

# Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®

## Black Forest / Elbert

El Paso County

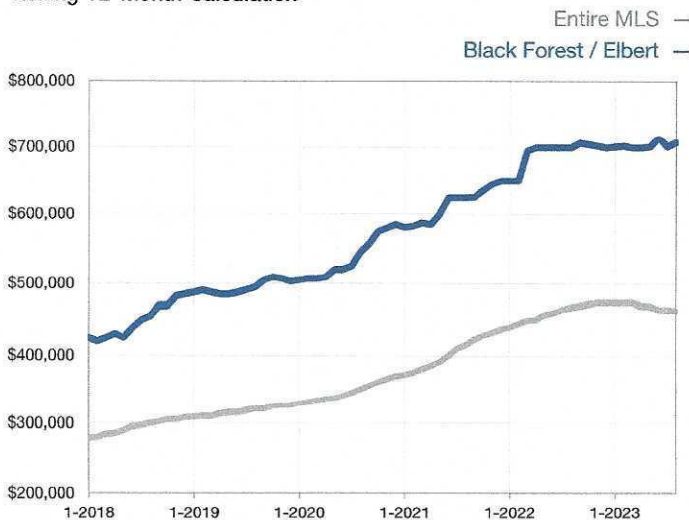
Single Family-Patio Homes	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	6	8	+ 33.3%	51	53	+ 3.9%
Sold Listings	4	4	0.0%	35	35	0.0%
Median Sales Price*	\$713,500	<b>\$720,000</b>	+ 0.9%	\$700,000	<b>\$715,000</b>	+ 2.1%
Average Sales Price*	\$729,200	<b>\$715,250</b>	- 1.9%	\$793,594	<b>\$735,783</b>	- 7.3%
Percent of List Price Received*	101.4%	<b>98.5%</b>	- 2.9%	102.2%	<b>98.6%</b>	- 3.5%
Days on Market Until Sale	18	35	+ 94.4%	19	47	+ 147.4%
Inventory of Homes for Sale	14	23	+ 64.3%	--	--	--
Months Supply of Inventory	2.9	5.8	+ 100.0%	--	--	--

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

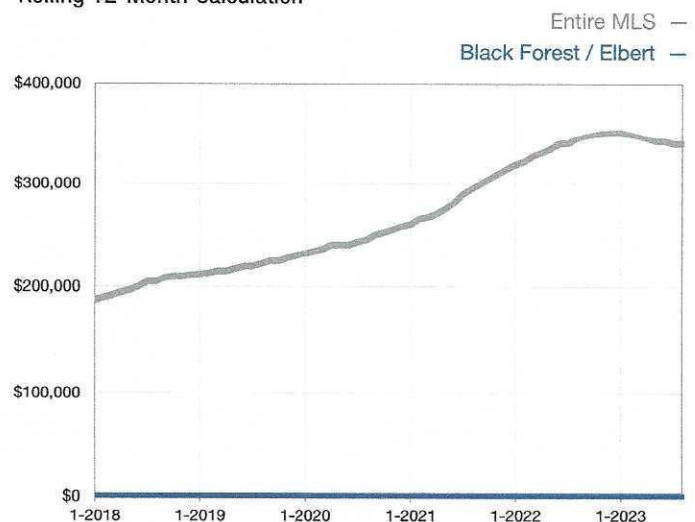
Townhouse/Condo	August			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
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 August 2023

