

Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Black Forest / Elbert

El Paso County

Single Family-Patio Homes

Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	9	2	- 77.8%	45	45	0.0%
Sold Listings	4	7	+ 75.0%	31	31	0.0%
Median Sales Price*	\$583,500	\$675,000	+ 15.7%	\$700,000	\$700,000	0.0%
Average Sales Price*	\$643,713	\$630,714	- 2.0%	\$801,903	\$738,433	- 7.9%
Percent of List Price Received*	97.7%	100.1%	+ 2.5%	102.3%	98.6%	- 3.6%
Days on Market Until Sale	17	40	+ 135.3%	19	49	+ 157.9%
Inventory of Homes for Sale	13	17	+ 30.8%	--	--	--
Months Supply of Inventory	2.6	4.3	+ 65.4%	--	--	--

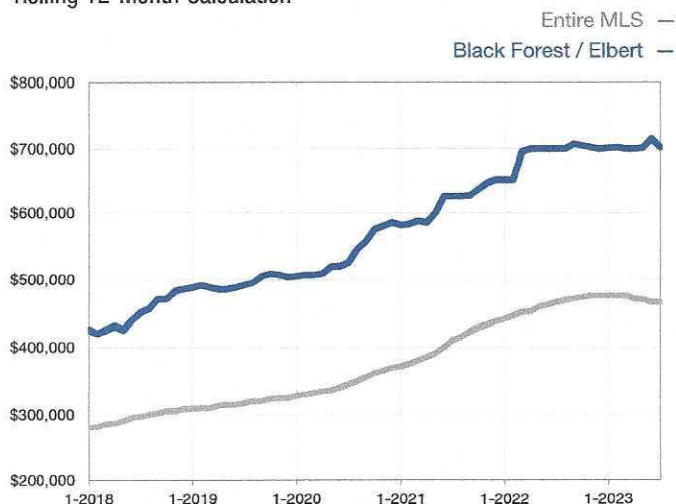
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo

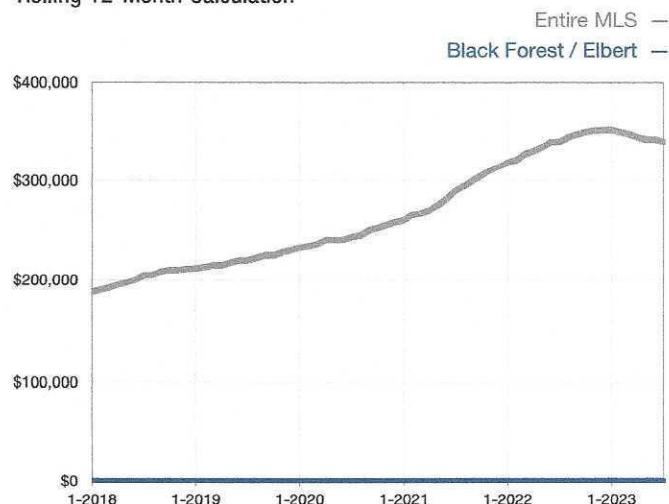
Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Calhan / Ramah

El Paso County

Single Family-Patio Homes

Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	21	19	- 9.5%	125	121	- 3.2%
Sold Listings	11	10	- 9.1%	72	73	+ 1.4%
Median Sales Price*	\$318,000	\$458,775	+ 44.3%	\$440,000	\$452,500	+ 2.8%
Average Sales Price*	\$411,809	\$448,390	+ 8.9%	\$498,272	\$482,037	- 3.3%
Percent of List Price Received*	98.1%	99.3%	+ 1.2%	99.2%	98.8%	- 0.4%
Days on Market Until Sale	30	52	+ 73.3%	32	55	+ 71.9%
Inventory of Homes for Sale	46	48	+ 4.3%	--	--	--
Months Supply of Inventory	4.3	4.7	+ 9.3%	--	--	--

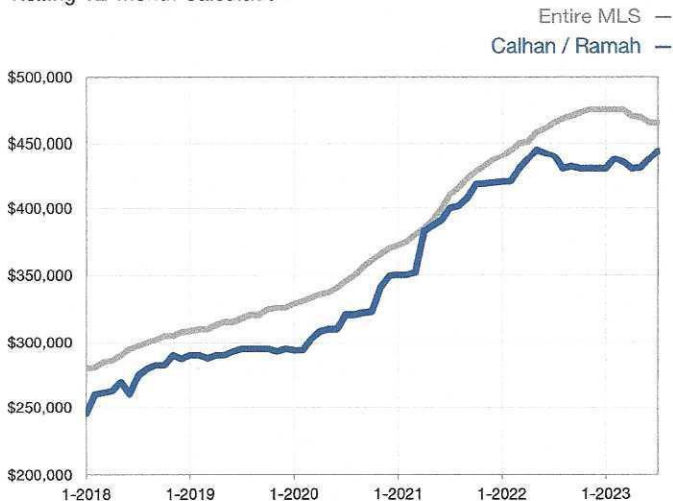
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Townhouse/Condo

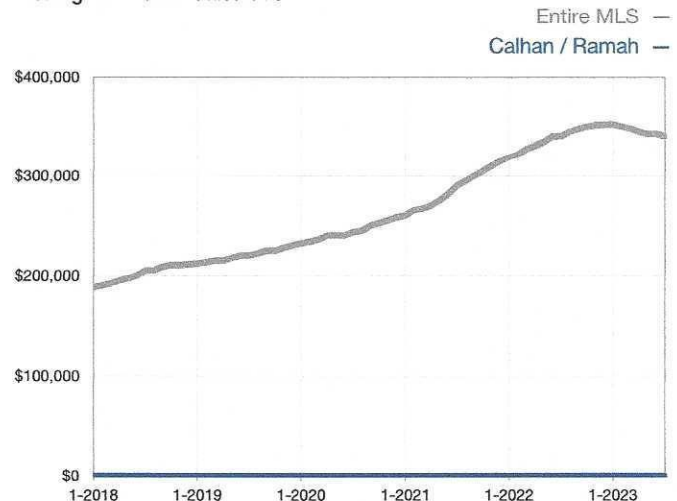
Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 July 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	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	1	3	+ 200.0%	11	9	- 18.2%
Sold Listings	3	0	- 100.0%	11	8	- 27.3%
Median Sales Price*	\$350,000	\$0	- 100.0%	\$401,000	\$537,500	+ 34.0%
Average Sales Price*	\$345,167	\$0	- 100.0%	\$412,727	\$578,188	+ 40.1%
Percent of List Price Received*	100.9%	0.0%	- 100.0%	98.6%	93.6%	- 5.1%
Days on Market Until Sale	11	0	- 100.0%	15	82	+ 446.7%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--

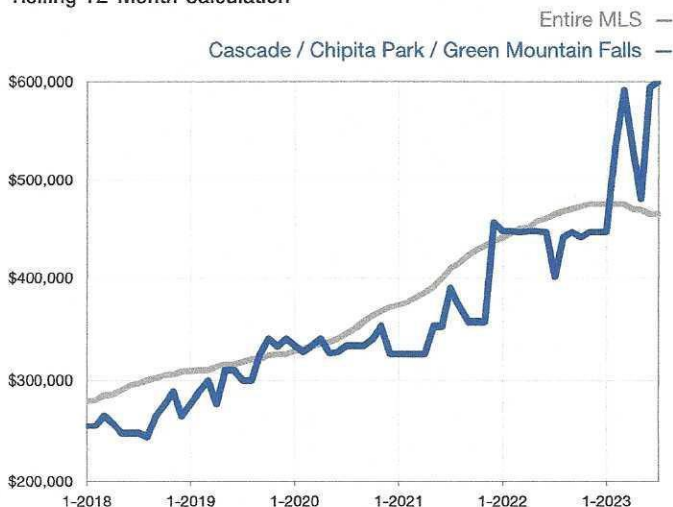
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Townhouse/Condo

