

Local Market Update for July 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Black Forest / Elbert

El Paso County

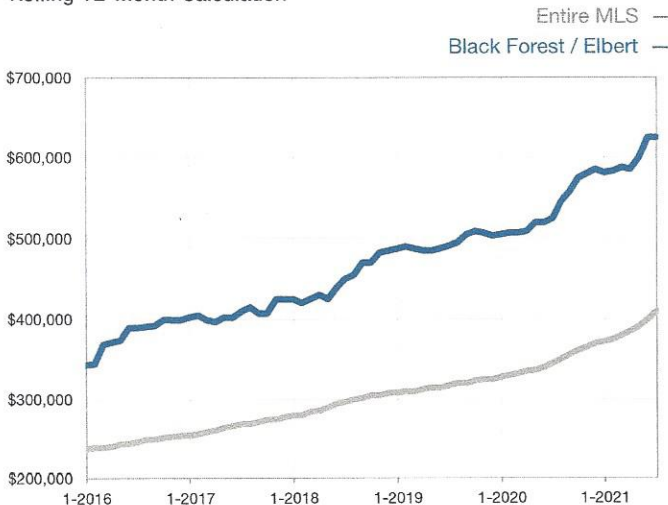
Single Family-Patio Homes	July			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Key Metrics						
New Listings	8	9	+ 12.5%	41	52	+ 26.8%
Sold Listings	5	7	+ 40.0%	28	33	+ 17.9%
Median Sales Price*	\$740,000	\$650,000	- 12.2%	\$582,500	\$650,000	+ 11.6%
Average Sales Price*	\$725,509	\$638,571	- 12.0%	\$618,716	\$657,055	+ 6.2%
Percent of List Price Received*	98.9%	100.8%	+ 1.9%	99.6%	102.5%	+ 2.9%
Days on Market Until Sale	33	10	- 69.7%	32	9	- 71.9%
Inventory of Homes for Sale	10	12	+ 20.0%	--	--	--
Months Supply of Inventory	2.0	2.2	+ 10.0%	--	--	--

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

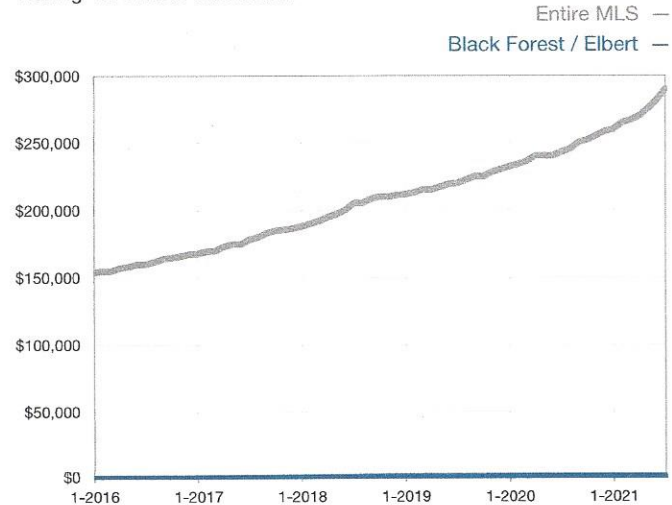
Townhouse/Condo	July			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



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Calhan / Ramah

El Paso County

Single Family-Patio Homes	July			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Key Metrics						
New Listings	12	18	+ 50.0%	98	90	- 8.2%
Sold Listings	10	12	+ 20.0%	66	73	+ 10.6%
Median Sales Price*	\$388,500	\$427,500	+ 10.0%	\$338,950	\$409,900	+ 20.9%
Average Sales Price*	\$362,890	\$416,142	+ 14.7%	\$347,600	\$450,112	+ 29.5%
Percent of List Price Received*	98.6%	105.9%	+ 7.4%	99.2%	101.8%	+ 2.6%
Days on Market Until Sale	75	4	- 94.7%	52	25	- 51.9%
Inventory of Homes for Sale	32	23	- 28.1%	--	--	--
Months Supply of Inventory	3.1	2.1	- 32.3%	--	--	--

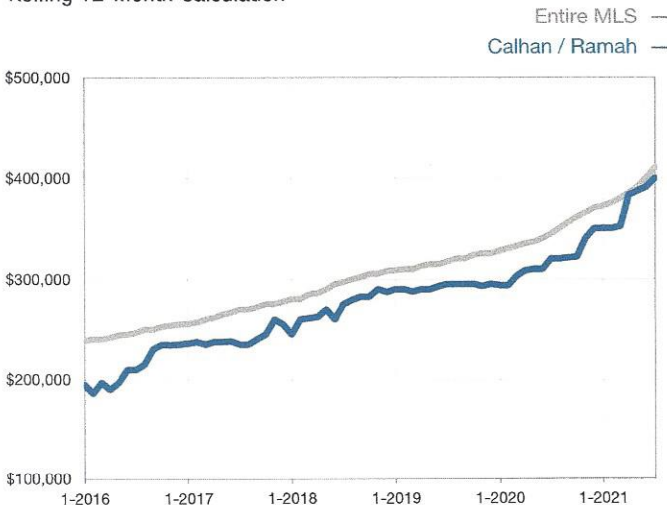
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Townhouse/Condo	July			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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

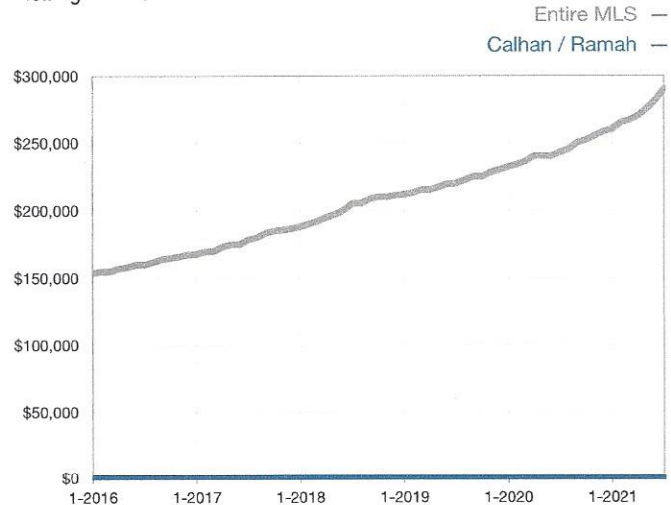
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



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Cascade / Chipita Park / Green Mountain Falls

El Paso and Teller Counties

Single Family-Patio Homes	July			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Key Metrics						
New Listings	2	3	+ 50.0%	12	12	0.0%
Sold Listings	1	3	+ 200.0%	6	9	+ 50.0%
Median Sales Price*	\$351,500	\$501,750	+ 42.7%	\$306,250	\$460,000	+ 50.2%
Average Sales Price*	\$351,500	\$527,250	+ 50.0%	\$346,583	\$427,578	+ 23.4%
Percent of List Price Received*	99.9%	103.0%	+ 3.1%	97.1%	105.1%	+ 8.2%
Days on Market Until Sale	69	3	- 95.7%	61	12	- 80.3%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	2.9	0.0	- 100.0%	--	--	--