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## Calhan / Ramah

El Paso County

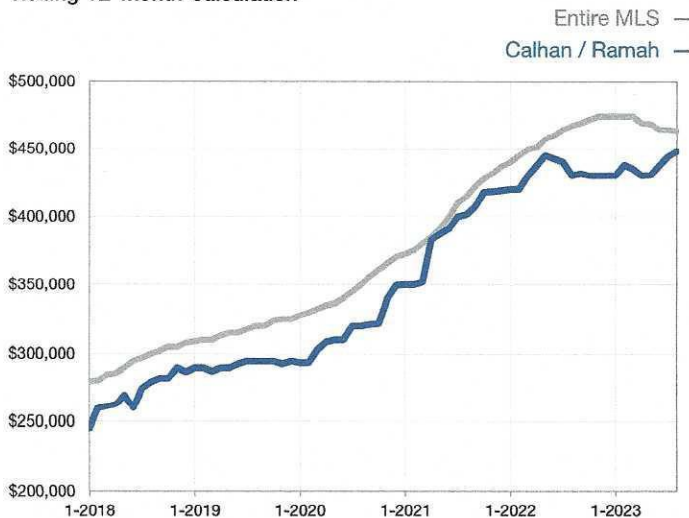
Single Family-Patio Homes	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	22	13	- 40.9%	147	134	- 8.8%
Sold Listings	9	16	+ 77.8%	81	89	+ 9.9%
Median Sales Price*	\$402,000	<b>\$455,000</b>	+ 13.2%	\$430,000	<b>\$452,500</b>	+ 5.2%
Average Sales Price*	\$405,650	<b>\$489,496</b>	+ 20.7%	\$487,981	<b>\$483,378</b>	- 0.9%
Percent of List Price Received*	99.6%	<b>99.9%</b>	+ 0.3%	99.3%	<b>99.0%</b>	- 0.3%
Days on Market Until Sale	20	51	+ 155.0%	31	55	+ 77.4%
Inventory of Homes for Sale	54	53	- 1.9%	--	--	--
Months Supply of Inventory	5.1	4.9	- 3.9%	--	--	--

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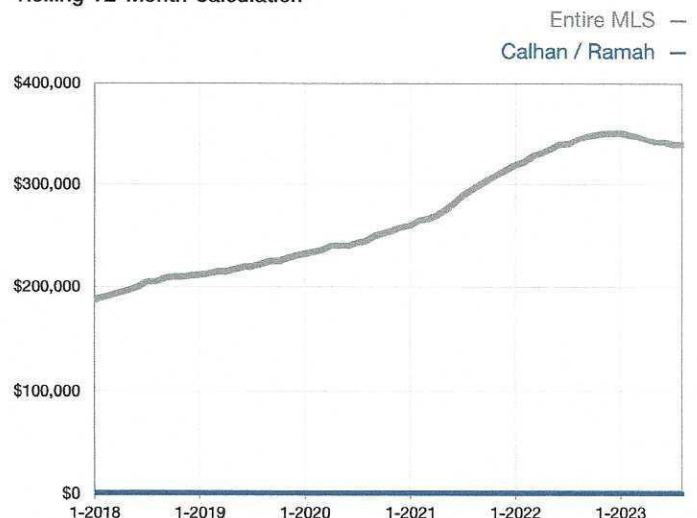
Townhouse/Condo	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List 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 August 2023

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## Cascade / Chipita Park / Green Mountain Falls

El Paso and Teller Counties

### Single Family-Patio Homes

Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	0	2	--	11	11	0.0%
Sold Listings	2	2	0.0%	13	10	- 23.1%
Median Sales Price*	\$597,000	\$235,000	- 60.6%	\$435,000	\$400,000	- 8.0%
Average Sales Price*	\$597,000	\$235,000	- 60.6%	\$441,077	\$509,550	+ 15.5%
Percent of List Price Received*	99.6%	100.0%	+ 0.4%	98.8%	94.9%	- 3.9%
Days on Market Until Sale	42	5	- 88.1%	20	66	+ 230.0%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.5	1.8	+ 260.0%	--	--	--

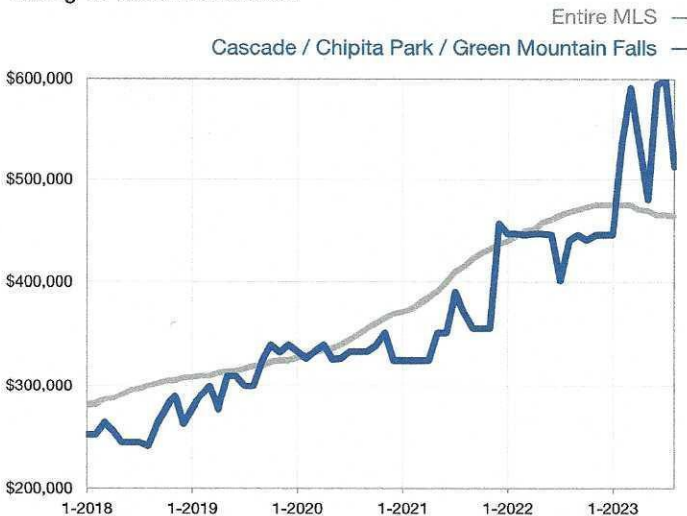
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### Townhouse/Condo