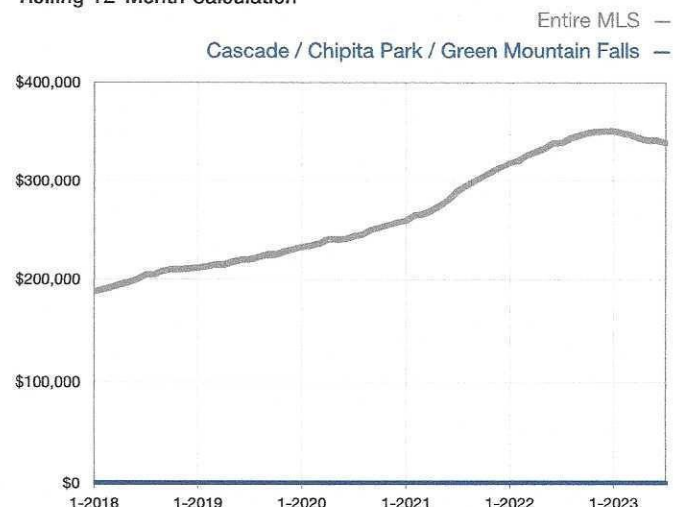
Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 July 2023

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Colorado Springs

El Paso County

Single Family-Patio Homes

Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	1,343	870	- 35.2%	8,477	5,802	- 31.6%
Sold Listings	938	705	- 24.8%	6,583	4,703	- 28.6%
Median Sales Price*	\$479,394	\$469,000	- 2.2%	\$476,000	\$460,000	- 3.4%
Average Sales Price*	\$557,425	\$543,281	- 2.5%	\$539,496	\$527,750	- 2.2%
Percent of List Price Received*	100.4%	99.6%	- 0.8%	102.9%	99.5%	- 3.3%
Days on Market Until Sale	13	25	+ 92.3%	11	34	+ 209.1%
Inventory of Homes for Sale	1,767	1,299	- 26.5%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--

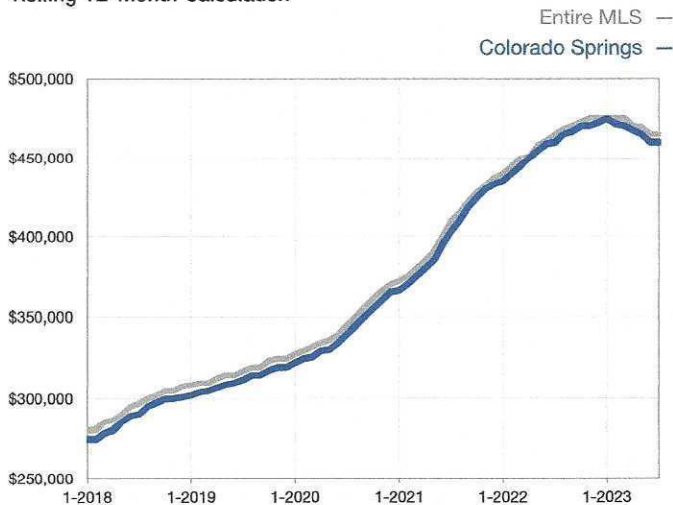
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Townhouse/Condo

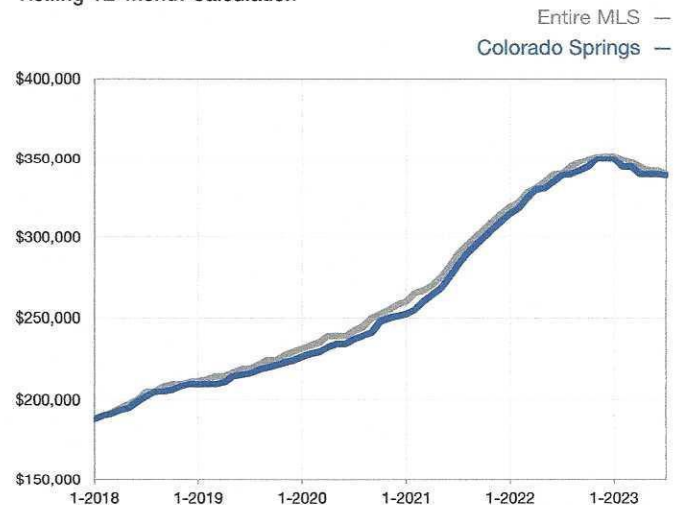
Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	232	179	- 22.8%	1,456	1,191	- 18.2%
Sold Listings	182	126	- 30.8%	1,220	858	- 29.7%
Median Sales Price*	\$352,500	\$335,000	- 5.0%	\$355,000	\$335,000	- 5.6%
Average Sales Price*	\$370,554	\$351,742	- 5.1%	\$362,111	\$360,797	- 0.4%
Percent of List Price Received*	100.7%	99.7%	- 1.0%	102.7%	99.5%	- 3.1%
Days on Market Until Sale	16	27	+ 68.8%	13	31	+ 138.5%
Inventory of Homes for Sale	251	265	+ 5.6%	--	--	--
Months Supply of Inventory	1.3	2.0	+ 53.8%	--	--	--

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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 2023

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Cripple Creek

Teller County

Single Family-Patio Homes

Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	9	9	0.0%	51	59	+ 15.7%
Sold Listings	2	6	+ 200.0%	31	33	+ 6.5%
Median Sales Price*	\$238,650	\$262,450	+ 10.0%	\$270,000	\$287,500	+ 6.5%
Average Sales Price*	\$238,650	\$273,483	+ 14.6%	\$350,948	\$343,342	- 2.2%
Percent of List Price Received*	96.7%	96.8%	+ 0.1%	98.3%	99.3%	+ 1.0%
Days on Market Until Sale	43	13	- 69.8%	40	39	- 2.5%
Inventory of Homes for Sale	18	23	+ 27.8%	--	--	--
Months Supply of Inventory	3.1	4.4	+ 41.9%	--	--	--

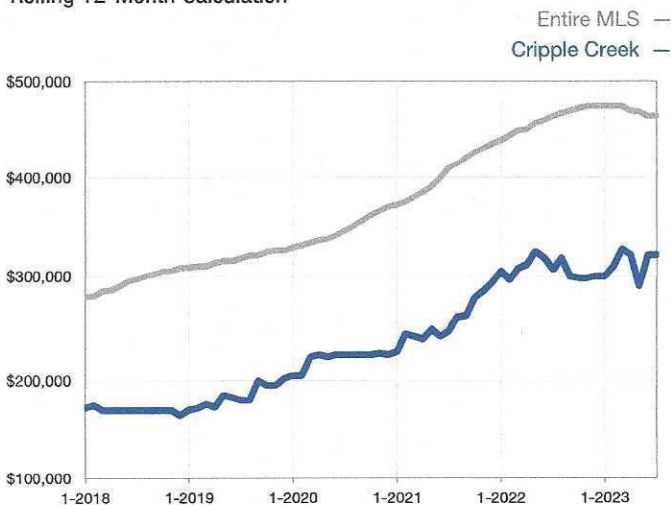
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Townhouse/Condo