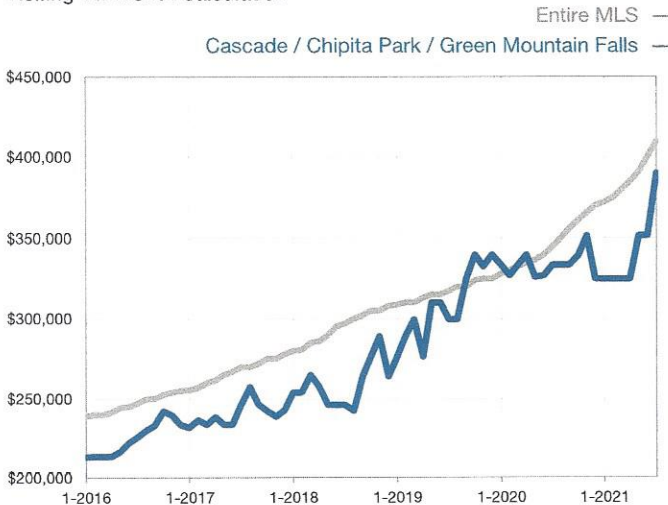
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Townhouse/Condo	July			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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

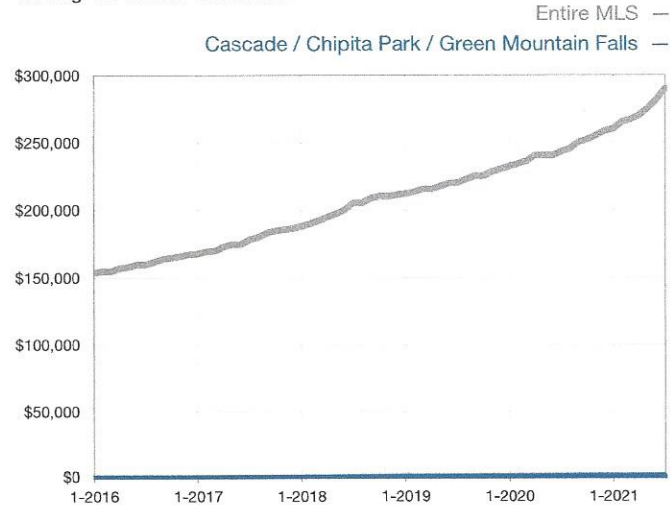
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Local Market Update for July 2021

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Colorado Springs

El Paso County

Single Family-Patio Homes	July			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Key Metrics						
New Listings	1,329	1,401	+ 5.4%	7,835	7,990	+ 2.0%
Sold Listings	1,310	1,276	- 2.6%	6,350	6,877	+ 8.3%
Median Sales Price*	\$374,000	\$447,000	+ 19.5%	\$353,000	\$425,000	+ 20.4%
Average Sales Price*	\$423,109	\$500,410	+ 18.3%	\$395,752	\$476,807	+ 20.5%
Percent of List Price Received*	100.9%	104.5%	+ 3.6%	100.6%	104.1%	+ 3.5%
Days on Market Until Sale	16	7	- 56.3%	20	10	- 50.0%
Inventory of Homes for Sale	1,095	677	- 38.2%	--	--	--
Months Supply of Inventory	1.2	0.7	- 41.7%	--	--	--

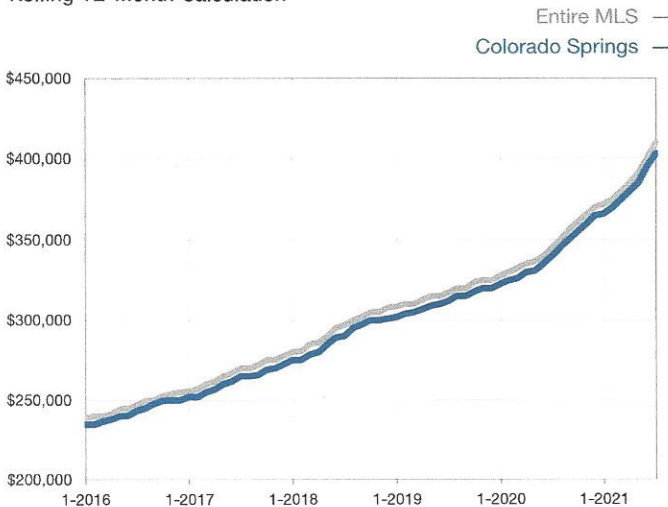
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Townhouse/Condo	July			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Key Metrics						
New Listings	261	260	- 0.4%	1,347	1,349	+ 0.1%
Sold Listings	209	199	- 4.8%	1,063	1,193	+ 12.2%
Median Sales Price*	\$243,900	\$315,000	+ 29.2%	\$242,000	\$300,000	+ 24.0%
Average Sales Price*	\$267,347	\$321,448	+ 20.2%	\$257,715	\$311,740	+ 21.0%
Percent of List Price Received*	100.5%	104.4%	+ 3.9%	100.4%	103.7%	+ 3.3%
Days on Market Until Sale	14	6	- 57.1%	18	7	- 61.1%
Inventory of Homes for Sale	172	99	- 42.4%	--	--	--
Months Supply of Inventory	1.1	0.5	- 54.5%	--	--	--

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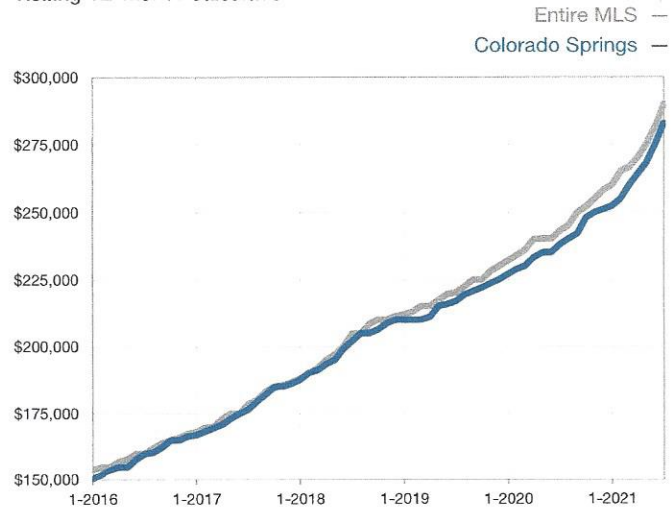
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



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Cripple Creek

Teller County

Single Family-Patio Homes	July			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Key Metrics						
New Listings	15	11	- 26.7%	65	51	- 21.5%
Sold Listings	10	6	- 40.0%	40	42	+ 5.0%
Median Sales Price*	\$284,500	\$490,000	+ 72.2%	\$244,500	\$261,000	+ 6.7%
Average Sales Price*	\$303,690	\$426,000	+ 40.3%	\$270,651	\$317,624	+ 17.4%
Percent of List Price Received*	97.2%	101.2%	+ 4.1%	96.6%	99.5%	+ 3.0%
Days on Market Until Sale	100	5	- 95.0%	58	29	- 50.0%
Inventory of Homes for Sale	30	14	- 53.3%	--	--	--
Months Supply of Inventory	5.1	2.2	- 56.9%	--	--	--