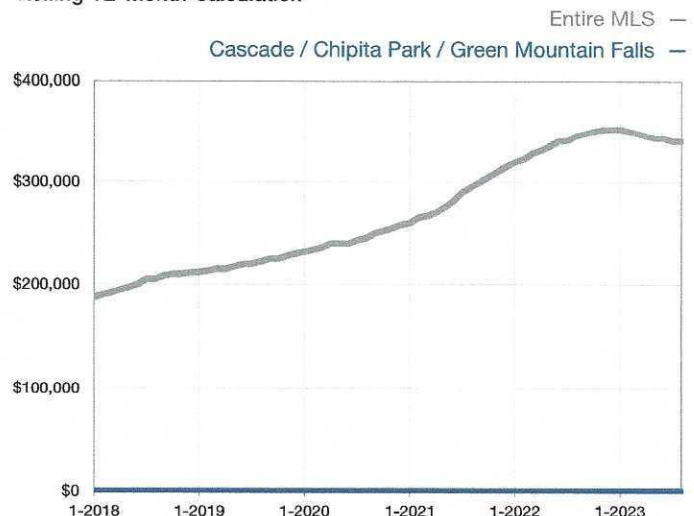
Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 August 2023

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## Colorado Springs

El Paso County

### Single Family-Patio Homes

Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	1,135	823	- 27.5%	9,613	6,636	- 31.0%
Sold Listings	869	680	- 21.7%	7,452	5,384	- 27.8%
Median Sales Price*	\$480,000	\$470,000	- 2.1%	\$476,491	\$460,000	- 3.5%
Average Sales Price*	\$541,614	\$548,242	+ 1.2%	\$539,743	\$530,351	- 1.7%
Percent of List Price Received*	99.7%	99.5%	- 0.2%	102.5%	99.5%	- 2.9%
Days on Market Until Sale	17	27	+ 58.8%	12	33	+ 175.0%
Inventory of Homes for Sale	1,811	1,366	- 24.6%	--	--	--
Months Supply of Inventory	1.8	2.0	+ 11.1%	--	--	--

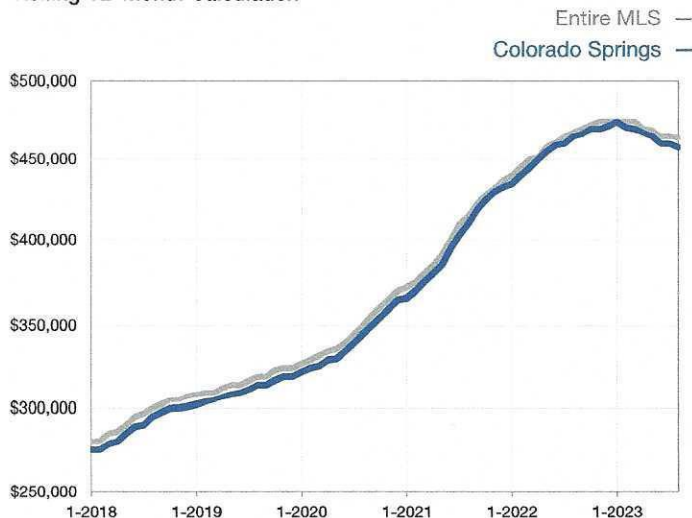
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### Townhouse/Condo