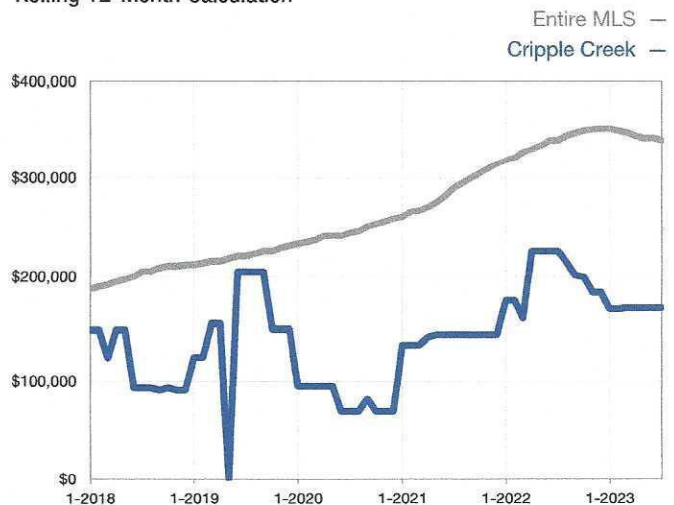
Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	3	0	- 100.0%	7	7	0.0%
Sold Listings	0	0	--	3	4	+ 33.3%
Median Sales Price*	\$0	\$0	--	\$160,000	\$161,500	+ 0.9%
Average Sales Price*	\$0	\$0	--	\$191,633	\$160,750	- 16.1%
Percent of List Price Received*	0.0%	0.0%	--	98.2%	96.5%	- 1.7%
Days on Market Until Sale	0	0	--	37	79	+ 113.5%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	2.6	1.4	- 46.2%	--	--	--

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Median Sales Price – Single Family Rolling 12-Month Calculation



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



Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®

Divide

Teller County

Single Family-Patio Homes

Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	21	14	- 33.3%	102	69	- 32.4%
Sold Listings	14	9	- 35.7%	81	46	- 43.2%
Median Sales Price*	\$444,950	\$735,000	+ 65.2%	\$465,500	\$575,000	+ 23.5%
Average Sales Price*	\$493,986	\$871,111	+ 76.3%	\$515,498	\$712,843	+ 38.3%
Percent of List Price Received*	100.0%	97.8%	- 2.2%	101.6%	97.8%	- 3.7%
Days on Market Until Sale	16	70	+ 337.5%	17	70	+ 311.8%
Inventory of Homes for Sale	32	26	- 18.8%	--	--	--
Months Supply of Inventory	2.5	3.1	+ 24.0%	--	--	--

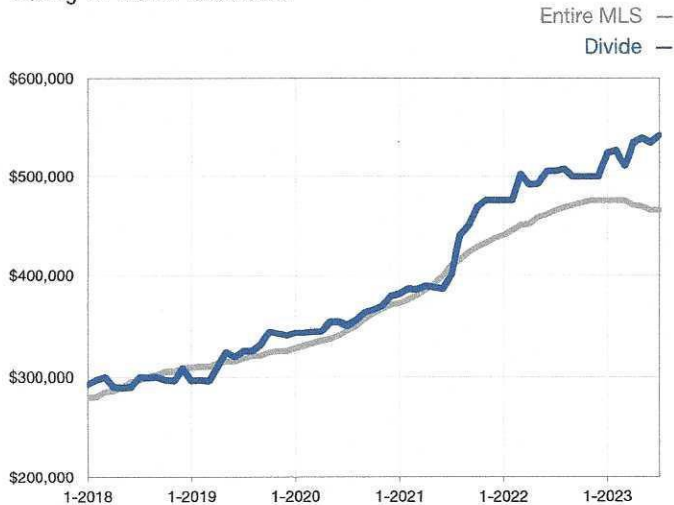
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Townhouse/Condo

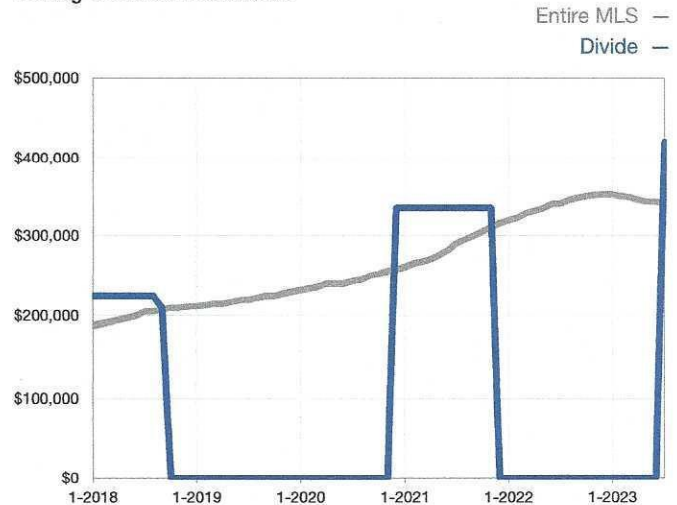
Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	0	0	--	0	1	--
Sold Listings	0	1	--	0	1	--
Median Sales Price*	\$0	\$420,000	--	\$0	\$420,000	--
Average Sales Price*	\$0	\$420,000	--	\$0	\$420,000	--
Percent of List Price Received*	0.0%	93.3%	--	0.0%	93.3%	--
Days on Market Until Sale	0	12	--	0	12	--
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 2023

A Research Tool Provided by the Colorado Association of REALTORS®

Ellicott

El Paso County

Single Family-Patio Homes

	July			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	0	0	--	3	6	+ 100.0%
Sold Listings	0	4	--	0	13	--
Median Sales Price*	\$0	\$495,749	--	\$0	\$463,500	--
Average Sales Price*	\$0	\$483,420	--	\$0	\$460,418	--
Percent of List Price Received*	0.0%	102.9%	--	0.0%	101.1%	--
Days on Market Until Sale	0	72	--	0	83	--
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.0	0.7	--	--	--	--

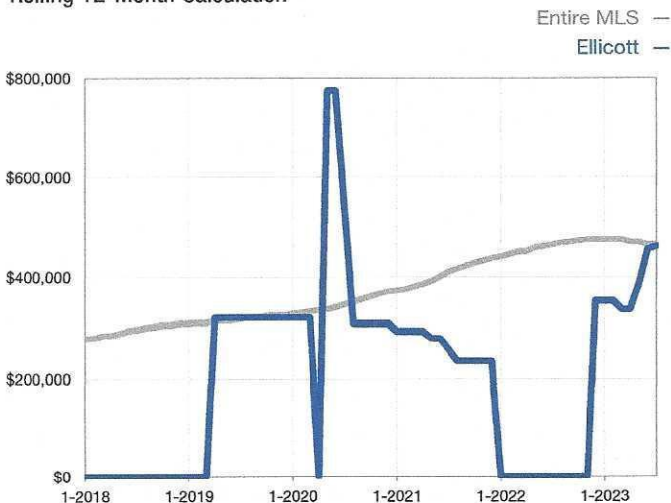
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Townhouse/Condo