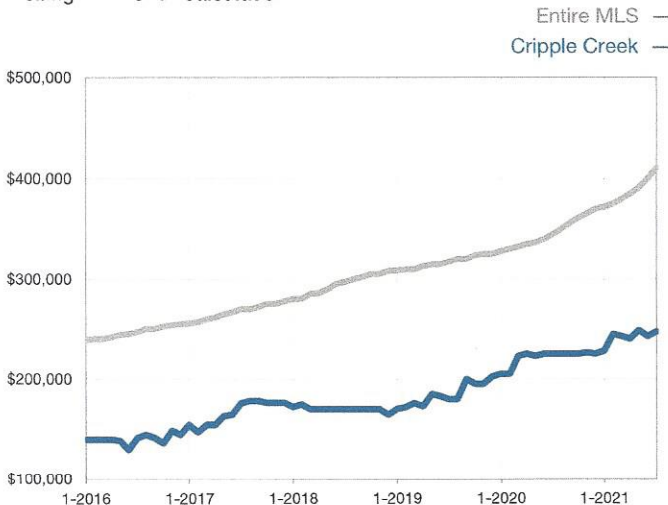
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Townhouse/Condo	July			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Key Metrics						
New Listings	1	2	+ 100.0%	3	7	+ 133.3%
Sold Listings	0	0	--	2	5	+ 150.0%
Median Sales Price*	\$0	\$0	--	\$68,250	\$145,000	+ 112.5%
Average Sales Price*	\$0	\$0	--	\$68,250	\$152,800	+ 123.9%
Percent of List Price Received*	0.0%	0.0%	--	95.8%	95.6%	- 0.2%
Days on Market Until Sale	0	0	--	5	34	+ 580.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	0.5	- 50.0%	--	--	--

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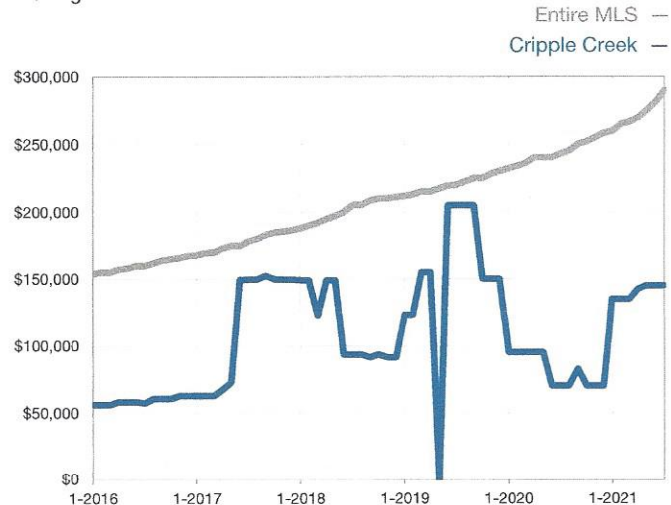
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Local Market Update for July 2021

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Divide

Teller County

Single Family-Patio Homes	July			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Key Metrics						
New Listings	18	20	+ 11.1%	89	81	- 9.0%
Sold Listings	20	14	- 30.0%	70	66	- 5.7%
Median Sales Price*	\$302,000	\$482,500	+ 59.8%	\$359,000	\$422,500	+ 17.7%
Average Sales Price*	\$331,980	\$614,429	+ 85.1%	\$384,127	\$501,550	+ 30.6%
Percent of List Price Received*	99.9%	98.3%	- 1.6%	98.7%	101.6%	+ 2.9%
Days on Market Until Sale	27	25	- 7.4%	54	17	- 68.5%
Inventory of Homes for Sale	24	17	- 29.2%	--	--	--
Months Supply of Inventory	2.0	1.5	- 25.0%	--	--	--

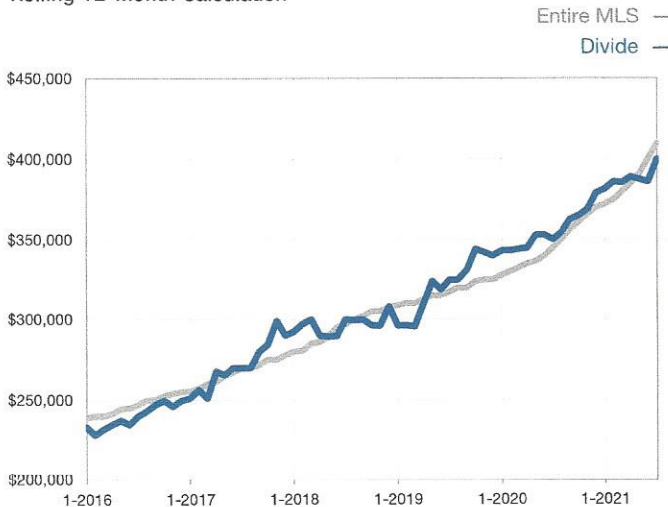
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Townhouse/Condo	July			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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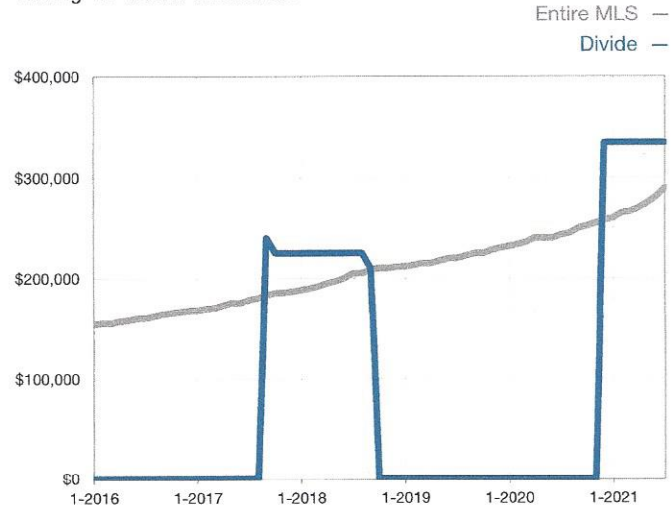
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse/Condo

Rolling 12-Month Calculation



Local Market Update for July 2021

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Ellicott

El Paso County

Single Family-Patio Homes	July			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Key Metrics						
New Listings	2	0	- 100.0%	4	0	- 100.0%
Sold Listings	1	0	- 100.0%	2	1	- 50.0%
Median Sales Price*	\$308,000	\$0	- 100.0%	\$541,500	\$235,000	- 56.6%
Average Sales Price*	\$308,000	\$0	- 100.0%	\$541,500	\$235,000	- 56.6%
Percent of List Price Received*	99.4%	0.0%	- 100.0%	95.0%	102.2%	+ 7.6%
Days on Market Until Sale	2	0	- 100.0%	7	75	+ 971.4%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--

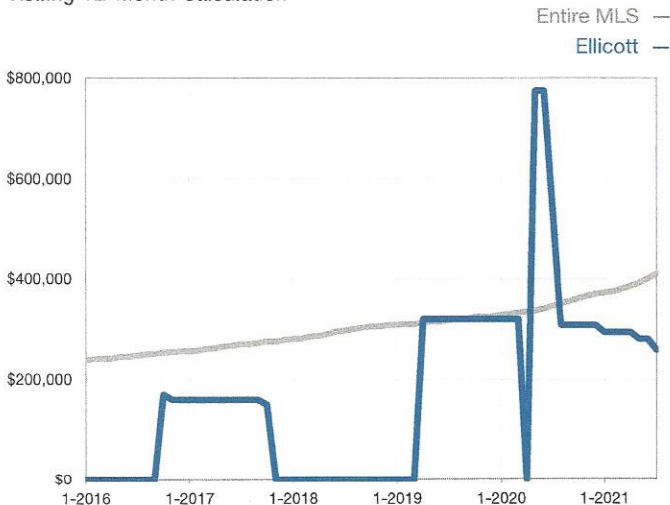
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Townhouse/Condo	July			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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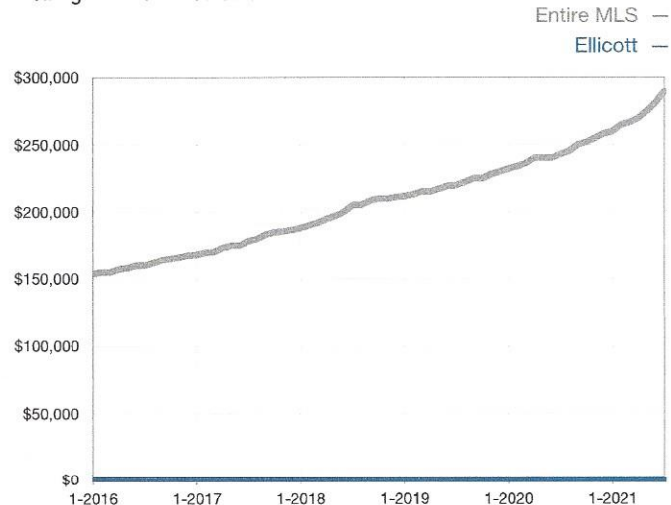
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



