

Local Market Update for June 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Black Forest / Elbert

El Paso County

Single Family-Patio Homes

Key Metrics	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
New Listings	8	11	+ 37.5%	36	44	+ 22.2%
Sold Listings	6	7	+ 16.7%	27	24	- 11.1%
Median Sales Price*	\$683,250	\$790,000	+ 15.6%	\$700,000	\$747,500	+ 6.8%
Average Sales Price*	\$794,083	\$917,571	+ 15.6%	\$825,338	\$769,851	- 6.7%
Percent of List Price Received*	100.3%	100.7%	+ 0.4%	102.9%	98.2%	- 4.6%
Days on Market Until Sale	7	59	+ 742.9%	19	51	+ 168.4%
Inventory of Homes for Sale	10	18	+ 80.0%	--	--	--
Months Supply of Inventory	1.9	4.8	+ 152.6%	--	--	--

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

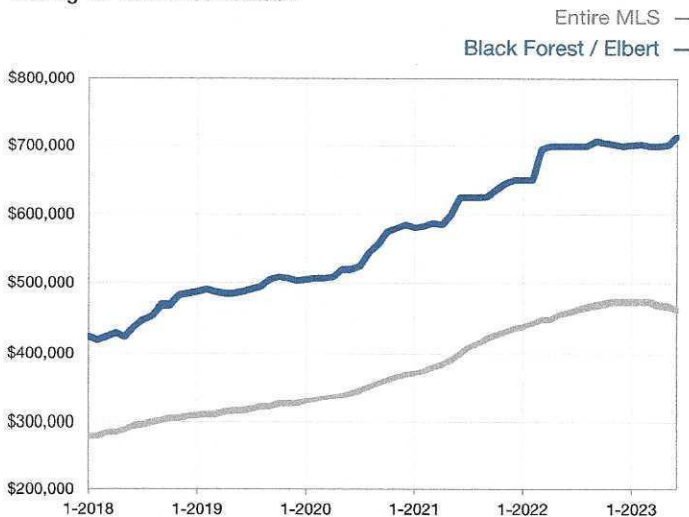
Townhouse/Condo

Key Metrics	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	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.

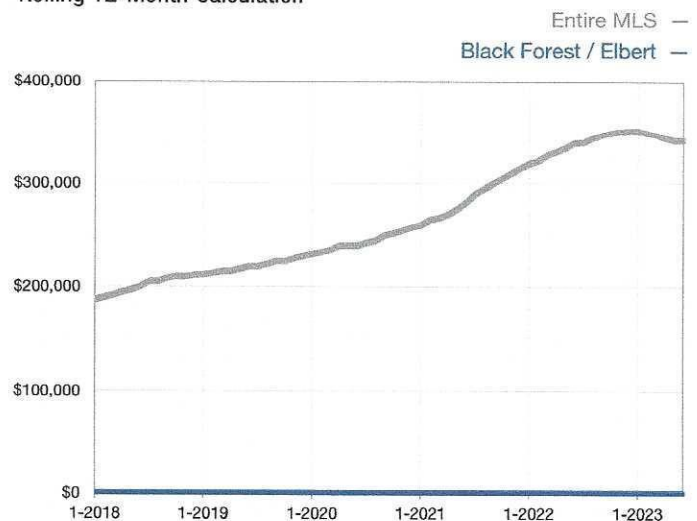
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Local Market Update for June 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Calhan / Ramah

El Paso County

Single Family-Patio Homes

Key Metrics	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
New Listings	29	20	- 31.0%	104	101	- 2.9%
Sold Listings	10	13	+ 30.0%	61	63	+ 3.3%
Median Sales Price*	\$435,000	\$479,534	+ 10.2%	\$450,000	\$447,750	- 0.5%
Average Sales Price*	\$515,750	\$491,061	- 4.8%	\$513,864	\$487,220	- 5.2%
Percent of List Price Received*	98.6%	99.6%	+ 1.0%	99.5%	98.7%	- 0.8%
Days on Market Until Sale	11	76	+ 590.9%	32	56	+ 75.0%
Inventory of Homes for Sale	43	47	+ 9.3%	--	--	--
Months Supply of Inventory	4.0	4.5	+ 12.5%	--	--	--

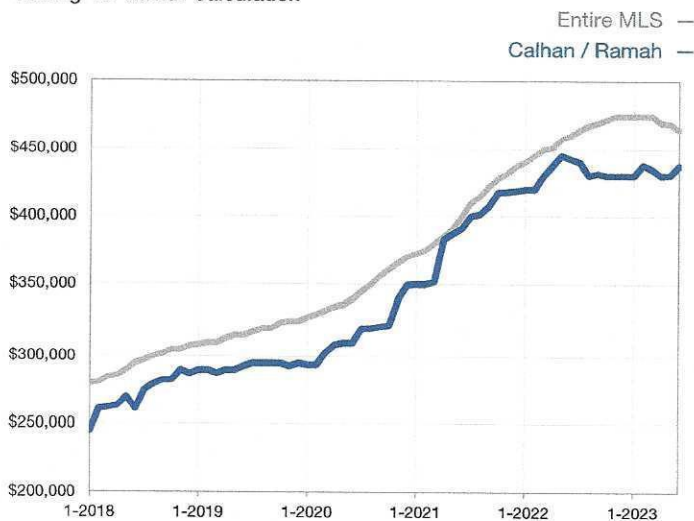
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Townhouse/Condo

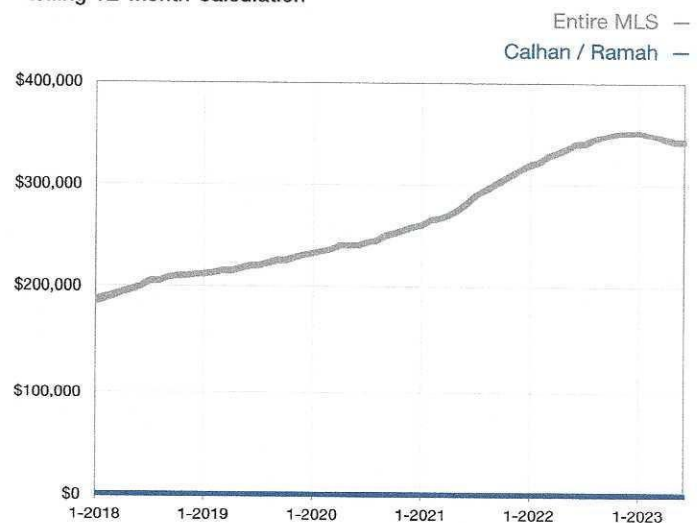
Key Metrics	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 June 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Cascade / Chipita Park / Green Mountain Falls

El Paso and Teller Counties

Single Family-Patio Homes

Key Metrics	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
New Listings	1	2	+ 100.0%	10	6	- 40.0%
Sold Listings	4	0	- 100.0%	8	8	0.0%
Median Sales Price*	\$395,500	\$0	- 100.0%	\$418,000	\$537,500	+ 28.6%
Average Sales Price*	\$428,125	\$0	- 100.0%	\$438,063	\$578,188	+ 32.0%
Percent of List Price Received*	100.1%	0.0%	- 100.0%	97.8%	93.6%	- 4.3%
Days on Market Until Sale	31	0	- 100.0%	17	82	+ 382.4%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--