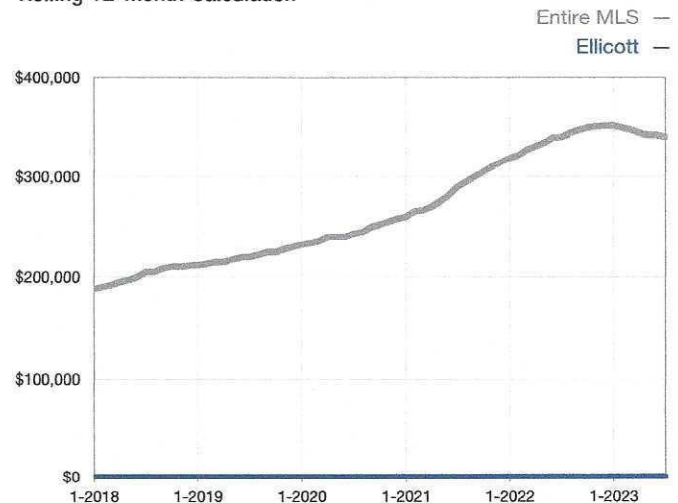
	July			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	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 July 2023

A Research Tool Provided by the Colorado Association of REALTORS®

El Paso County

Single Family-Patio Homes

Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	1,689	1,119	- 33.7%	10,791	7,573	- 29.8%
Sold Listings	1,195	905	- 24.3%	8,223	6,069	- 26.2%
Median Sales Price*	\$485,000	\$476,000	- 1.9%	\$482,250	\$470,000	- 2.5%
Average Sales Price*	\$563,158	\$550,223	- 2.3%	\$547,467	\$536,130	- 2.1%
Percent of List Price Received*	100.3%	99.7%	- 0.6%	102.7%	99.5%	- 3.1%
Days on Market Until Sale	13	25	+ 92.3%	11	35	+ 218.2%
Inventory of Homes for Sale	2,332	1,812	- 22.3%	--	--	--
Months Supply of Inventory	1.8	2.0	+ 11.1%	--	--	--

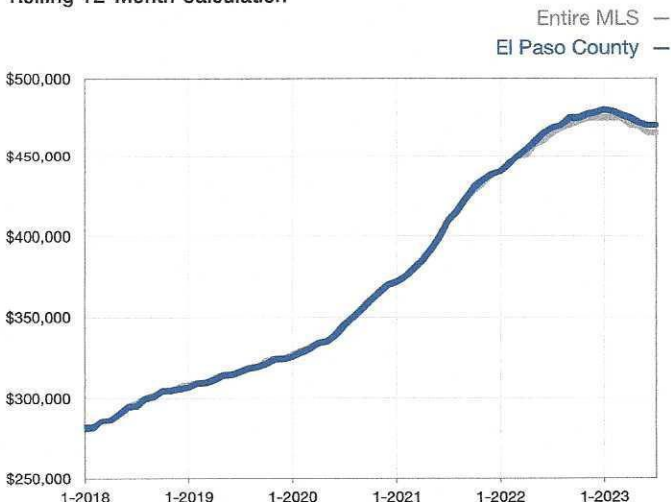
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Townhouse/Condo

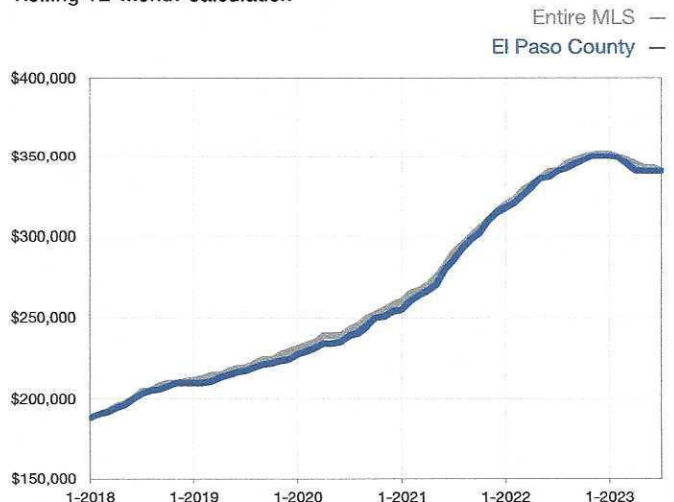
Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	250	192	- 23.2%	1,574	1,272	- 19.2%
Sold Listings	201	139	- 30.8%	1,330	926	- 30.4%
Median Sales Price*	\$355,000	\$335,000	- 5.6%	\$355,000	\$338,500	- 4.6%
Average Sales Price*	\$372,264	\$355,435	- 4.5%	\$363,684	\$360,555	- 0.9%
Percent of List Price Received*	100.8%	99.6%	- 1.2%	102.6%	99.5%	- 3.0%
Days on Market Until Sale	15	25	+ 66.7%	12	30	+ 150.0%
Inventory of Homes for Sale	260	281	+ 8.1%	--	--	--
Months Supply of Inventory	1.3	1.9	+ 46.2%	--	--	--

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Median Sales Price – Single Family Rolling 12-Month Calculation



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



Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Falcon / Peyton

El Paso County

Single Family-Patio Homes

Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	149	79	- 47.0%	913	577	- 36.8%
Sold Listings	88	59	- 33.0%	625	474	- 24.2%
Median Sales Price*	\$544,950	\$550,000	+ 0.9%	\$537,825	\$525,000	- 2.4%
Average Sales Price*	\$557,775	\$558,103	+ 0.1%	\$560,325	\$545,487	- 2.6%
Percent of List Price Received*	100.0%	99.4%	- 0.6%	102.0%	99.4%	- 2.5%
Days on Market Until Sale	13	23	+ 76.9%	11	38	+ 245.5%
Inventory of Homes for Sale	217	155	- 28.6%	--	--	--
Months Supply of Inventory	2.4	2.1	- 12.5%	--	--	--

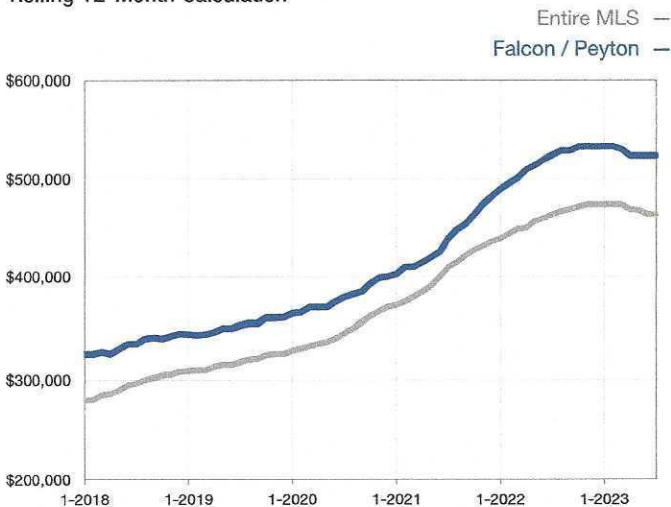
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Townhouse/Condo