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El Paso County

Single Family-Patio Homes	July			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Key Metrics						
New Listings	1,728	1,787	+ 3.4%	9,994	10,060	+ 0.7%
Sold Listings	1,705	1,611	- 5.5%	8,021	8,681	+ 8.2%
Median Sales Price*	\$377,000	\$450,000	+ 19.4%	\$357,500	\$430,000	+ 20.3%
Average Sales Price*	\$425,387	\$502,102	+ 18.0%	\$399,330	\$480,796	+ 20.4%
Percent of List Price Received*	100.7%	104.4%	+ 3.7%	100.5%	104.0%	+ 3.5%
Days on Market Until Sale	18	7	- 61.1%	22	11	- 50.0%
Inventory of Homes for Sale	1,453	908	- 37.5%	--	--	--
Months Supply of Inventory	1.2	0.7	- 41.7%	--	--	--

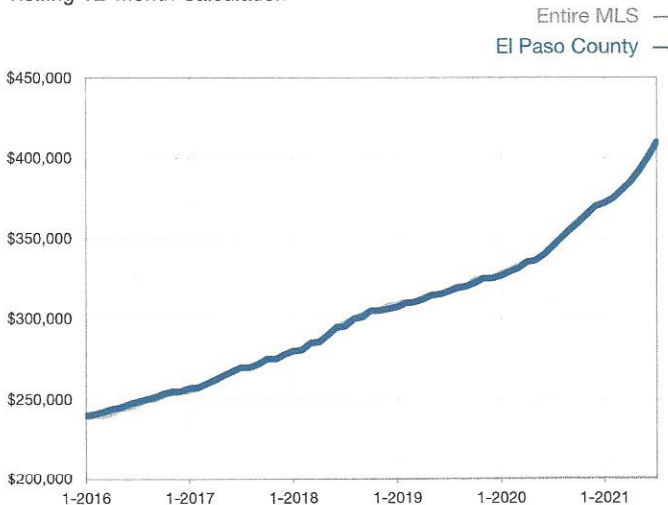
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Townhouse/Condo	July			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Key Metrics						
New Listings	286	283	- 1.0%	1,484	1,479	- 0.3%
Sold Listings	235	223	- 5.1%	1,172	1,317	+ 12.4%
Median Sales Price*	\$249,900	\$315,000	+ 26.1%	\$245,000	\$300,500	+ 22.7%
Average Sales Price*	\$270,798	\$321,007	+ 18.5%	\$259,911	\$314,066	+ 20.8%
Percent of List Price Received*	100.6%	104.3%	+ 3.7%	100.4%	103.5%	+ 3.1%
Days on Market Until Sale	16	6	- 62.5%	18	7	- 61.1%
Inventory of Homes for Sale	190	111	- 41.6%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--

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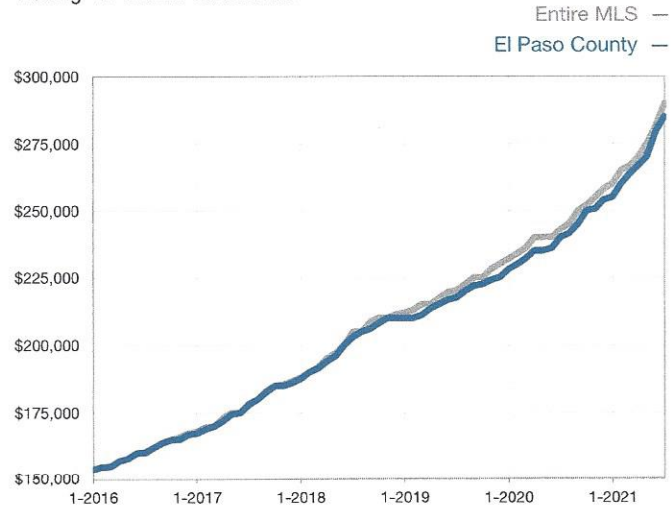
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Local Market Update for July 2021

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Falcon / Peyton

El Paso County

Single Family-Patio Homes	July			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Key Metrics						
New Listings	199	140	- 29.6%	852	744	- 12.7%
Sold Listings	160	126	- 21.3%	654	688	+ 5.2%
Median Sales Price*	\$389,181	\$490,000	+ 25.9%	\$387,500	\$466,033	+ 20.3%
Average Sales Price*	\$399,957	\$498,289	+ 24.6%	\$396,310	\$483,495	+ 22.0%
Percent of List Price Received*	100.0%	103.8%	+ 3.8%	100.1%	103.3%	+ 3.2%
Days on Market Until Sale	17	7	- 58.8%	26	12	- 53.8%
Inventory of Homes for Sale	115	69	- 40.0%	--	--	--
Months Supply of Inventory	1.3	0.7	- 46.2%	--	--	--

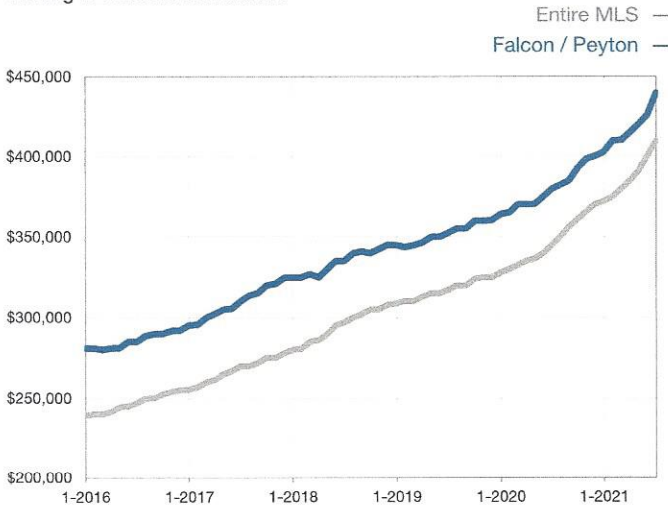
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Townhouse/Condo	July			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Key Metrics						
New Listings	2	3	+ 50.0%	8	12	+ 50.0%
Sold Listings	4	4	0.0%	6	11	+ 83.3%
Median Sales Price*	\$274,000	\$324,000	+ 18.2%	\$275,000	\$300,000	+ 9.1%
Average Sales Price*	\$274,500	\$333,250	+ 21.4%	\$274,667	\$312,091	+ 13.6%
Percent of List Price Received*	100.7%	105.3%	+ 4.6%	100.5%	101.9%	+ 1.4%
Days on Market Until Sale	5	1	- 80.0%	11	1	- 90.9%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.5	--	--	--	--