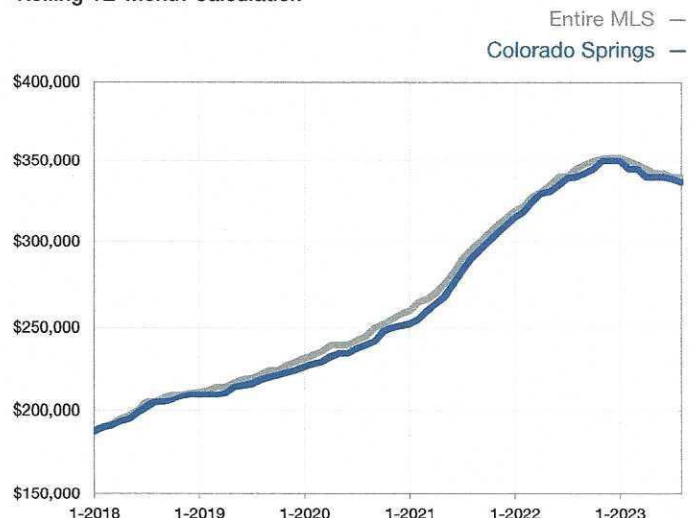
Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	216	193	- 10.6%	1,672	1,386	- 17.1%
Sold Listings	187	158	- 15.5%	1,407	1,015	- 27.9%
Median Sales Price*	\$345,000	\$340,000	- 1.4%	\$355,000	\$338,000	- 4.8%
Average Sales Price*	\$356,799	\$347,929	- 2.5%	\$361,405	\$358,563	- 0.8%
Percent of List Price Received*	99.9%	99.4%	- 0.5%	102.3%	99.5%	- 2.7%
Days on Market Until Sale	12	28	+ 133.3%	13	30	+ 130.8%
Inventory of Homes for Sale	238	304	+ 27.7%	--	--	--
Months Supply of Inventory	1.3	2.3	+ 76.9%	--	--	--

\* 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 August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Cripple Creek

Teller County

### Single Family-Patio Homes

Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	4	12	+ 200.0%	55	71	+ 29.1%
Sold Listings	7	4	- 42.9%	38	37	- 2.6%
Median Sales Price*	\$350,000	<b>\$410,000</b>	+ 17.1%	\$297,750	<b>\$325,000</b>	+ 9.2%
Average Sales Price*	\$355,857	<b>\$430,750</b>	+ 21.0%	\$351,852	<b>\$352,792</b>	+ 0.3%
Percent of List Price Received*	98.7%	<b>99.5%</b>	+ 0.8%	98.4%	<b>99.3%</b>	+ 0.9%
Days on Market Until Sale	10	25	+ 150.0%	34	38	+ 11.8%
Inventory of Homes for Sale	17	27	+ 58.8%	--	--	--
Months Supply of Inventory	2.8	5.4	+ 92.9%	--	--	--

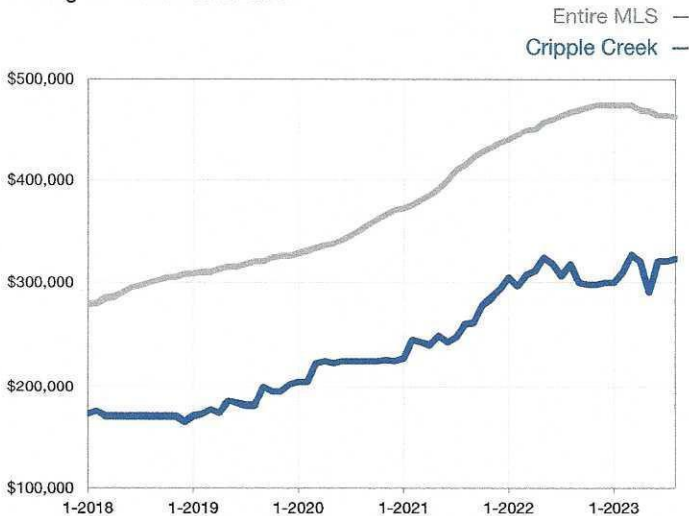
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### Townhouse/Condo