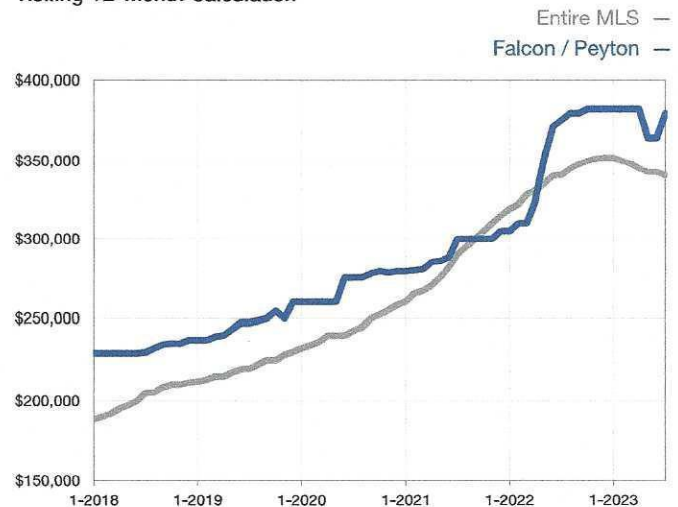
Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	0	0	--	5	0	- 100.0%
Sold Listings	1	0	- 100.0%	5	0	- 100.0%
Median Sales Price*	\$349,000	\$0	- 100.0%	\$385,000	\$0	- 100.0%
Average Sales Price*	\$349,000	\$0	- 100.0%	\$378,800	\$0	- 100.0%
Percent of List Price Received*	99.7%	0.0%	- 100.0%	103.6%	0.0%	- 100.0%
Days on Market Until Sale	2	0	- 100.0%	3	0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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Median Sales Price – Single Family Rolling 12-Month Calculation



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



Local Market Update for July 2023

A Research Tool Provided by the Colorado Association of REALTORS®

Florissant

Teller County

Single Family-Patio Homes

Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	24	28	+ 16.7%	178	137	- 23.0%
Sold Listings	27	13	- 51.9%	127	97	- 23.6%
Median Sales Price*	\$450,000	\$535,000	+ 18.9%	\$450,000	\$485,000	+ 7.8%
Average Sales Price*	\$489,663	\$536,523	+ 9.6%	\$493,838	\$503,509	+ 2.0%
Percent of List Price Received*	98.6%	99.6%	+ 1.0%	100.3%	98.4%	- 1.9%
Days on Market Until Sale	30	27	- 10.0%	20	50	+ 150.0%
Inventory of Homes for Sale	60	56	- 6.7%	--	--	--
Months Supply of Inventory	3.0	3.9	+ 30.0%	--	--	--

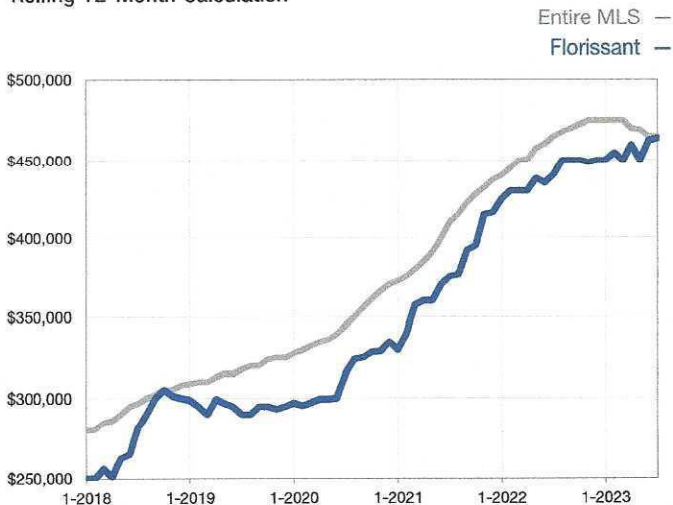
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Townhouse/Condo

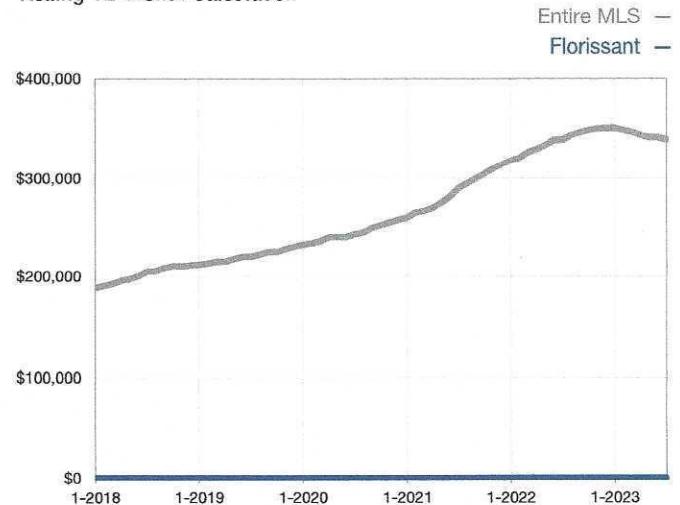
Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Fountain

El Paso County

Single Family-Patio Homes

Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	79	61	- 22.8%	585	430	- 26.5%
Sold Listings	84	60	- 28.6%	480	365	- 24.0%
Median Sales Price*	\$439,263	\$412,500	- 6.1%	\$439,000	\$415,000	- 5.5%
Average Sales Price*	\$439,839	\$412,161	- 6.3%	\$435,880	\$417,169	- 4.3%
Percent of List Price Received*	100.6%	100.9%	+ 0.3%	102.9%	100.3%	- 2.5%
Days on Market Until Sale	12	19	+ 58.3%	7	27	+ 285.7%
Inventory of Homes for Sale	98	80	- 18.4%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--

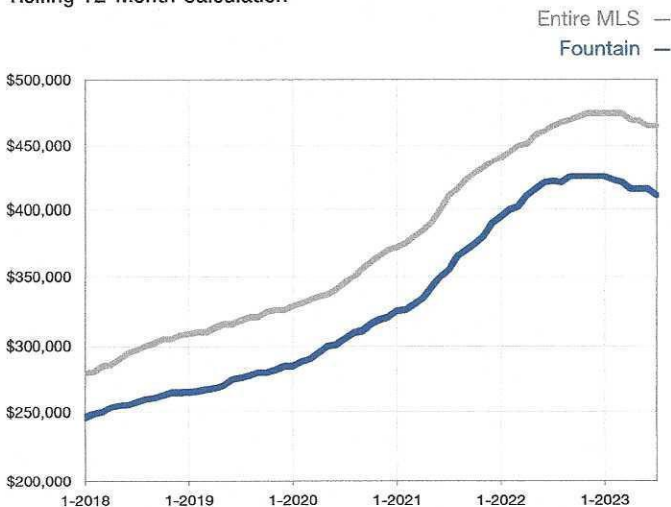
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Townhouse/Condo

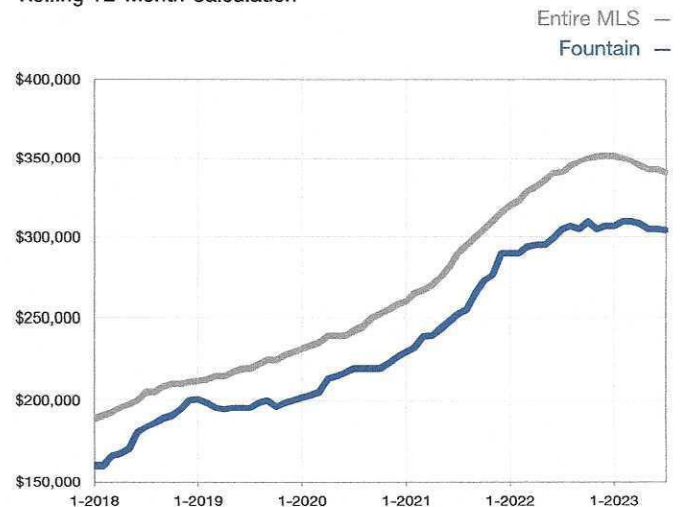
Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	7	6	- 14.3%	42	33	- 21.4%
Sold Listings	8	6	- 25.0%	37	30	- 18.9%
Median Sales Price*	\$334,500	\$302,500	- 9.6%	\$315,000	\$305,000	- 3.2%
Average Sales Price*	\$330,125	\$298,167	- 9.7%	\$313,159	\$299,533	- 4.4%
Percent of List Price Received*	101.2%	99.2%	- 2.0%	102.5%	99.6%	- 2.8%
Days on Market Until Sale	6	12	+ 100.0%	6	13	+ 116.7%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.2	0.9	+ 350.0%	--	--	--