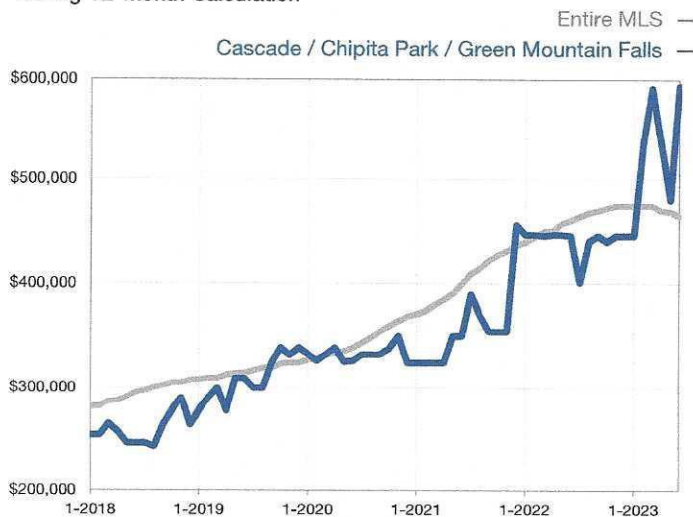
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Townhouse/Condo

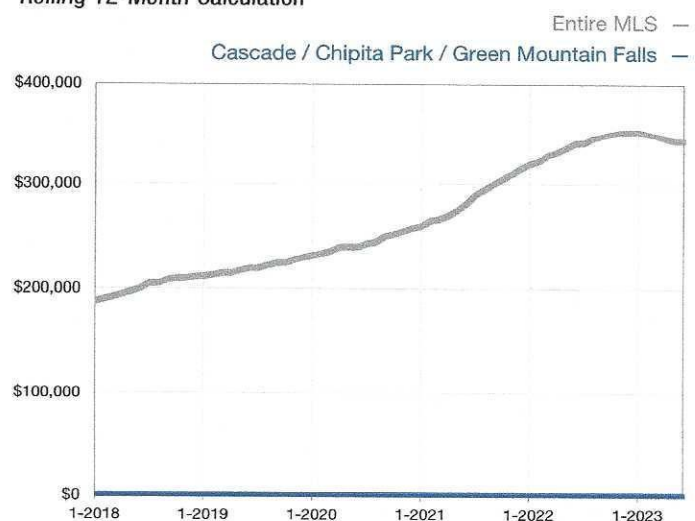
Key Metrics	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 June 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Colorado Springs

El Paso County

Single Family-Patio Homes

	June			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
New Listings	1,485	1,032	- 30.5%	7,134	4,919	- 31.0%
Sold Listings	1,171	825	- 29.5%	5,645	3,999	- 29.2%
Median Sales Price*	\$492,500	\$480,000	- 2.5%	\$475,504	\$455,000	- 4.3%
Average Sales Price*	\$549,010	\$553,661	+ 0.8%	\$536,517	\$524,945	- 2.2%
Percent of List Price Received*	102.2%	100.1%	- 2.1%	103.3%	99.5%	- 3.7%
Days on Market Until Sale	9	18	+ 100.0%	11	36	+ 227.3%
Inventory of Homes for Sale	1,407	1,218	- 13.4%	--	--	--
Months Supply of Inventory	1.3	1.7	+ 30.8%	--	--	--

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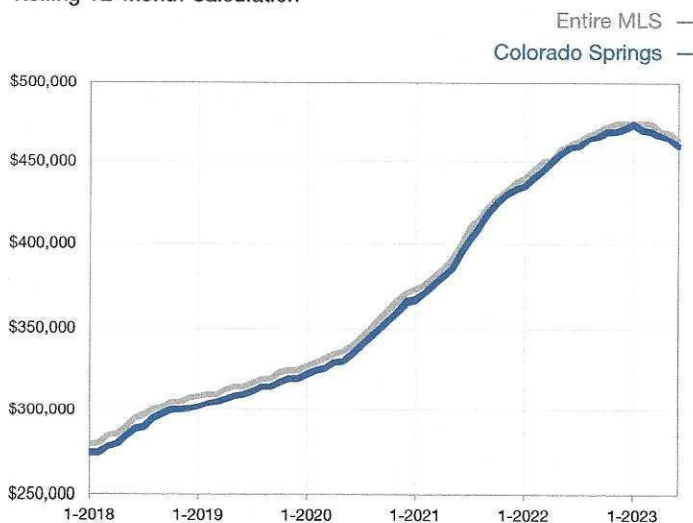
Townhouse/Condo

	June			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
New Listings	267	201	- 24.7%	1,224	1,011	- 17.4%
Sold Listings	190	176	- 7.4%	1,038	732	- 29.5%
Median Sales Price*	\$342,750	\$352,500	+ 2.8%	\$355,000	\$336,000	- 5.4%
Average Sales Price*	\$359,489	\$407,775	+ 13.4%	\$360,630	\$362,369	+ 0.5%
Percent of List Price Received*	102.5%	99.9%	- 2.5%	103.0%	99.5%	- 3.4%
Days on Market Until Sale	9	33	+ 266.7%	12	32	+ 166.7%
Inventory of Homes for Sale	216	263	+ 21.8%	--	--	--
Months Supply of Inventory	1.1	1.9	+ 72.7%	--	--	--

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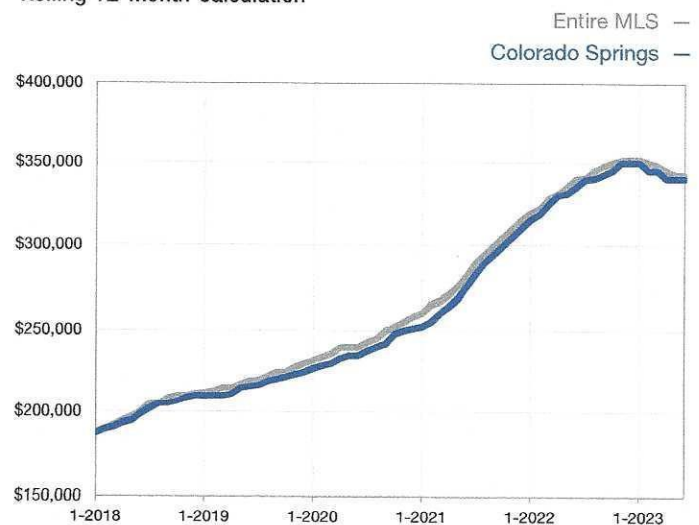
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Local Market Update for June 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Cripple Creek

Teller County

Single Family-Patio Homes

Key Metrics	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
New Listings	9	13	+ 44.4%	42	50	+ 19.0%
Sold Listings	5	13	+ 160.0%	29	27	- 6.9%
Median Sales Price*	\$270,000	\$381,000	+ 41.1%	\$296,000	\$300,000	+ 1.4%
Average Sales Price*	\$258,400	\$413,076	+ 59.9%	\$358,693	\$358,866	+ 0.0%
Percent of List Price Received*	97.2%	99.5%	+ 2.4%	98.4%	99.8%	+ 1.4%
Days on Market Until Sale	71	30	- 57.7%	39	45	+ 15.4%
Inventory of Homes for Sale	18	26	+ 44.4%	--	--	--
Months Supply of Inventory	2.9	5.3	+ 82.8%	--	--	--

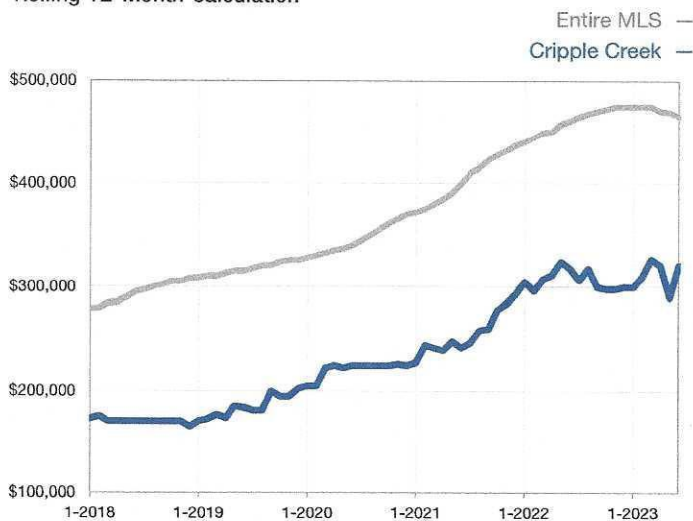
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Townhouse/Condo