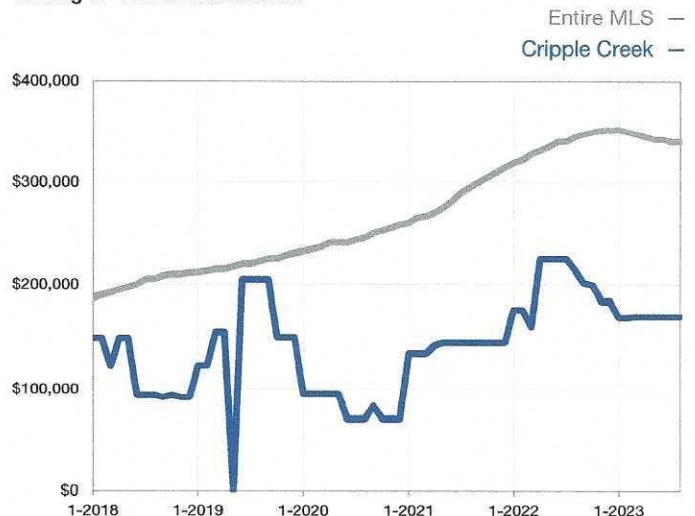
Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	1	1	0.0%	8	8	0.0%
Sold Listings	1	1	0.0%	4	5	+ 25.0%
Median Sales Price*	\$203,300	<b>\$180,000</b>	- 11.5%	\$181,650	<b>\$168,000</b>	- 7.5%
Average Sales Price*	\$203,300	<b>\$180,000</b>	- 11.5%	\$194,550	<b>\$164,600</b>	- 15.4%
Percent of List Price Received*	100.0%	<b>90.0%</b>	- 10.0%	98.6%	<b>95.2%</b>	- 3.4%
Days on Market Until Sale	1	22	+ 2100.0%	28	68	+ 142.9%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	2.6	0.7	- 73.1%	--	--	--

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### Median Sales Price – Single Family Rolling 12-Month Calculation



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



# Local Market Update for August 2023

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## Divide

Teller County

### Single Family-Patio Homes

Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	13	16	+ 23.1%	115	85	- 26.1%
Sold Listings	15	12	- 20.0%	96	58	- 39.6%
Median Sales Price*	\$535,000	<b>\$587,500</b>	+ 9.8%	\$480,000	<b>\$585,000</b>	+ 21.9%
Average Sales Price*	\$615,987	<b>\$702,575</b>	+ 14.1%	\$531,199	<b>\$710,681</b>	+ 33.8%
Percent of List Price Received*	99.1%	<b>99.9%</b>	+ 0.8%	101.2%	<b>98.2%</b>	- 3.0%
Days on Market Until Sale	20	<b>54</b>	+ 170.0%	17	<b>66</b>	+ 288.2%
Inventory of Homes for Sale	36	<b>28</b>	- 22.2%	--	--	--
Months Supply of Inventory	2.8	<b>3.4</b>	+ 21.4%	--	--	--

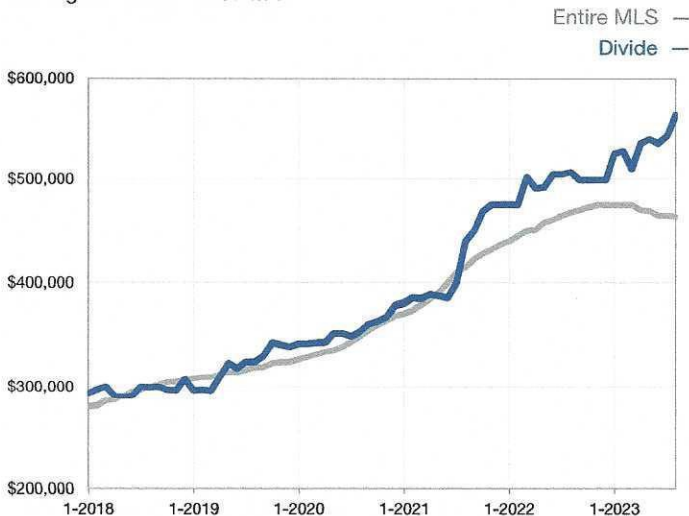
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### Townhouse/Condo

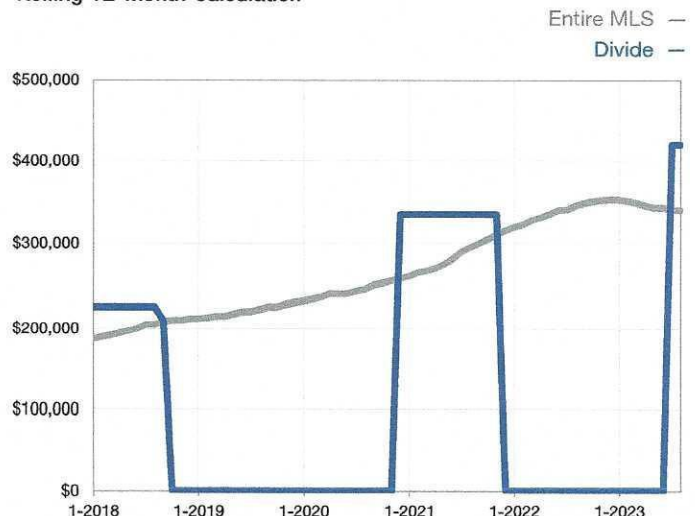
Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	0	0	--	0	1	--
Sold Listings	0	0	--	0	1	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$420,000</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$420,000</b>	--
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>93.3%</b>	--
Days on Market Until Sale	0	0	--	0	12	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--

