 31.7%
Average Sales Price*	\$454,725	\$441,486	- 2.9%	\$382,153	\$441,811	+ 15.6%
Percent of List Price Received*	99.6%	101.4%	+ 1.8%	98.8%	101.3%	+ 2.5%
Days on Market Until Sale	6	75	+ 1150.0%	35	66	+ 88.6%
Inventory of Homes for Sale	16	20	+ 25.0%	--	--	--
Months Supply of Inventory	4.9	6.5	+ 32.7%	--	--	--

* 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