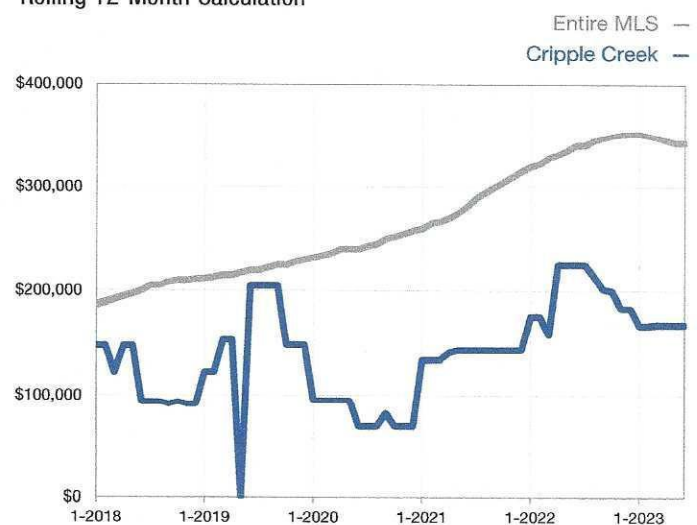
Key Metrics	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
New Listings	2	1	- 50.0%	4	7	+ 75.0%
Sold Listings	0	2	--	3	4	+ 33.3%
Median Sales Price*	\$0	\$165,000	--	\$160,000	\$161,500	+ 0.9%
Average Sales Price*	\$0	\$165,000	--	\$191,633	\$160,750	- 16.1%
Percent of List Price Received*	0.0%	97.0%	--	98.2%	96.5%	- 1.7%
Days on Market Until Sale	0	76	--	37	79	+ 113.5%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	1.7	2.1	+ 23.5%	--	--	--

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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 June 2023

A Research Tool Provided by the Colorado Association of REALTORS®

Divide

Teller County

Single Family-Patio Homes

	June			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
New Listings	24	16	- 33.3%	81	55	- 32.1%
Sold Listings	12	6	- 50.0%	67	37	- 44.8%
Median Sales Price*	\$538,700	\$439,900	- 18.3%	\$485,000	\$575,000	+ 18.6%
Average Sales Price*	\$555,575	\$471,403	- 15.2%	\$519,993	\$673,276	+ 29.5%
Percent of List Price Received*	103.7%	96.9%	- 6.6%	101.9%	97.8%	- 4.0%
Days on Market Until Sale	7	27	+ 285.7%	17	69	+ 305.9%
Inventory of Homes for Sale	28	28	0.0%	--	--	--
Months Supply of Inventory	2.2	3.2	+ 45.5%	--	--	--

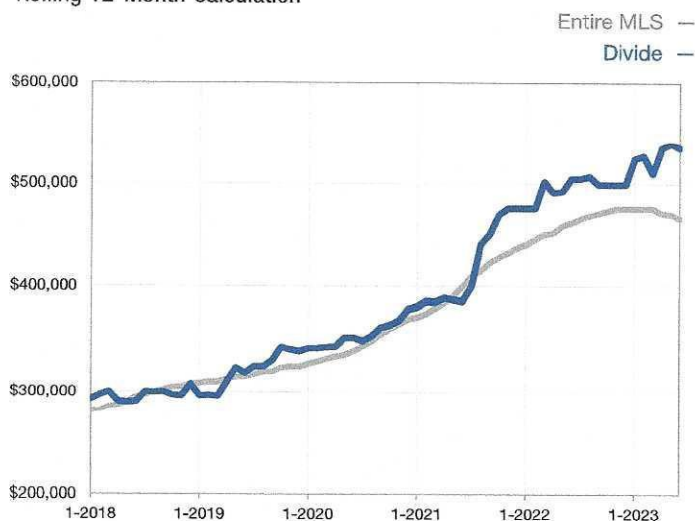
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Townhouse/Condo

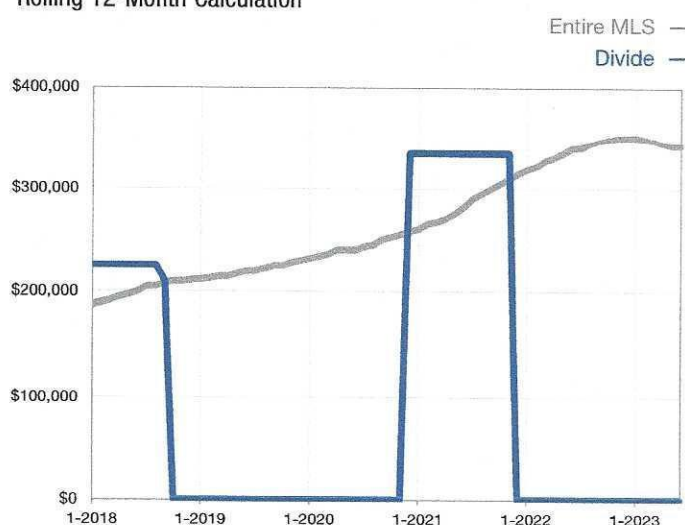
	June			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
New Listings	0	1	--	0	1	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	1	--	--	--	--
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 June 2023

A Research Tool Provided by the Colorado Association of REALTORS®

Ellicott

El Paso County

Single Family-Patio Homes

	June			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
New Listings	3	3	0.0%	3	6	+ 100.0%
Sold Listings	0	3	--	0	9	--
Median Sales Price*	\$0	\$509,760	--	\$0	\$463,500	--
Average Sales Price*	\$0	\$495,505	--	\$0	\$450,195	--
Percent of List Price Received*	0.0%	99.8%	--	0.0%	100.3%	--
Days on Market Until Sale	0	58	--	0	88	--
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	0.0	1.1	--	--	--	--

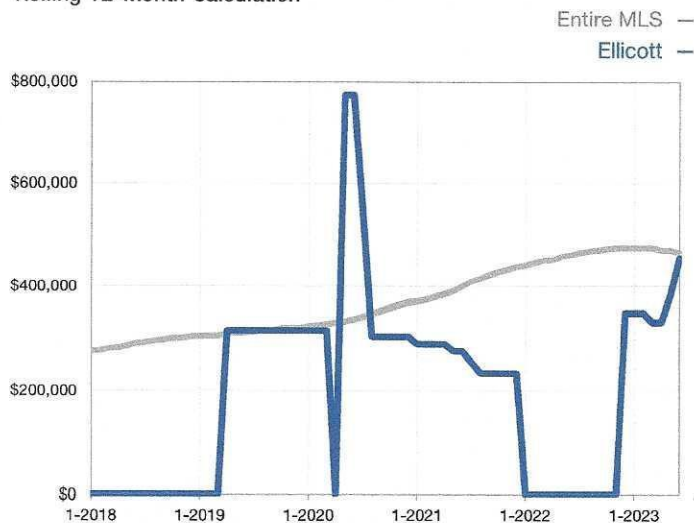
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Townhouse/Condo

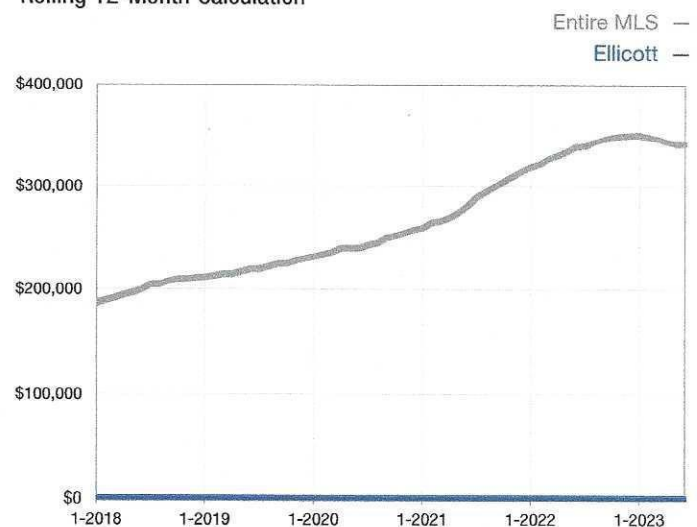
	June			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	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 June 2023