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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 August 2023

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## Ellicott

El Paso County

### Single Family-Patio Homes

Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	2	2	0.0%	5	8	+ 60.0%
Sold Listings	0	0	--	0	13	--
Median Sales Price*	\$0	\$0	--	\$0	\$463,500	--
Average Sales Price*	\$0	\$0	--	\$0	\$460,418	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	101.1%	--
Days on Market Until Sale	0	0	--	0	83	--
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--

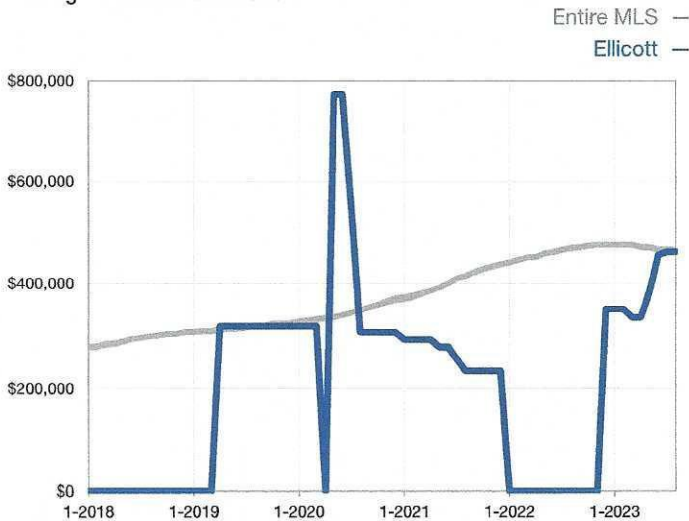
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### Townhouse/Condo

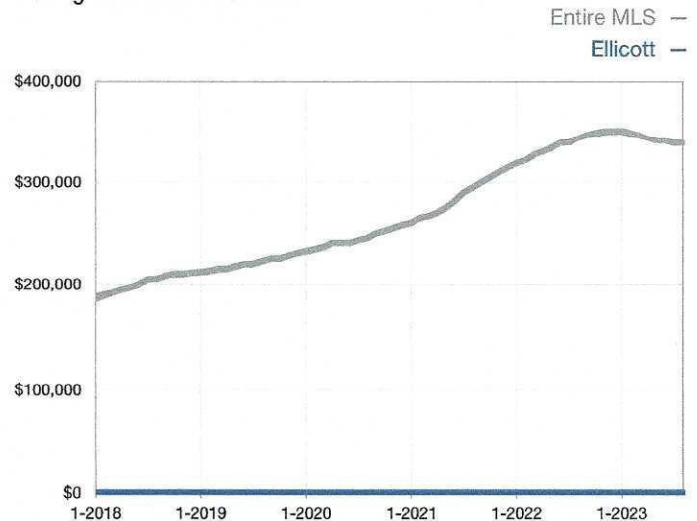
Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 August 2023

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## El Paso County

### Single Family-Patio Homes

Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	1,460	1,061	- 27.3%	12,252	8,650	- 29.4%
Sold Listings	1,117	856	- 23.4%	9,340	6,926	- 25.8%
Median Sales Price*	\$490,000	\$480,000	- 2.0%	\$483,000	\$472,000	- 2.3%
Average Sales Price*	\$542,267	\$557,094	+ 2.7%	\$546,845	\$538,730	- 1.5%
Percent of List Price Received*	99.7%	99.4%	- 0.3%	102.3%	99.5%	- 2.7%
Days on Market Until Sale	17	28	+ 64.7%	12	34	+ 183.3%
Inventory of Homes for Sale	2,386	1,900	- 20.4%	--	--	--
Months Supply of Inventory	2.0	2.2	+ 10.0%	--	--	--