* 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 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Manitou Springs

El Paso County

Single Family-Patio Homes

Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	10	4	- 60.0%	66	54	- 18.2%
Sold Listings	10	3	- 70.0%	47	41	- 12.8%
Median Sales Price*	\$699,500	\$580,000	- 17.1%	\$580,000	\$613,000	+ 5.7%
Average Sales Price*	\$744,900	\$766,667	+ 2.9%	\$615,345	\$647,774	+ 5.3%
Percent of List Price Received*	98.3%	99.3%	+ 1.0%	102.0%	98.1%	- 3.8%
Days on Market Until Sale	31	3	- 90.3%	17	43	+ 152.9%
Inventory of Homes for Sale	15	25	+ 66.7%	--	--	--
Months Supply of Inventory	1.8	4.1	+ 127.8%	--	--	--

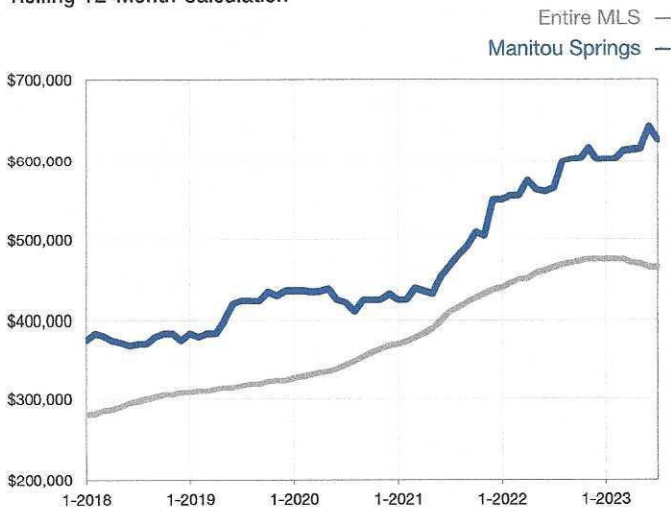
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Townhouse/Condo

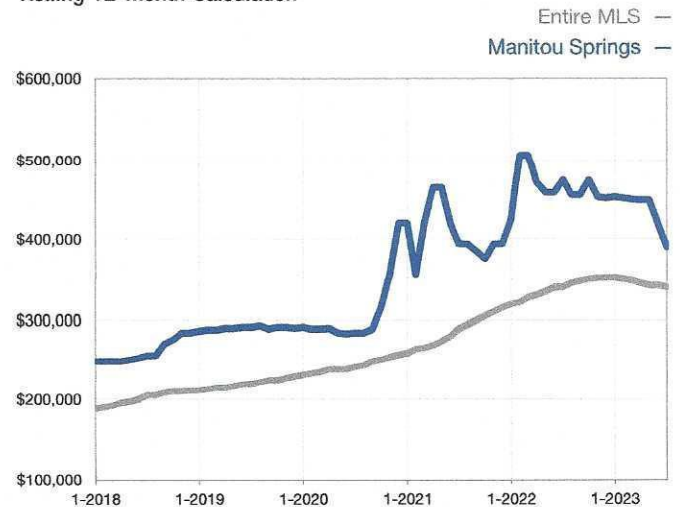
Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	0	2	--	10	7	- 30.0%
Sold Listings	2	0	- 100.0%	9	3	- 66.7%
Median Sales Price*	\$643,500	\$0	- 100.0%	\$453,000	\$329,900	- 27.2%
Average Sales Price*	\$643,500	\$0	- 100.0%	\$506,534	\$367,800	- 27.4%
Percent of List Price Received*	108.3%	0.0%	- 100.0%	102.4%	100.4%	- 2.0%
Days on Market Until Sale	5	0	- 100.0%	26	6	- 76.9%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.6	4.0	+ 566.7%	--	--	--

* 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 2023

A Research Tool Provided by the Colorado Association of REALTORS®

Monument / Palmer Lake / Larkspur

El Paso County

Single Family-Patio Homes

Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	84	77	- 8.3%	560	491	- 12.3%
Sold Listings	62	58	- 6.5%	361	341	- 5.5%
Median Sales Price*	\$767,500	\$741,500	- 3.4%	\$781,500	\$735,000	- 6.0%
Average Sales Price*	\$871,744	\$811,799	- 6.9%	\$869,226	\$794,808	- 8.6%
Percent of List Price Received*	99.3%	99.8%	+ 0.5%	102.1%	99.3%	- 2.7%
Days on Market Until Sale	15	25	+ 66.7%	13	41	+ 215.4%
Inventory of Homes for Sale	165	158	- 4.2%	--	--	--
Months Supply of Inventory	2.9	3.2	+ 10.3%	--	--	--

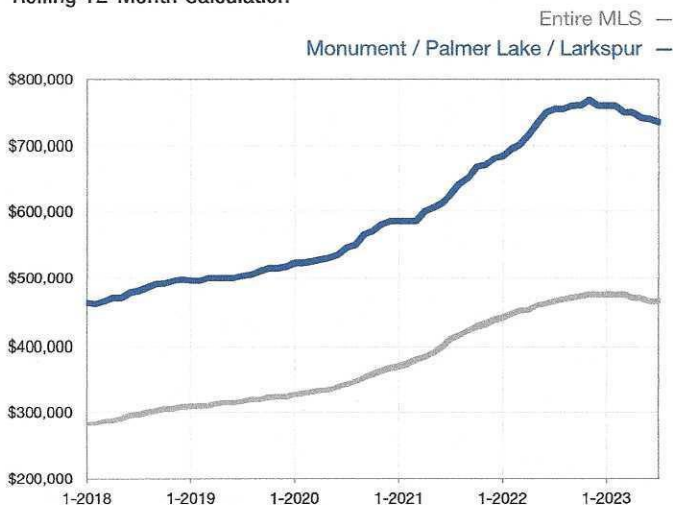
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Townhouse/Condo

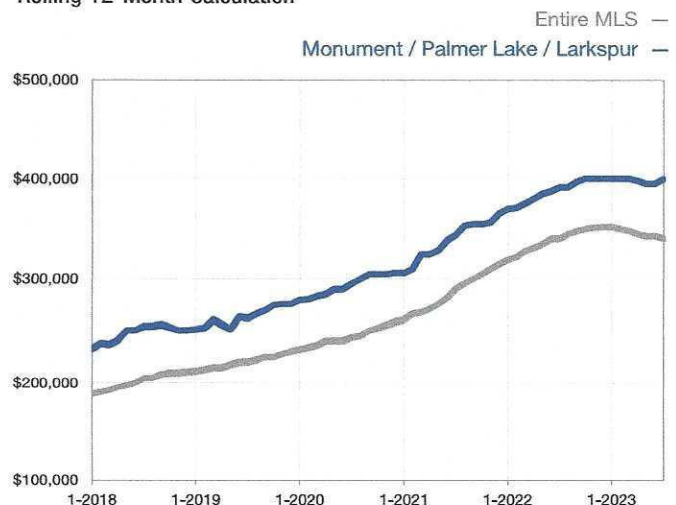
Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	11	5	- 54.5%	63	43	- 31.7%
Sold Listings	8	8	0.0%	60	36	- 40.0%
Median Sales Price*	\$382,162	\$481,500	+ 26.0%	\$400,000	\$397,950	- 0.5%
Average Sales Price*	\$388,419	\$487,113	+ 25.4%	\$406,422	\$411,683	+ 1.3%
Percent of List Price Received*	100.7%	99.0%	- 1.7%	101.4%	99.1%	- 2.3%
Days on Market Until Sale	4	11	+ 175.0%	3	28	+ 833.3%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	0.7	1.7	+ 142.9%	--	--	--