A Research Tool Provided by the Colorado Association of REALTORS®



El Paso County

Single Family-Patio Homes

Key Metrics	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
New Listings	1,934	1,334	- 31.0%	9,102	6,434	- 29.3%
Sold Listings	1,457	1,063	- 27.0%	7,028	5,166	- 26.5%
Median Sales Price*	\$500,000	\$494,900	- 1.0%	\$482,000	\$470,000	- 2.5%
Average Sales Price*	\$557,423	\$563,766	+ 1.1%	\$544,799	\$533,592	- 2.1%
Percent of List Price Received*	102.1%	100.0%	- 2.1%	103.1%	99.5%	- 3.5%
Days on Market Until Sale	9	21	+ 133.3%	11	37	+ 236.4%
Inventory of Homes for Sale	1,938	1,688	- 12.9%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.0%	--	--	--

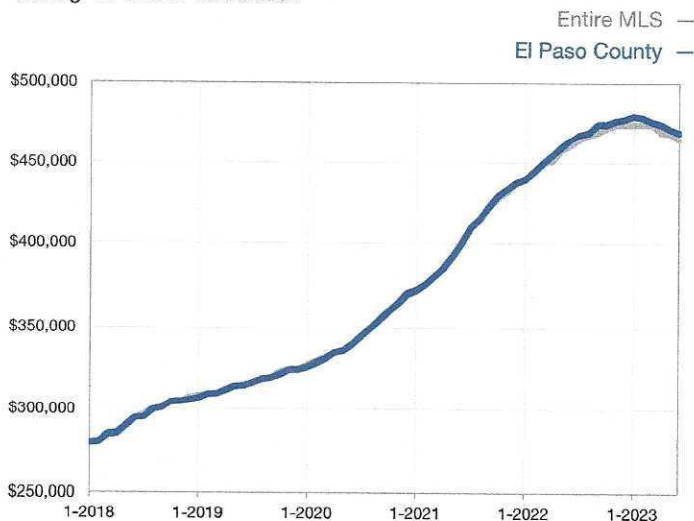
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Townhouse/Condo

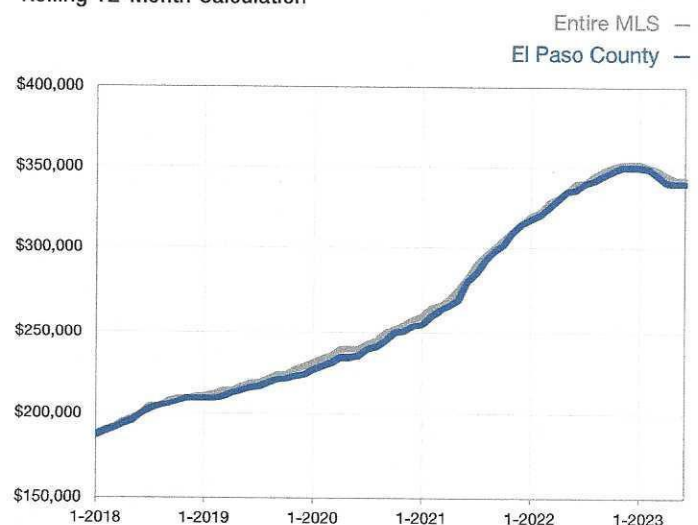
Key Metrics	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
New Listings	281	213	- 24.2%	1,324	1,079	- 18.5%
Sold Listings	199	188	- 5.5%	1,129	787	- 30.3%
Median Sales Price*	\$345,000	\$348,750	+ 1.1%	\$356,000	\$339,000	- 4.8%
Average Sales Price*	\$359,472	\$404,140	+ 12.4%	\$362,157	\$361,471	- 0.2%
Percent of List Price Received*	102.5%	99.9%	- 2.5%	102.9%	99.5%	- 3.3%
Days on Market Until Sale	8	32	+ 300.0%	12	31	+ 158.3%
Inventory of Homes for Sale	221	277	+ 25.3%	--	--	--
Months Supply of Inventory	1.1	1.9	+ 72.7%	--	--	--

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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 June 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Falcon / Peyton

El Paso County

Single Family-Patio Homes

Key Metrics	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
New Listings	146	95	- 34.9%	764	494	- 35.3%
Sold Listings	117	82	- 29.9%	537	415	- 22.7%
Median Sales Price*	\$551,301	\$526,000	- 4.6%	\$537,500	\$520,000	- 3.3%
Average Sales Price*	\$567,260	\$549,758	- 3.1%	\$560,743	\$543,694	- 3.0%
Percent of List Price Received*	101.7%	100.1%	- 1.6%	102.3%	99.4%	- 2.8%
Days on Market Until Sale	8	26	+ 225.0%	11	40	+ 263.6%
Inventory of Homes for Sale	194	140	- 27.8%	--	--	--
Months Supply of Inventory	2.1	1.9	- 9.5%	--	--	--

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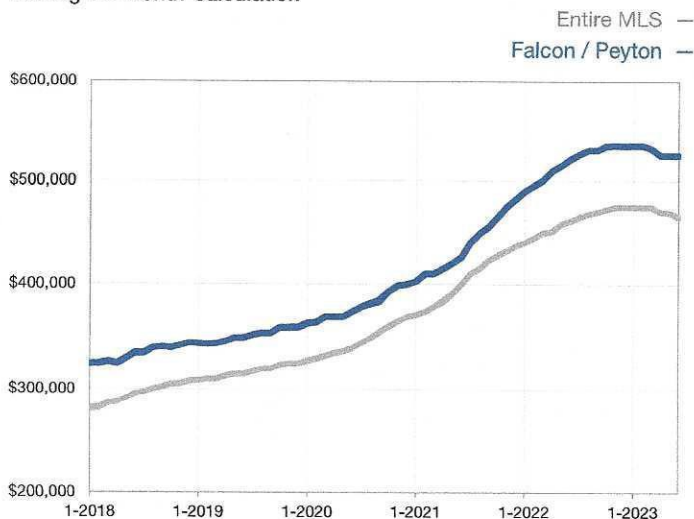
Townhouse/Condo

Key Metrics	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
New Listings	1	0	- 100.0%	5	0	- 100.0%
Sold Listings	0	0	--	4	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$385,000	\$0	- 100.0%
Average Sales Price*	\$0	\$0	--	\$386,250	\$0	- 100.0%
Percent of List Price Received*	0.0%	0.0%	--	104.6%	0.0%	- 100.0%
Days on Market Until Sale	0	0	--	3	0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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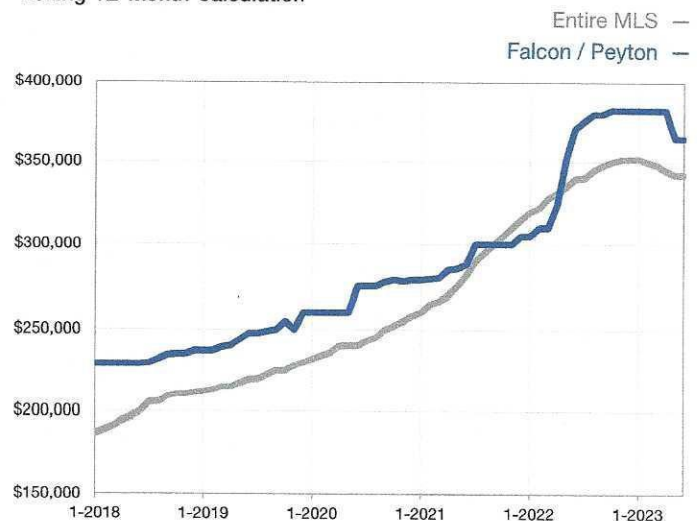
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Local Market Update for June 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Florissant