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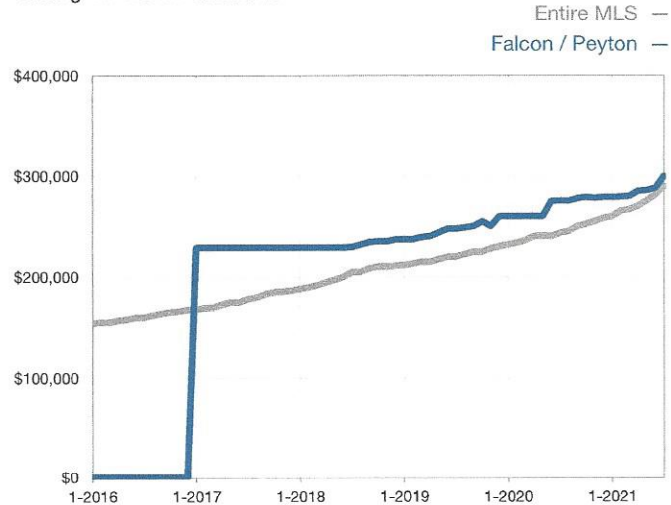
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



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Florissant

Teller County

Single Family-Patio Homes	July			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Key Metrics						
New Listings	29	33	+ 13.8%	175	139	- 20.6%
Sold Listings	26	19	- 26.9%	121	113	- 6.6%
Median Sales Price*	\$362,500	\$375,000	+ 3.4%	\$325,000	\$400,000	+ 23.1%
Average Sales Price*	\$384,281	\$400,474	+ 4.2%	\$355,931	\$502,937	+ 41.3%
Percent of List Price Received*	100.3%	101.7%	+ 1.4%	98.3%	102.4%	+ 4.2%
Days on Market Until Sale	58	10	- 82.8%	55	35	- 36.4%
Inventory of Homes for Sale	60	32	- 46.7%	--	--	--
Months Supply of Inventory	3.6	1.6	- 55.6%	--	--	--

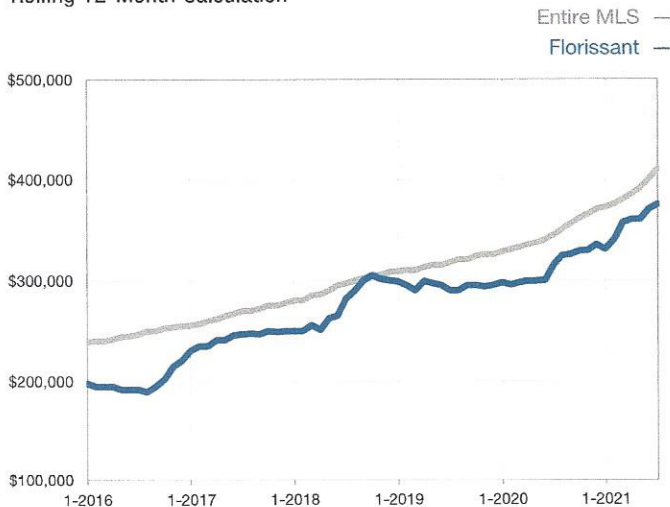
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	July			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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

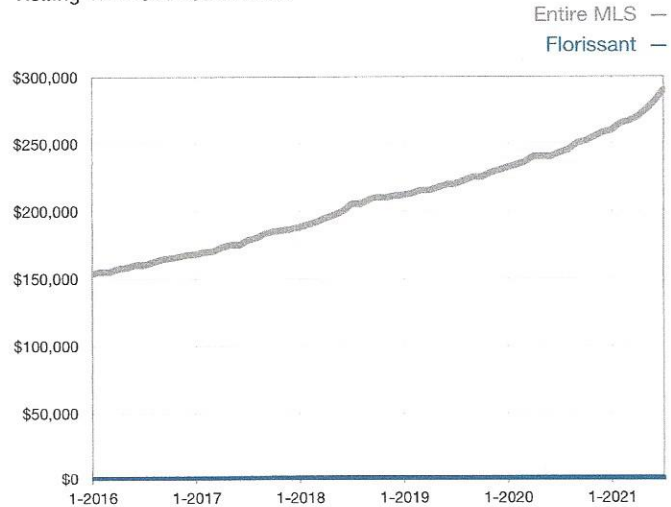
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Local Market Update for July 2021

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Fountain

El Paso County

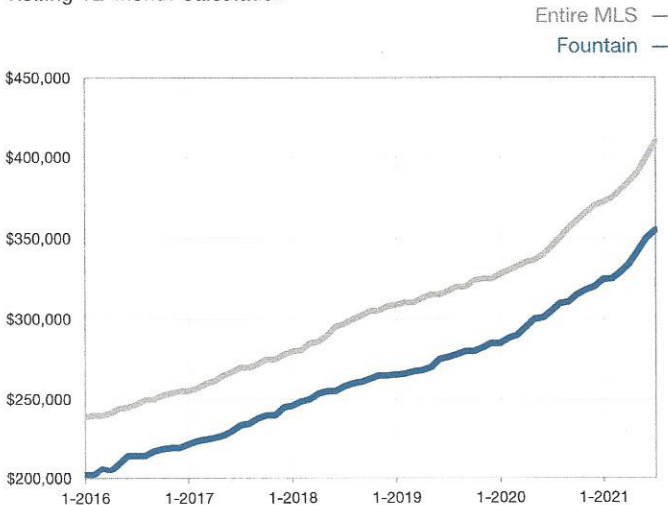
Single Family-Patio Homes	July			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Key Metrics						
New Listings	63	103	+ 63.5%	518	590	+ 13.9%
Sold Listings	101	102	+ 1.0%	477	527	+ 10.5%
Median Sales Price*	\$323,500	\$395,000	+ 22.1%	\$314,000	\$378,500	+ 20.5%
Average Sales Price*	\$322,646	\$392,512	+ 21.7%	\$313,742	\$378,038	+ 20.5%
Percent of List Price Received*	100.8%	105.8%	+ 5.0%	101.2%	105.0%	+ 3.8%
Days on Market Until Sale	9	4	- 55.6%	10	6	- 40.0%
Inventory of Homes for Sale	36	35	- 2.8%	--	--	--
Months Supply of Inventory	0.5	0.5	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.

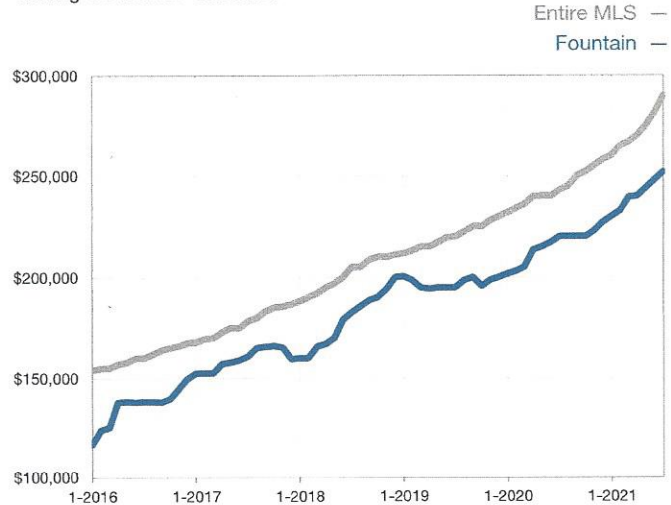
Townhouse/Condo	July			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Key Metrics						
New Listings	5	5	0.0%	48	31	- 35.4%
Sold Listings	7	9	+ 28.6%	43	29	- 32.6%
Median Sales Price*	\$234,000	\$275,000	+ 17.5%	\$222,500	\$275,000	+ 23.6%
Average Sales Price*	\$235,428	\$275,778	+ 17.1%	\$228,849	\$274,052	+ 19.8%
Percent of List Price Received*	102.1%	104.8%	+ 2.6%	100.4%	104.7%	+ 4.3%
Days on Market Until Sale	2	5	+ 150.0%	6	4	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for July 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Manitou Springs