* 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 July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Rush / Truckton / Yoder

El Paso County

Single Family-Patio Homes

Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	3	8	+ 166.7%	51	54	+ 5.9%
Sold Listings	1	4	+ 300.0%	38	30	- 21.1%
Median Sales Price*	\$475,000	\$482,000	+ 1.5%	\$398,000	\$392,250	- 1.4%
Average Sales Price*	\$475,000	\$456,000	- 4.0%	\$383,218	\$384,880	+ 0.4%
Percent of List Price Received*	108.0%	98.4%	- 8.9%	98.8%	97.8%	- 1.0%
Days on Market Until Sale	5	47	+ 840.0%	39	66	+ 69.2%
Inventory of Homes for Sale	26	33	+ 26.9%	--	--	--
Months Supply of Inventory	5.4	7.3	+ 35.2%	--	--	--

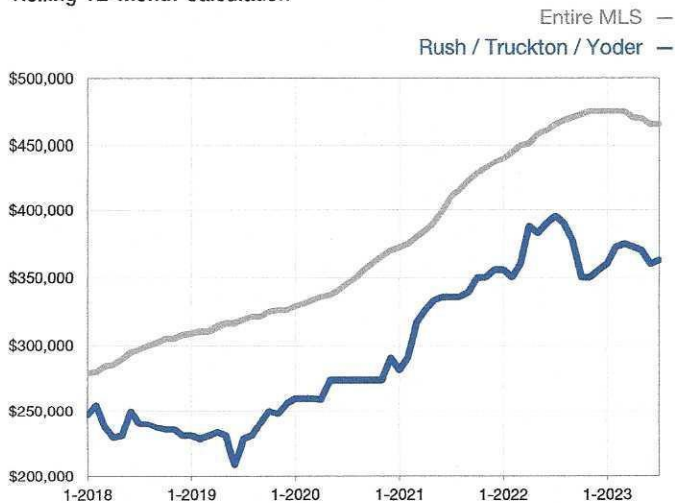
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Townhouse/Condo

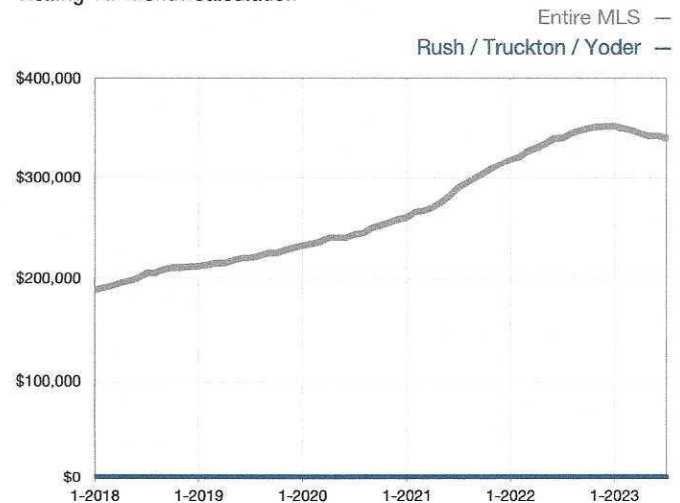
Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 July 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Security-Widefield

El Paso County

Single Family-Patio Homes

Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	0	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	--	--	--	--

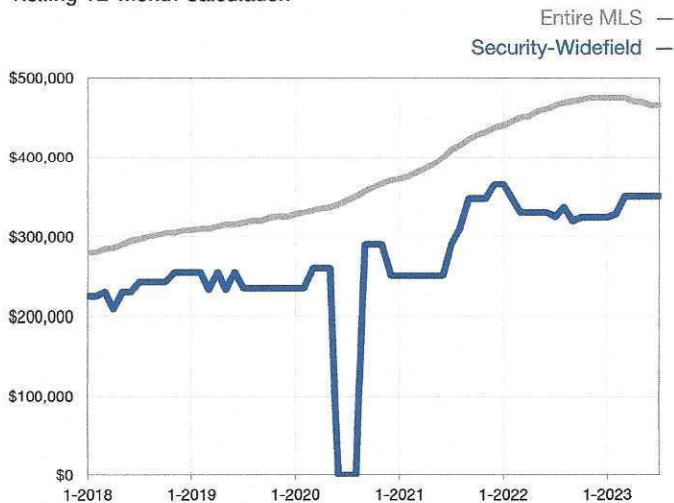
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Townhouse/Condo

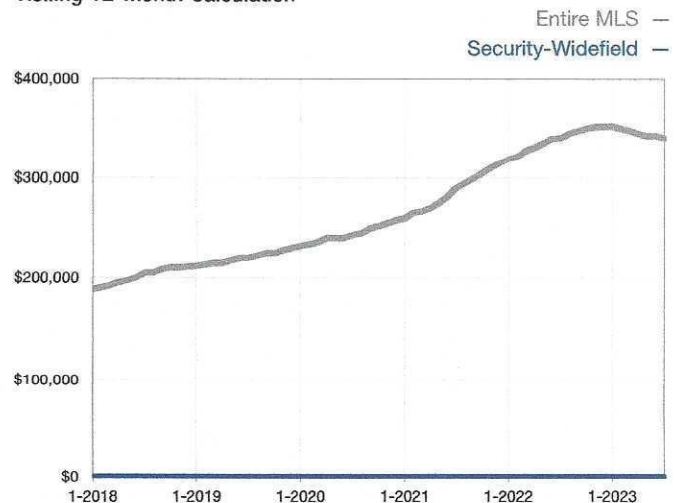
Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 July 2023

A Research Tool Provided by the Colorado Association of REALTORS®

Teller County

Single Family-Patio Homes

Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	101	88	- 12.9%	579	494	- 14.7%
Sold Listings	71	54	- 23.9%	411	307	- 25.3%
Median Sales Price*	\$505,000	\$467,450	- 7.4%	\$495,000	\$509,250	+ 2.9%
Average Sales Price*	\$518,580	\$525,401	+ 1.3%	\$539,752	\$569,302	+ 5.5%
Percent of List Price Received*	99.4%	98.2%	- 1.2%	101.2%	98.5%	- 2.7%
Days on Market Until Sale	19	32	+ 68.4%	18	46	+ 155.6%
Inventory of Homes for Sale	187	183	- 2.1%	--	--	--
Months Supply of Inventory	2.7	3.8	+ 40.7%	--	--	--