Teller County

Single Family-Patio Homes

	June			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
New Listings	47	21	- 55.3%	154	109	- 29.2%
Sold Listings	18	20	+ 11.1%	100	84	- 16.0%
Median Sales Price*	\$485,000	\$563,450	+ 16.2%	\$450,000	\$477,500	+ 6.1%
Average Sales Price*	\$490,311	\$569,355	+ 16.1%	\$494,966	\$498,400	+ 0.7%
Percent of List Price Received*	99.8%	99.4%	- 0.4%	100.8%	98.3%	- 2.5%
Days on Market Until Sale	11	35	+ 218.2%	17	53	+ 211.8%
Inventory of Homes for Sale	58	44	- 24.1%	--	--	--
Months Supply of Inventory	3.0	2.8	- 6.7%	--	--	--

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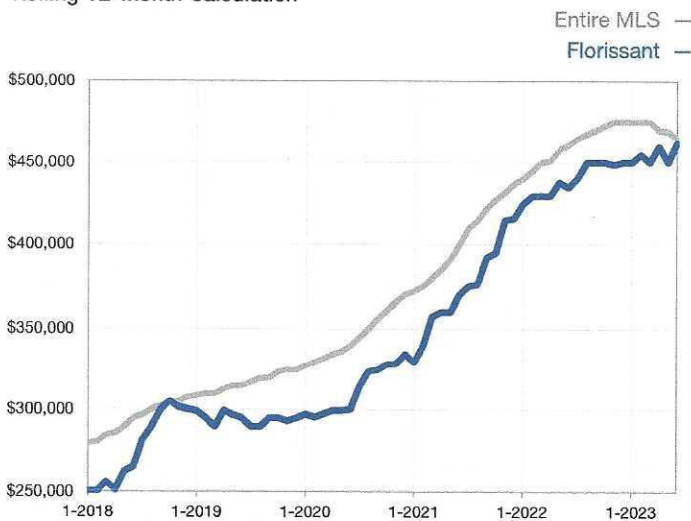
Townhouse/Condo

	June			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	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.

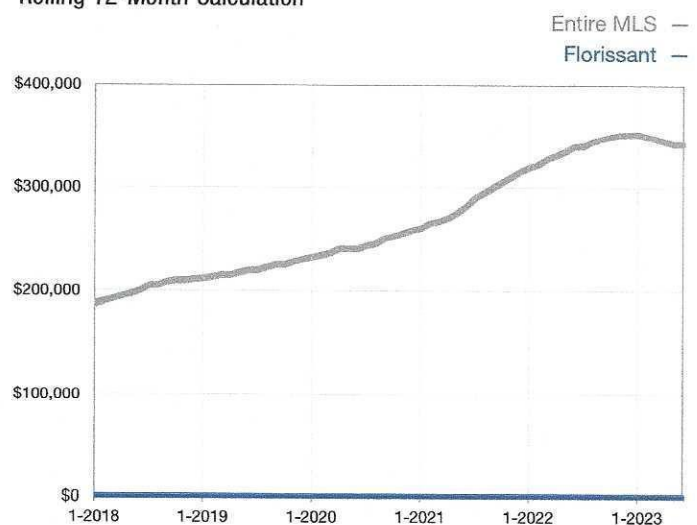
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Local Market Update for June 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Fountain

El Paso County

Single Family-Patio Homes

Key Metrics	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
New Listings	127	66	- 48.0%	506	368	- 27.3%
Sold Listings	75	60	- 20.0%	396	306	- 22.7%
Median Sales Price*	\$440,000	\$430,000	- 2.3%	\$439,000	\$415,000	- 5.5%
Average Sales Price*	\$434,865	\$433,070	- 0.4%	\$435,041	\$418,307	- 3.8%
Percent of List Price Received*	102.4%	100.6%	- 1.8%	103.4%	100.2%	- 3.1%
Days on Market Until Sale	6	16	+ 166.7%	6	28	+ 366.7%
Inventory of Homes for Sale	95	70	- 26.3%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--

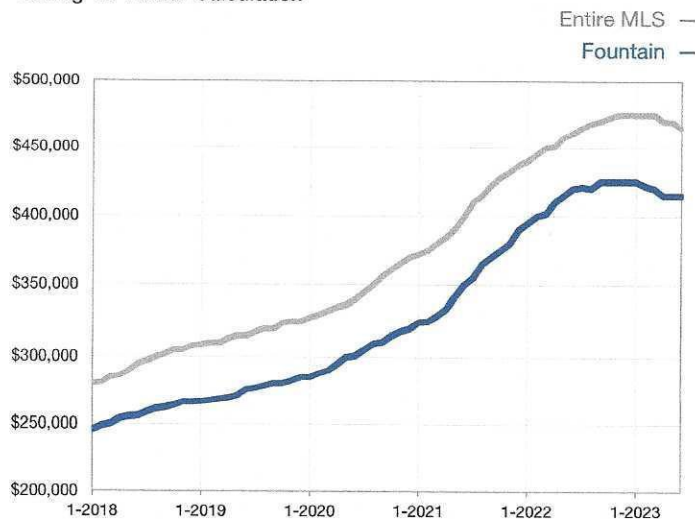
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Townhouse/Condo

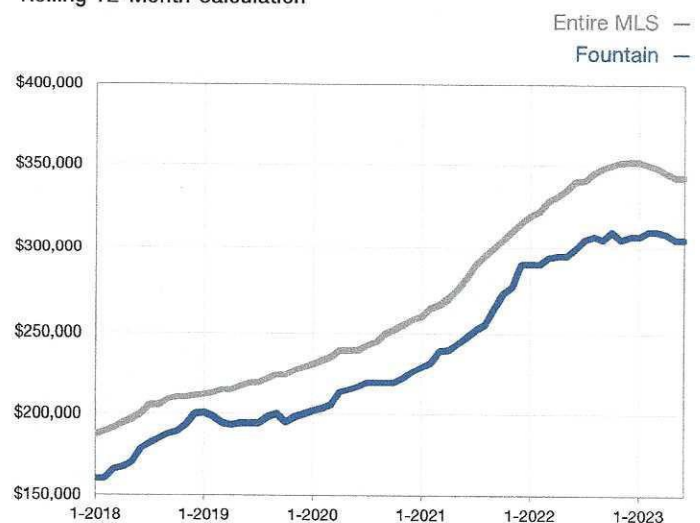
Key Metrics	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
New Listings	8	6	- 25.0%	35	27	- 22.9%
Sold Listings	6	6	0.0%	29	24	- 17.2%
Median Sales Price*	\$324,000	\$338,000	+ 4.3%	\$310,000	\$305,000	- 1.6%
Average Sales Price*	\$327,500	\$315,500	- 3.7%	\$308,479	\$299,875	- 2.8%
Percent of List Price Received*	102.8%	101.7%	- 1.1%	102.9%	99.6%	- 3.2%
Days on Market Until Sale	5	5	0.0%	6	14	+ 133.3%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.4	0.6	+ 50.0%	--	--	--

* 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 June 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Manitou Springs

El Paso County

Single Family-Patio Homes

Key Metrics	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
New Listings	14	15	+ 7.1%	56	50	- 10.7%
Sold Listings	6	9	+ 50.0%	37	38	+ 2.7%
Median Sales Price*	\$404,000	\$710,000	+ 75.7%	\$560,000	\$619,000	+ 10.5%
Average Sales Price*	\$396,333	\$711,489	+ 79.5%	\$580,330	\$638,388	+ 10.0%
Percent of List Price Received*	103.2%	99.1%	- 4.0%	103.0%	98.0%	- 4.9%
Days on Market Until Sale	7	42	+ 500.0%	13	46	+ 253.8%
Inventory of Homes for Sale	16	25	+ 56.3%	--	--	--
Months Supply of Inventory	2.0	3.8	+ 90.0%	--	--	--