El Paso County

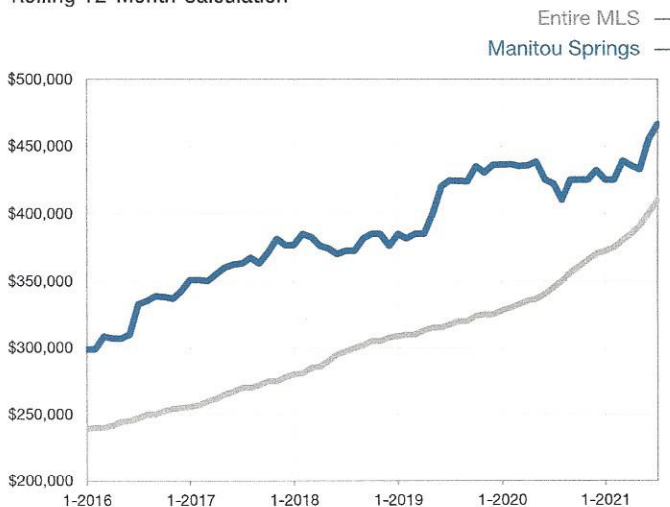
Single Family-Patio Homes	July			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Key Metrics						
New Listings	15	19	+ 26.7%	67	58	- 13.4%
Sold Listings	13	8	- 38.5%	40	39	- 2.5%
Median Sales Price*	\$439,900	\$622,450	+ 41.5%	\$411,000	\$550,000	+ 33.8%
Average Sales Price*	\$460,900	\$568,800	+ 23.4%	\$451,305	\$551,087	+ 22.1%
Percent of List Price Received*	100.3%	100.8%	+ 0.5%	100.1%	102.3%	+ 2.2%
Days on Market Until Sale	17	13	- 23.5%	43	24	- 44.2%
Inventory of Homes for Sale	20	11	- 45.0%	--	--	--
Months Supply of Inventory	2.8	1.5	- 46.4%	--	--	--

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

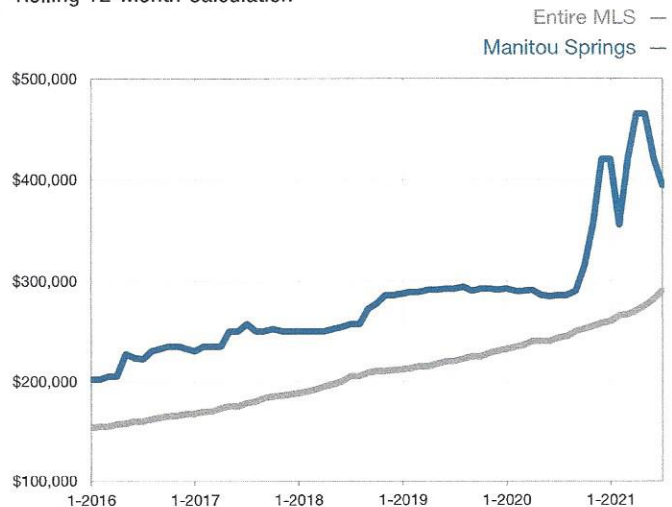
Townhouse/Condo	July			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Key Metrics						
New Listings	1	4	+ 300.0%	16	18	+ 12.5%
Sold Listings	2	3	+ 50.0%	7	16	+ 128.6%
Median Sales Price*	\$385,000	\$394,000	+ 2.3%	\$290,000	\$337,500	+ 16.4%
Average Sales Price*	\$385,000	\$418,500	+ 8.7%	\$349,540	\$394,153	+ 12.8%
Percent of List Price Received*	98.9%	106.8%	+ 8.0%	99.9%	101.7%	+ 1.8%
Days on Market Until Sale	17	2	- 88.2%	34	28	- 17.6%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
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 July 2021

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Monument / Palmer Lake / Larkspur

El Paso County

Single Family-Patio Homes	July			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Key Metrics						
New Listings	92	93	+ 1.1%	553	507	- 8.3%
Sold Listings	103	78	- 24.3%	383	420	+ 9.7%
Median Sales Price*	\$599,000	\$690,085	+ 15.2%	\$560,000	\$650,000	+ 16.1%
Average Sales Price*	\$641,183	\$705,111	+ 10.0%	\$600,743	\$702,002	+ 16.9%
Percent of List Price Received*	99.6%	102.8%	+ 3.2%	99.4%	102.8%	+ 3.4%
Days on Market Until Sale	31	13	- 58.1%	42	15	- 64.3%
Inventory of Homes for Sale	140	77	- 45.0%	--	--	--
Months Supply of Inventory	2.5	1.2	- 52.0%	--	--	--

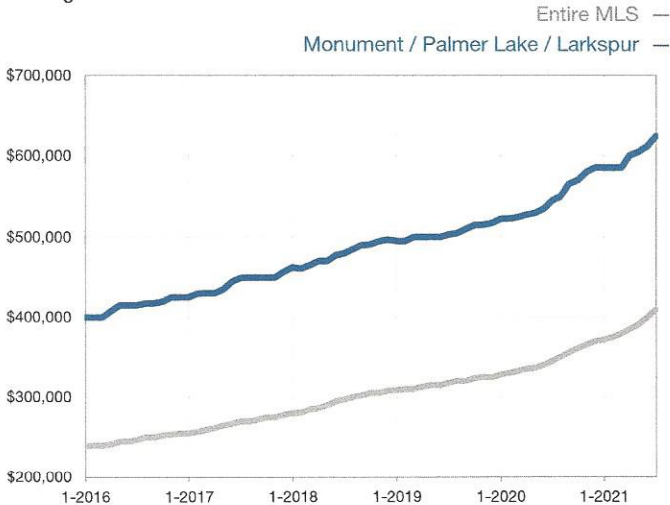
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Townhouse/Condo	July			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Key Metrics						
New Listings	17	10	- 41.2%	71	69	- 2.8%
Sold Listings	14	8	- 42.9%	55	70	+ 27.3%
Median Sales Price*	\$326,167	\$340,900	+ 4.5%	\$305,000	\$355,200	+ 16.5%
Average Sales Price*	\$330,428	\$318,225	- 3.7%	\$323,060	\$355,449	+ 10.0%
Percent of List Price Received*	100.8%	101.5%	+ 0.7%	100.3%	101.4%	+ 1.1%
Days on Market Until Sale	56	12	- 78.6%	45	6	- 86.7%
Inventory of Homes for Sale	11	4	- 63.6%	--	--	--
Months Supply of Inventory	1.5	0.4	- 73.3%	--	--	--

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

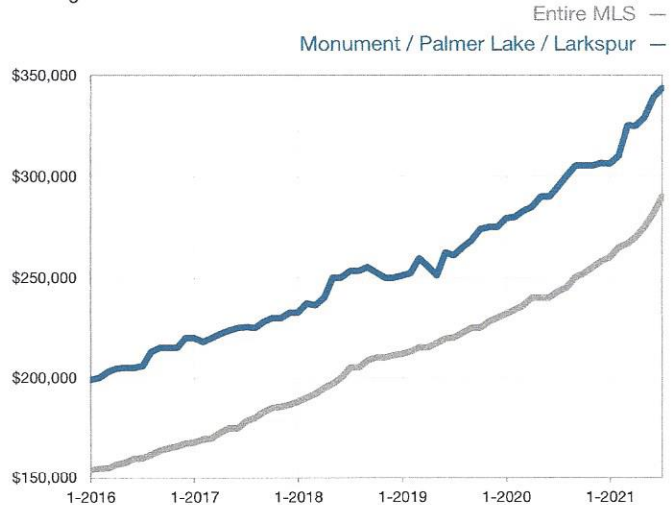
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Local Market Update for July 2021