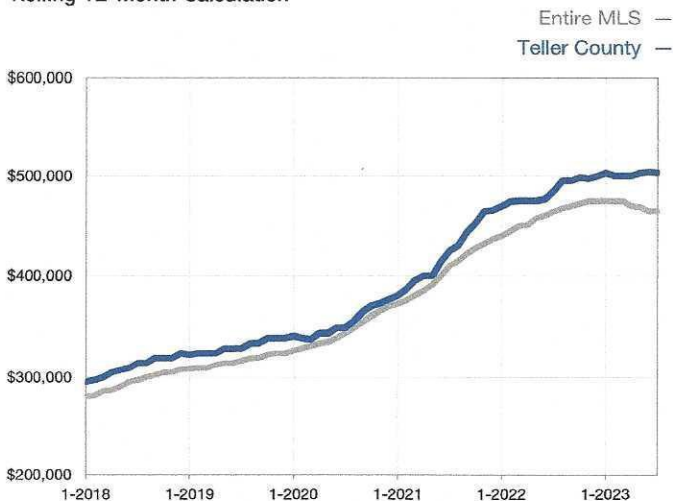
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Townhouse/Condo

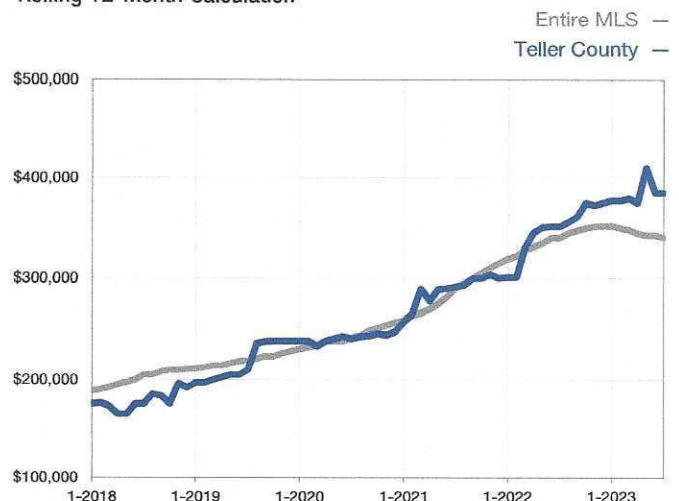
Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	8	5	- 37.5%	35	48	+ 37.1%
Sold Listings	0	4	--	29	21	- 27.6%
Median Sales Price*	\$0	\$395,000	--	\$373,000	\$385,000	+ 3.2%
Average Sales Price*	\$0	\$386,000	--	\$375,765	\$374,266	- 0.4%
Percent of List Price Received*	0.0%	96.4%	--	101.0%	98.1%	- 2.9%
Days on Market Until Sale	0	21	--	42	30	- 28.6%
Inventory of Homes for Sale	10	14	+ 40.0%	--	--	--
Months Supply of Inventory	2.1	4.5	+ 114.3%	--	--	--

* 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 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Victor / Goldfield

Teller County

Single Family-Patio Homes

Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	0	4	--	8	20	+ 150.0%
Sold Listings	0	2	--	9	7	- 22.2%
Median Sales Price*	\$0	\$400,000	--	\$260,000	\$291,750	+ 12.2%
Average Sales Price*	\$0	\$400,000	--	\$473,333	\$431,536	- 8.8%
Percent of List Price Received*	0.0%	99.1%	--	96.6%	99.2%	+ 2.7%
Days on Market Until Sale	0	55	--	49	38	- 22.4%
Inventory of Homes for Sale	6	13	+ 116.7%	--	--	--
Months Supply of Inventory	2.9	7.6	+ 162.1%	--	--	--

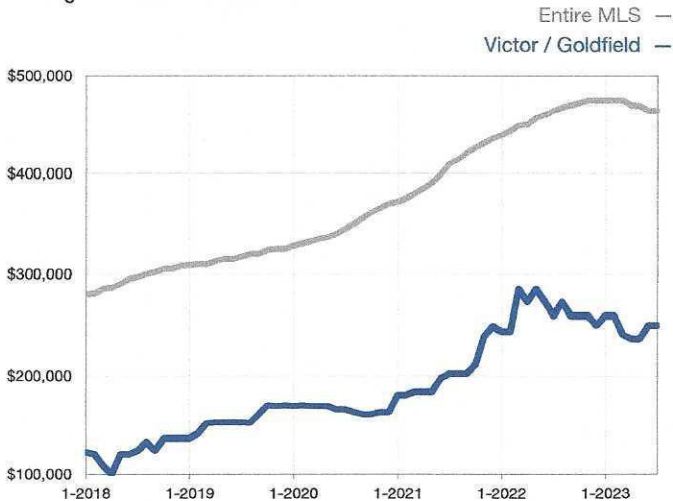
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Townhouse/Condo

Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	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 July 2023

A Research Tool Provided by the Colorado Association of REALTORS®

Woodland Park

Teller County

Single Family-Patio Homes

Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	50	35	- 30.0%	259	216	- 16.6%
Sold Listings	30	24	- 20.0%	177	128	- 27.7%
Median Sales Price*	\$572,500	\$515,500	- 10.0%	\$565,000	\$562,500	- 0.4%
Average Sales Price*	\$568,172	\$463,166	- 18.5%	\$628,826	\$623,114	- 0.9%
Percent of List Price Received*	100.1%	97.7%	- 2.4%	102.4%	98.6%	- 3.7%
Days on Market Until Sale	9	23	+ 155.6%	13	36	+ 176.9%
Inventory of Homes for Sale	76	70	- 7.9%	--	--	--
Months Supply of Inventory	2.5	3.4	+ 36.0%	--	--	--

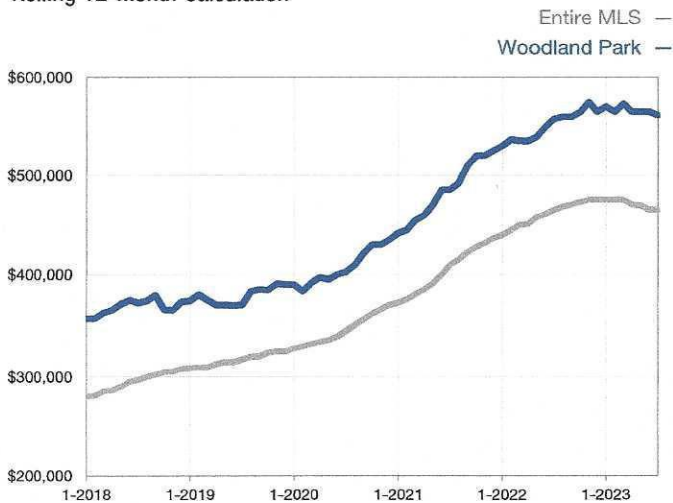
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Townhouse/Condo

Key Metrics	July			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 07-2022	Thru 07-2023	Percent Change from Previous Year
New Listings	5	5	0.0%	28	40	+ 42.9%
Sold Listings	0	3	--	26	16	- 38.5%
Median Sales Price*	\$0	\$370,000	--	\$381,875	\$449,950	+ 17.8%
Average Sales Price*	\$0	\$374,667	--	\$397,011	\$424,786	+ 7.0%
Percent of List Price Received*	0.0%	97.4%	--	101.3%	98.9%	- 2.4%
Days on Market Until Sale	0	24	--	42	19	- 54.8%
Inventory of Homes for Sale	7	12	+ 71.4%	--	--	--
Months Supply of Inventory	1.8	5.1	+ 183.3%	--	--	--

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Median Sales Price – Single Family Rolling 12-Month Calculation



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