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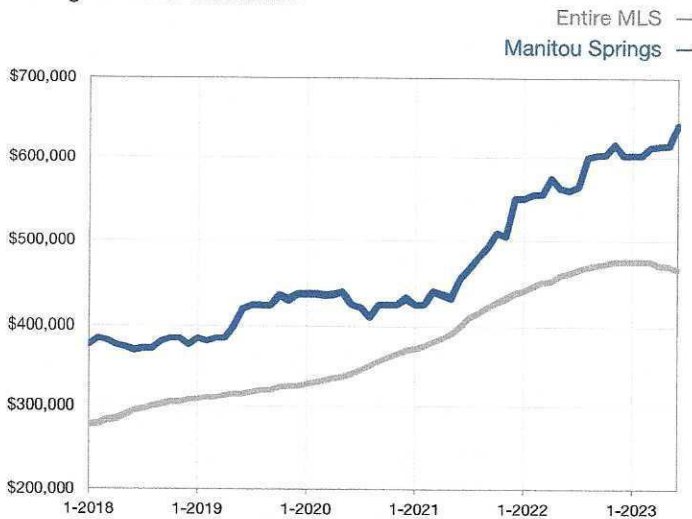
Townhouse/Condo

Key Metrics	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
New Listings	1	0	- 100.0%	10	5	- 50.0%
Sold Listings	1	1	0.0%	7	3	- 57.1%
Median Sales Price*	\$453,000	\$329,900	- 27.2%	\$453,000	\$329,900	- 27.2%
Average Sales Price*	\$453,000	\$329,900	- 27.2%	\$467,401	\$367,800	- 21.3%
Percent of List Price Received*	98.7%	100.0%	+ 1.3%	100.7%	100.4%	- 0.3%
Days on Market Until Sale	6	6	0.0%	32	6	- 81.3%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.6	2.5	+ 316.7%	--	--	--

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

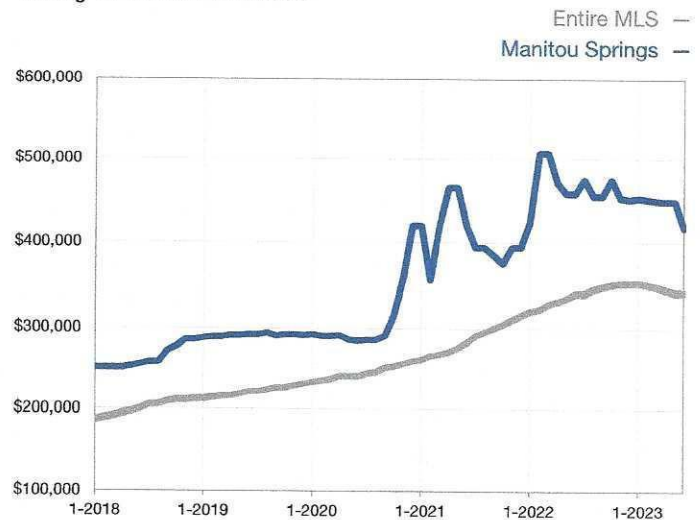
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Local Market Update for June 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Monument / Palmer Lake / Larkspur

El Paso County

Single Family-Patio Homes

Key Metrics	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
New Listings	110	82	- 25.5%	476	413	- 13.2%
Sold Listings	69	62	- 10.1%	299	283	- 5.4%
Median Sales Price*	\$802,600	\$776,000	- 3.3%	\$794,500	\$730,000	- 8.1%
Average Sales Price*	\$884,185	\$857,428	- 3.0%	\$868,704	\$791,325	- 8.9%
Percent of List Price Received*	101.3%	99.4%	- 1.9%	102.7%	99.2%	- 3.4%
Days on Market Until Sale	12	32	+ 166.7%	13	44	+ 238.5%
Inventory of Homes for Sale	158	139	- 12.0%	--	--	--
Months Supply of Inventory	2.7	2.8	+ 3.7%	--	--	--

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

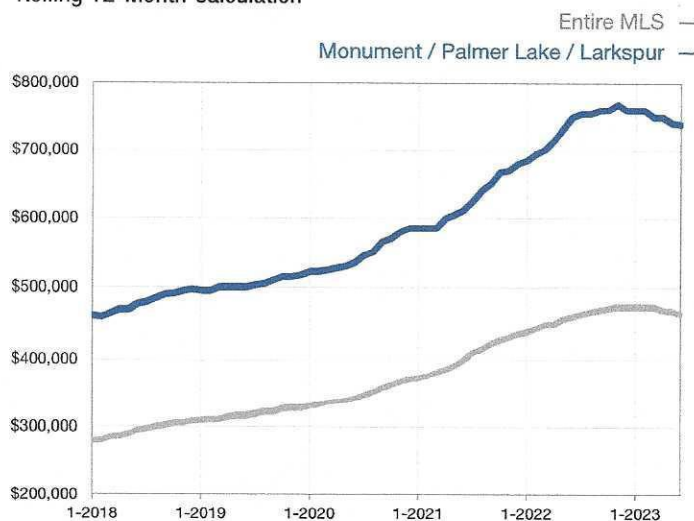
Townhouse/Condo

Key Metrics	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
New Listings	5	7	+ 40.0%	52	38	- 26.9%
Sold Listings	3	5	+ 66.7%	52	28	- 46.2%
Median Sales Price*	\$414,000	\$415,000	+ 0.2%	\$403,000	\$395,000	- 2.0%
Average Sales Price*	\$438,000	\$397,400	- 9.3%	\$409,192	\$390,132	- 4.7%
Percent of List Price Received*	99.9%	99.6%	- 0.3%	101.5%	99.1%	- 2.4%
Days on Market Until Sale	5	11	+ 120.0%	3	33	+ 1000.0%
Inventory of Homes for Sale	3	8	+ 166.7%	--	--	--
Months Supply of Inventory	0.3	1.5	+ 400.0%	--	--	--

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

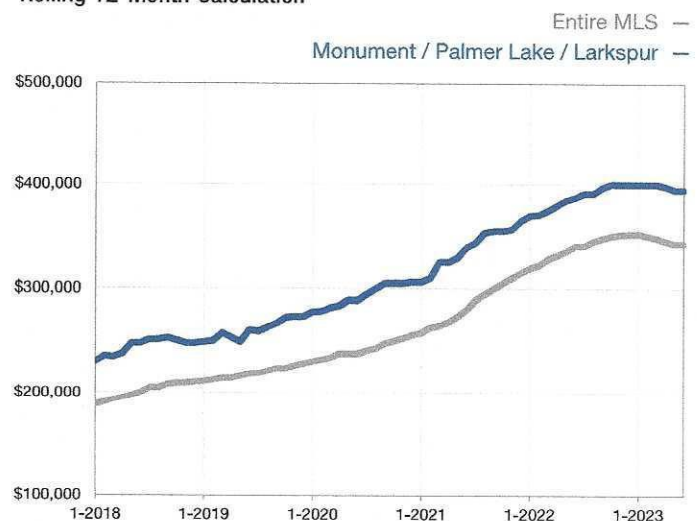
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Local Market Update for June 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Rush / Truckton / Yoder