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Rush / Truckton / Yoder

El Paso County

Single Family-Patio Homes	July			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Key Metrics						
New Listings	8	4	- 50.0%	35	37	+ 5.7%
Sold Listings	6	3	- 50.0%	24	29	+ 20.8%
Median Sales Price*	\$302,500	\$235,000	- 22.3%	\$275,000	\$349,900	+ 27.2%
Average Sales Price*	\$298,833	\$270,000	- 9.6%	\$287,881	\$334,762	+ 16.3%
Percent of List Price Received*	104.8%	96.0%	- 8.4%	99.6%	100.1%	+ 0.5%
Days on Market Until Sale	126	39	- 69.0%	76	21	- 72.4%
Inventory of Homes for Sale	11	9	- 18.2%	--	--	--
Months Supply of Inventory	3.1	1.8	- 41.9%	--	--	--

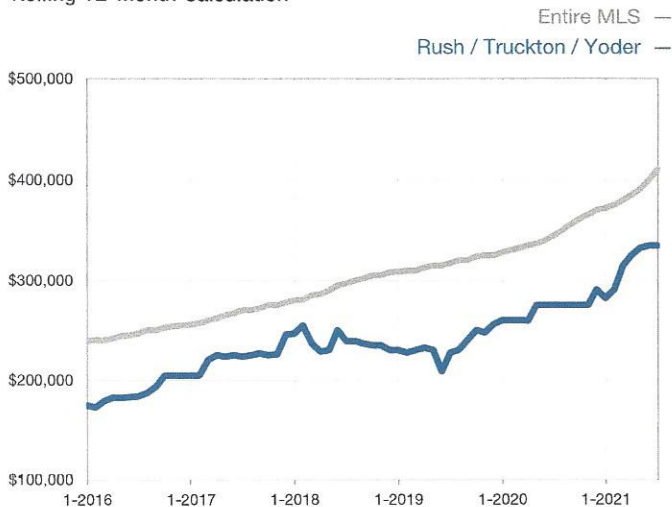
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	July			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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

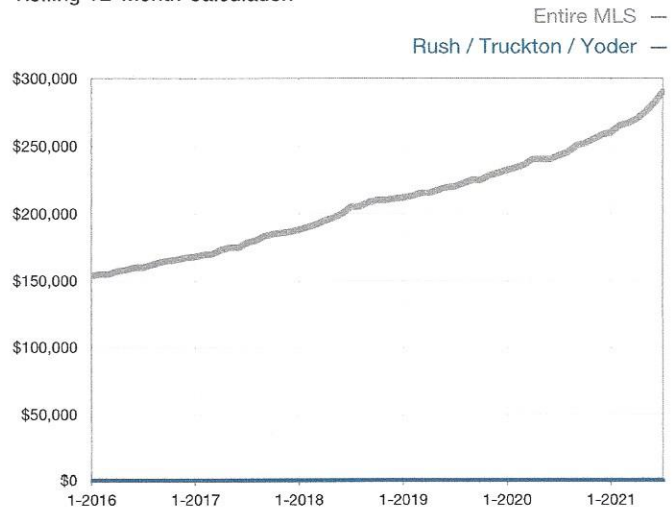
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Local Market Update for July 2021

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Security-Widefield

El Paso County

Single Family-Patio Homes

Key Metrics	July			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
New Listings	2	0	- 100.0%	2	2	0.0%
Sold Listings	0	1	--	0	1	--
Median Sales Price*	\$0	\$365,000	--	\$0	\$365,000	--
Average Sales Price*	\$0	\$365,000	--	\$0	\$365,000	--
Percent of List Price Received*	0.0%	110.6%	--	0.0%	110.6%	--
Days on Market Until Sale	0	5	--	0	5	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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

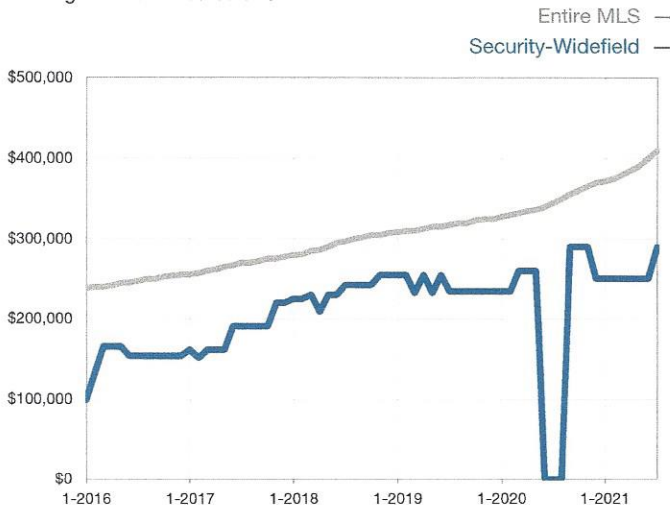
Townhouse/Condo

Key Metrics	July			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	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.

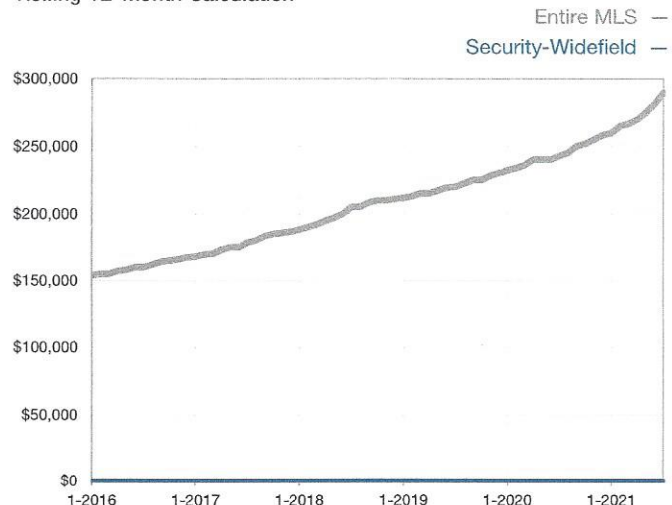
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse/Condo

Rolling 12-Month Calculation



Local Market Update for July 2021

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Teller County

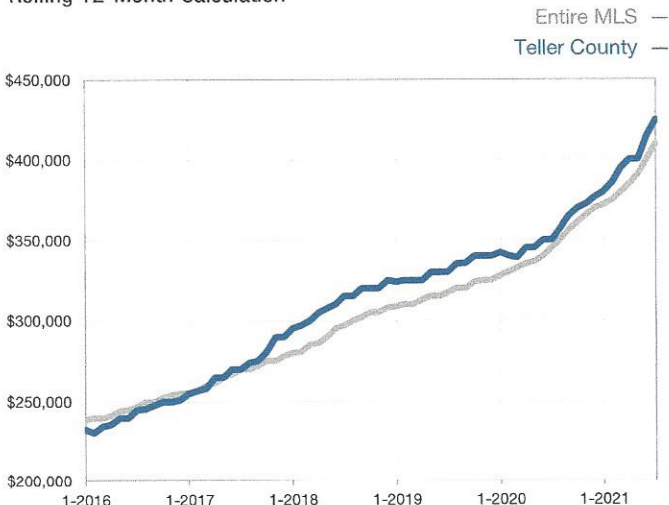
Single Family-Patio Homes	July			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Key Metrics						
New Listings	100	112	+ 12.0%	570	526	- 7.7%
Sold Listings	96	76	- 20.8%	401	424	+ 5.7%
Median Sales Price*	\$371,553	\$455,000	+ 22.5%	\$365,000	\$450,000	+ 23.3%
Average Sales Price*	\$394,302	\$501,425	+ 27.2%	\$381,866	\$509,461	+ 33.4%
Percent of List Price Received*	98.8%	101.1%	+ 2.3%	98.3%	101.9%	+ 3.7%
Days on Market Until Sale	43	13	- 69.8%	48	20	- 58.3%
Inventory of Homes for Sale	176	95	- 46.0%	--	--	--
Months Supply of Inventory	2.9	1.4	- 51.7%	--	--	--

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

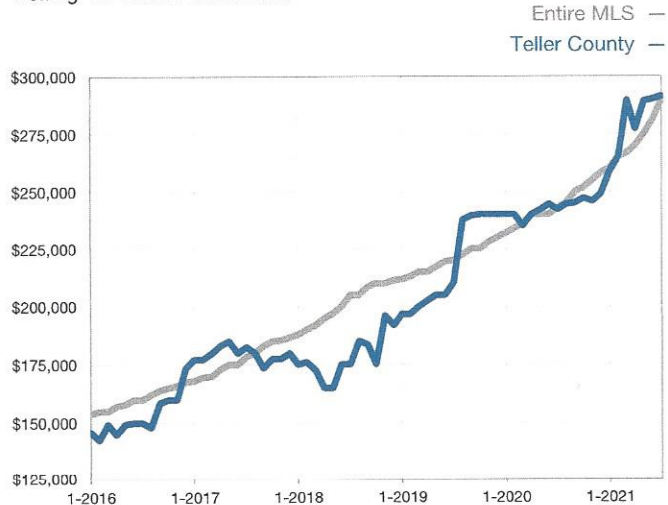
Townhouse/Condo	July			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Key Metrics						
New Listings	5	4	- 20.0%	18	23	+ 27.8%
Sold Listings	3	0	- 100.0%	13	15	+ 15.4%
Median Sales Price*	\$265,000	\$0	- 100.0%	\$230,000	\$290,000	+ 26.1%
Average Sales Price*	\$294,833	\$0	- 100.0%	\$220,417	\$261,333	+ 18.6%
Percent of List Price Received*	96.9%	0.0%	- 100.0%	97.5%	99.6%	+ 2.2%
Days on Market Until Sale	45	0	- 100.0%	51	18	- 64.7%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	3.3	1.8	- 45.5%	--	--	--

* 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



Local Market Update for July 2021

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Victor / Goldfield

Teller County

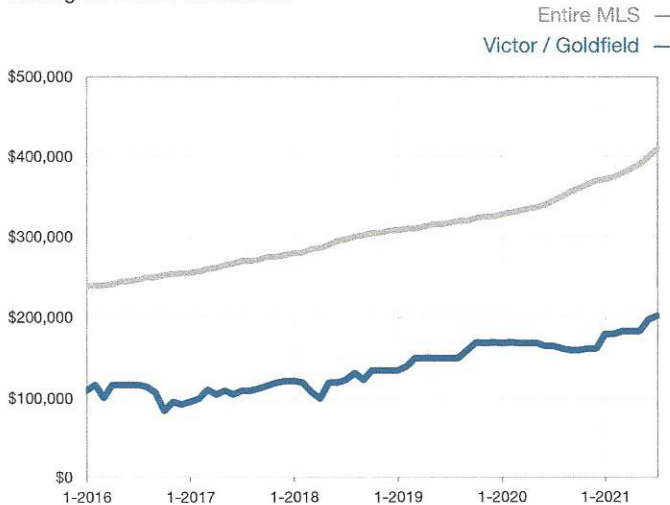
Single Family-Patio Homes	July			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Key Metrics						
New Listings	0	2	--	11	9	- 18.2%
Sold Listings	2	1	- 50.0%	4	7	+ 75.0%
Median Sales Price*	\$176,500	\$630,000	+ 256.9%	\$158,500	\$250,000	+ 57.7%
Average Sales Price*	\$176,500	\$630,000	+ 256.9%	\$162,500	\$271,214	+ 66.9%
Percent of List Price Received*	98.2%	96.9%	- 1.3%	91.1%	98.9%	+ 8.6%
Days on Market Until Sale	11	47	+ 327.3%	65	33	- 49.2%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	5.3	2.0	- 62.3%	--	--	--

* 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	July			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for July 2021

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Woodland Park

Teller County

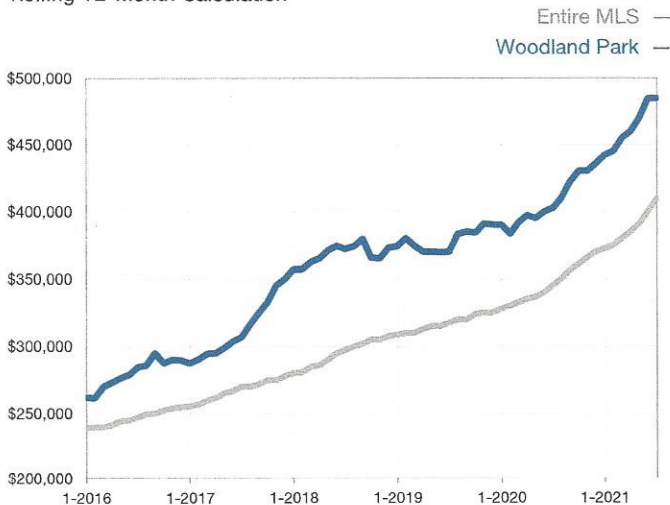
Single Family-Patio Homes	July			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Key Metrics						
New Listings	37	50	+ 35.1%	243	260	+ 7.0%
Sold Listings	39	36	- 7.7%	172	204	+ 18.6%
Median Sales Price*	\$444,000	\$477,500	+ 7.5%	\$415,500	\$500,500	+ 20.5%
Average Sales Price*	\$461,851	\$524,480	+ 13.6%	\$428,699	\$564,750	+ 31.7%
Percent of List Price Received*	98.8%	102.0%	+ 3.2%	98.9%	102.5%	+ 3.6%
Days on Market Until Sale	28	11	- 60.7%	37	13	- 64.9%
Inventory of Homes for Sale	58	34	- 41.4%	--	--	--
Months Supply of Inventory	2.2	1.1	- 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.

Townhouse/Condo	July			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 07-2020	Thru 07-2021	Percent Change from Previous Year
Key Metrics						
New Listings	4	2	- 50.0%	15	16	+ 6.7%
Sold Listings	3	0	- 100.0%	11	10	- 9.1%
Median Sales Price*	\$265,000	\$0	- 100.0%	\$246,500	\$308,000	+ 24.9%
Average Sales Price*	\$294,833	\$0	- 100.0%	\$248,084	\$315,600	+ 27.2%
Percent of List Price Received*	96.9%	0.0%	- 100.0%	97.8%	101.7%	+ 4.0%
Days on Market Until Sale	45	0	- 100.0%	60	10	- 83.3%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	2.7	1.9	- 29.6%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