El Paso County

Single Family-Patio Homes

	June			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
New Listings	10	13	+ 30.0%	48	46	- 4.2%
Sold Listings	5	5	0.0%	37	26	- 29.7%
Median Sales Price*	\$419,500	\$365,000	- 13.0%	\$391,000	\$384,750	- 1.6%
Average Sales Price*	\$398,000	\$343,400	- 13.7%	\$380,738	\$373,938	- 1.8%
Percent of List Price Received*	96.7%	98.7%	+ 2.1%	98.5%	97.7%	- 0.8%
Days on Market Until Sale	41	68	+ 65.9%	40	69	+ 72.5%
Inventory of Homes for Sale	25	32	+ 28.0%	--	--	--
Months Supply of Inventory	5.1	7.5	+ 47.1%	--	--	--

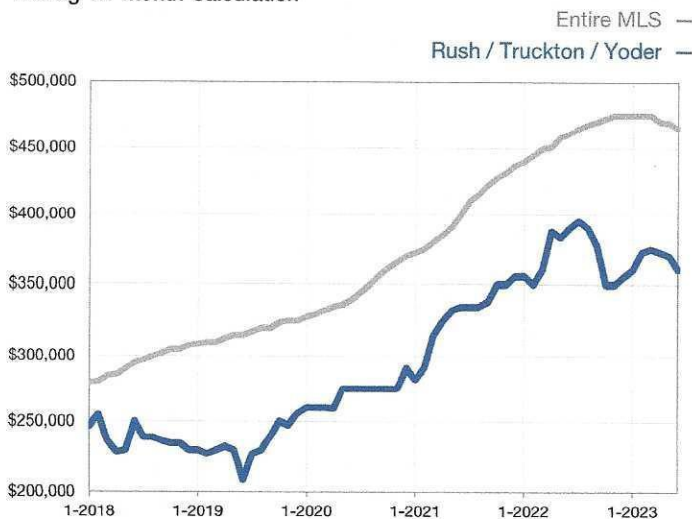
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Townhouse/Condo

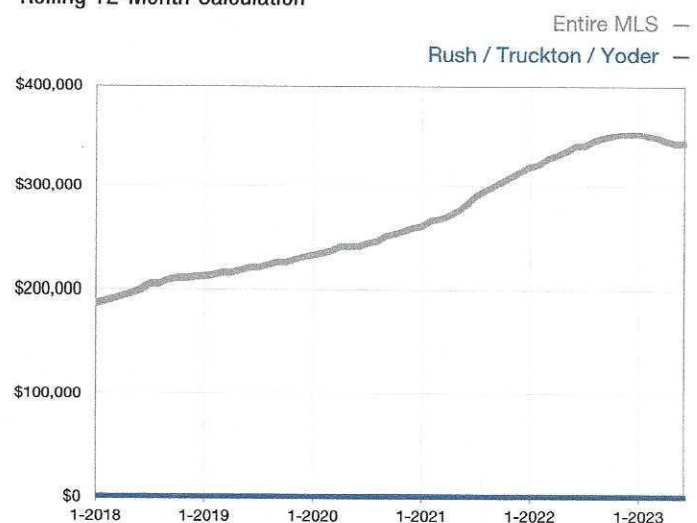
	June			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	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 June 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Security-Widefield

El Paso County

Single Family-Patio Homes

Key Metrics	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
New Listings	1	0	- 100.0%	4	1	- 75.0%
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	--	--	--	--

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

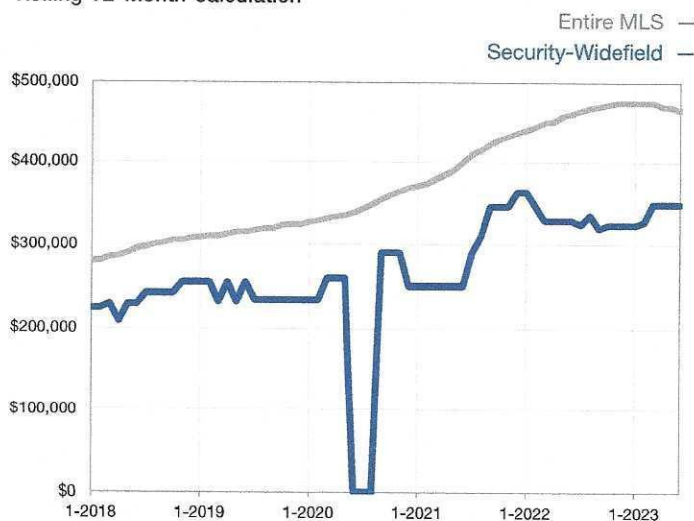
Townhouse/Condo

Key Metrics	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	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.

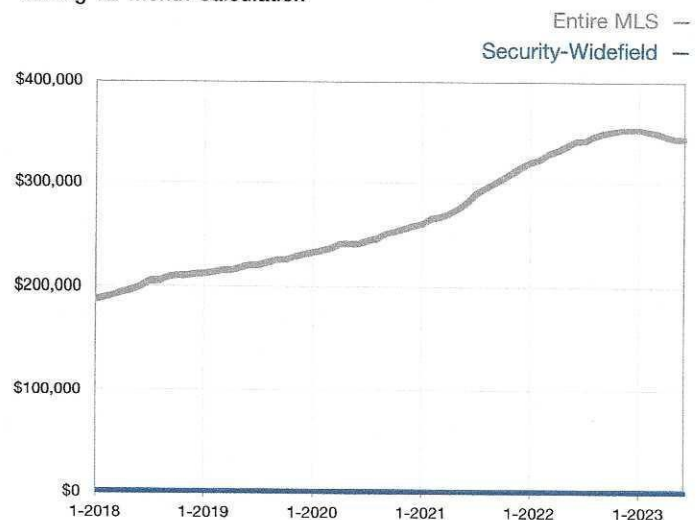
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Local Market Update for June 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Teller County

Single Family-Patio Homes

	June			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
New Listings	140	89	- 36.4%	478	404	- 15.5%
Sold Listings	69	72	+ 4.3%	340	253	- 25.6%
Median Sales Price*	\$533,500	\$559,900	+ 4.9%	\$490,000	\$515,000	+ 5.1%
Average Sales Price*	\$551,721	\$600,550	+ 8.9%	\$544,174	\$578,710	+ 6.3%
Percent of List Price Received*	100.6%	99.0%	- 1.6%	101.6%	98.5%	- 3.1%
Days on Market Until Sale	16	31	+ 93.8%	18	49	+ 172.2%
Inventory of Homes for Sale	172	173	+ 0.6%	--	--	--
Months Supply of Inventory	2.5	3.5	+ 40.0%	--	--	--

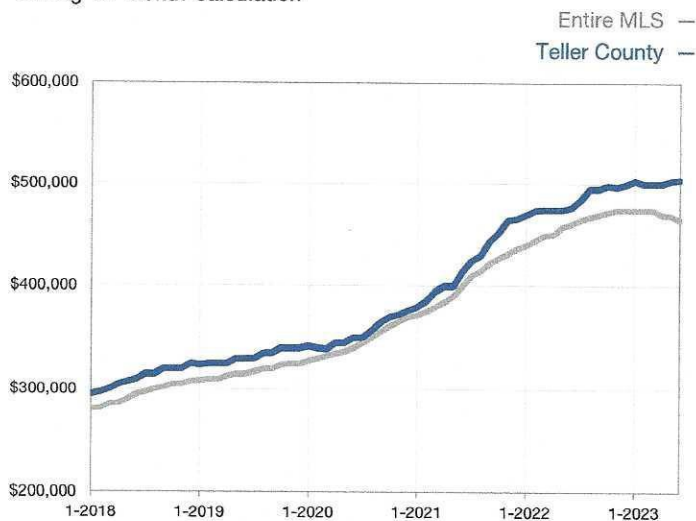
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Townhouse/Condo

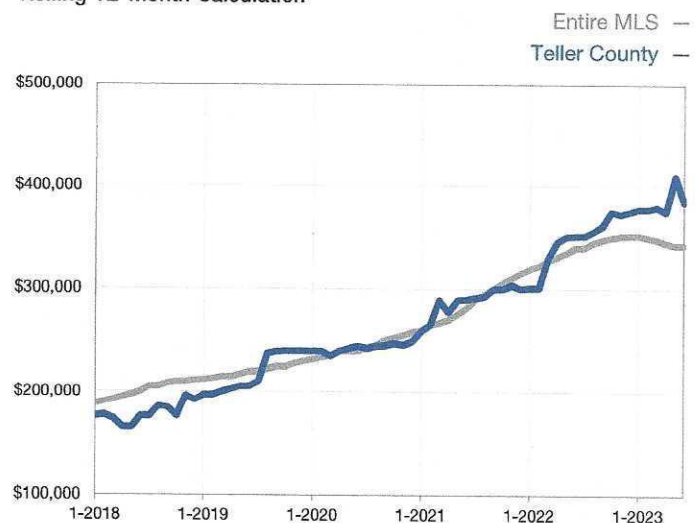
	June			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
New Listings	4	11	+ 175.0%	27	43	+ 59.3%
Sold Listings	3	5	+ 66.7%	29	17	- 41.4%
Median Sales Price*	\$373,000	\$305,000	- 18.2%	\$373,000	\$385,000	+ 3.2%
Average Sales Price*	\$359,333	\$288,980	- 19.6%	\$375,765	\$371,505	- 1.1%
Percent of List Price Received*	99.8%	97.4%	- 2.4%	101.0%	98.6%	- 2.4%
Days on Market Until Sale	9	37	+ 311.1%	42	32	- 23.8%
Inventory of Homes for Sale	7	20	+ 185.7%	--	--	--
Months Supply of Inventory	1.5	6.7	+ 346.7%	--	--	--

* 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 June 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Victor / Goldfield

Teller County

Single Family-Patio Homes

Key Metrics	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
New Listings	4	2	- 50.0%	8	15	+ 87.5%
Sold Listings	1	3	+ 200.0%	9	5	- 44.4%
Median Sales Price*	\$234,000	\$315,000	+ 34.6%	\$260,000	\$291,750	+ 12.2%
Average Sales Price*	\$234,000	\$616,333	+ 163.4%	\$473,333	\$444,150	- 6.2%
Percent of List Price Received*	99.6%	99.0%	- 0.6%	96.6%	99.2%	+ 2.7%
Days on Market Until Sale	35	30	- 14.3%	49	31	- 36.7%
Inventory of Homes for Sale	6	11	+ 83.3%	--	--	--
Months Supply of Inventory	3.0	6.6	+ 120.0%	--	--	--

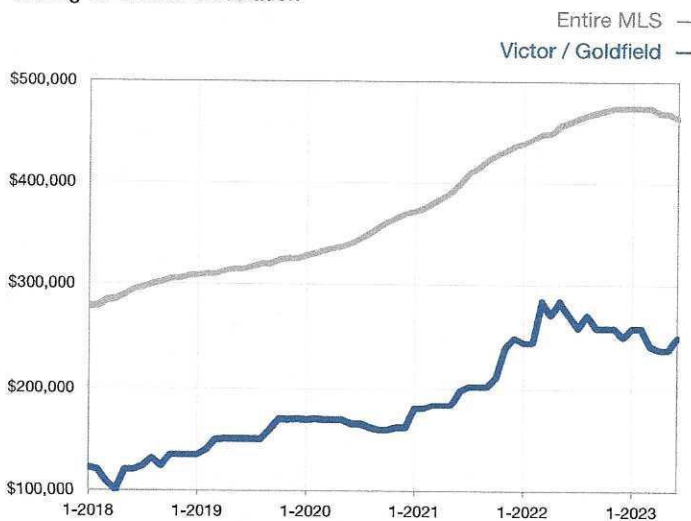
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Townhouse/Condo

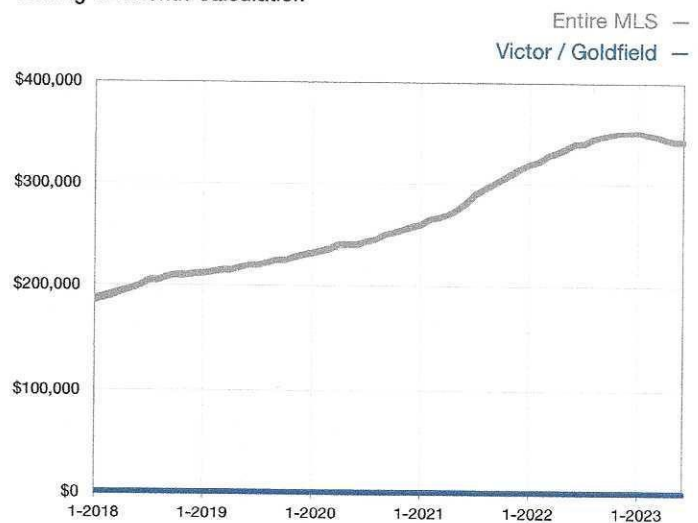
Key Metrics	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 June 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Woodland Park

Teller County

Single Family-Patio Homes

Key Metrics	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
New Listings	61	38	- 37.7%	209	180	- 13.9%
Sold Listings	32	30	- 6.3%	147	104	- 29.3%
Median Sales Price*	\$594,000	\$607,000	+ 2.2%	\$560,000	\$575,000	+ 2.7%
Average Sales Price*	\$647,117	\$722,533	+ 11.7%	\$641,204	\$660,025	+ 2.9%
Percent of List Price Received*	100.8%	98.7%	- 2.1%	102.9%	98.8%	- 4.0%
Days on Market Until Sale	11	28	+ 154.5%	14	39	+ 178.6%
Inventory of Homes for Sale	67	69	+ 3.0%	--	--	--
Months Supply of Inventory	2.2	3.3	+ 50.0%	--	--	--

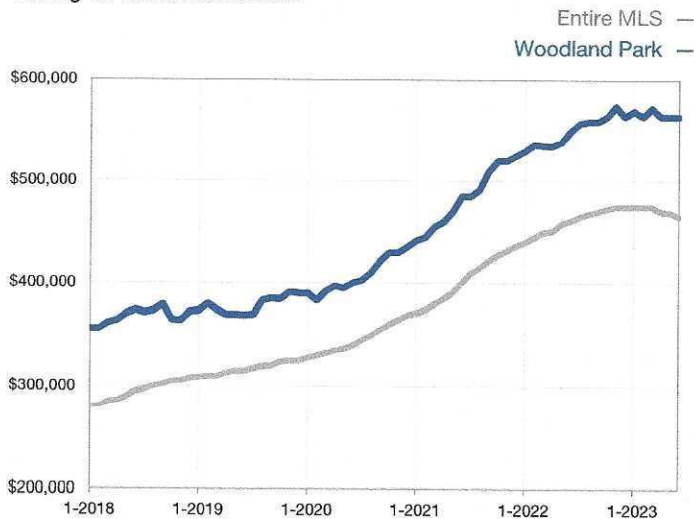
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Townhouse/Condo

Key Metrics	June			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 06-2022	Thru 06-2023	Percent Change from Previous Year
New Listings	2	9	+ 350.0%	23	35	+ 52.2%
Sold Listings	3	3	0.0%	26	13	- 50.0%
Median Sales Price*	\$373,000	\$335,000	- 10.2%	\$381,875	\$479,000	+ 25.4%
Average Sales Price*	\$359,333	\$371,633	+ 3.4%	\$397,011	\$436,352	+ 9.9%
Percent of List Price Received*	99.8%	97.7%	- 2.1%	101.3%	99.2%	- 2.1%
Days on Market Until Sale	9	12	+ 33.3%	42	18	- 57.1%
Inventory of Homes for Sale	5	16	+ 220.0%	--	--	--
Months Supply of Inventory	1.3	7.0	+ 438.5%	--	--	--

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

Median Sales Price – Single Family Rolling 12-Month Calculation



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