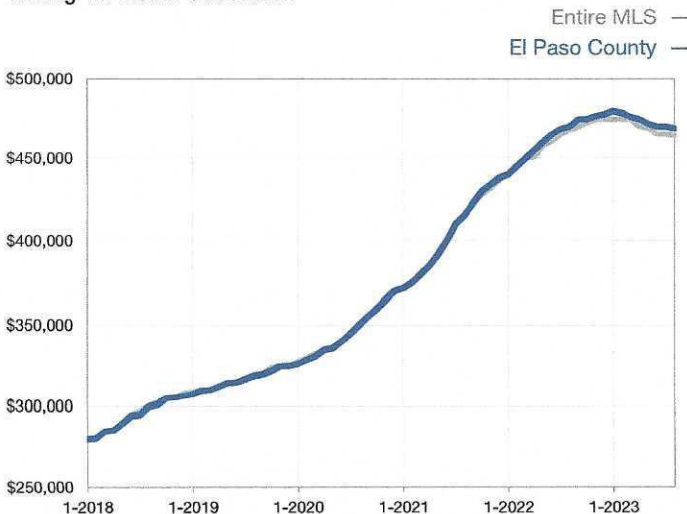
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### Townhouse/Condo

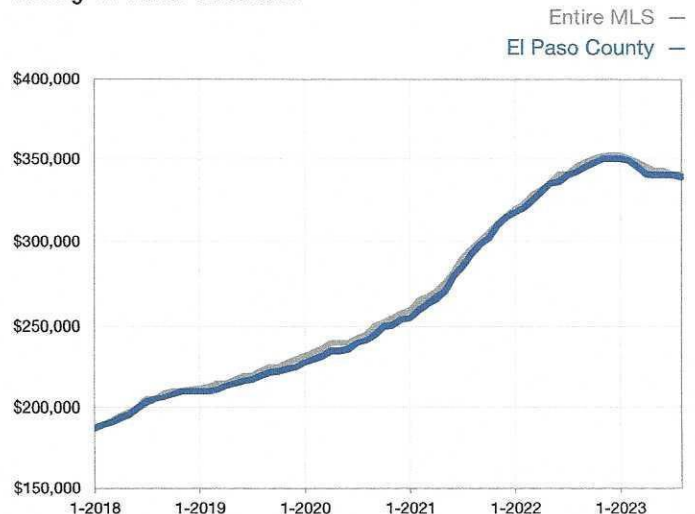
Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	234	201	- 14.1%	1,808	1,475	- 18.4%
Sold Listings	201	163	- 18.9%	1,531	1,088	- 28.9%
Median Sales Price*	\$345,000	\$340,000	- 1.4%	\$355,000	\$340,000	- 4.2%
Average Sales Price*	\$356,328	\$350,136	- 1.7%	\$362,719	\$358,778	- 1.1%
Percent of List Price Received*	99.9%	99.5%	- 0.4%	102.3%	99.5%	- 2.7%
Days on Market Until Sale	12	28	+ 133.3%	12	30	+ 150.0%
Inventory of Homes for Sale	252	320	+ 27.0%	--	--	--
Months Supply of Inventory	1.2	2.3	+ 91.7%	--	--	--

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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 August 2023

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## Falcon / Peyton

El Paso County

### Single Family-Patio Homes

Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	114	79	- 30.7%	1,027	658	- 35.9%
Sold Listings	112	47	- 58.0%	737	521	- 29.3%
Median Sales Price*	\$547,500	\$564,450	+ 3.1%	\$540,000	\$530,000	- 1.9%
Average Sales Price*	\$549,307	\$594,966	+ 8.3%	\$558,650	\$549,951	- 1.6%
Percent of List Price Received*	99.6%	99.3%	- 0.3%	101.6%	99.4%	- 2.2%
Days on Market Until Sale	17	42	+ 147.1%	12	38	+ 216.7%
Inventory of Homes for Sale	199	174	- 12.6%	--	--	--
Months Supply of Inventory	2.2	2.6	+ 18.2%	--	--	--

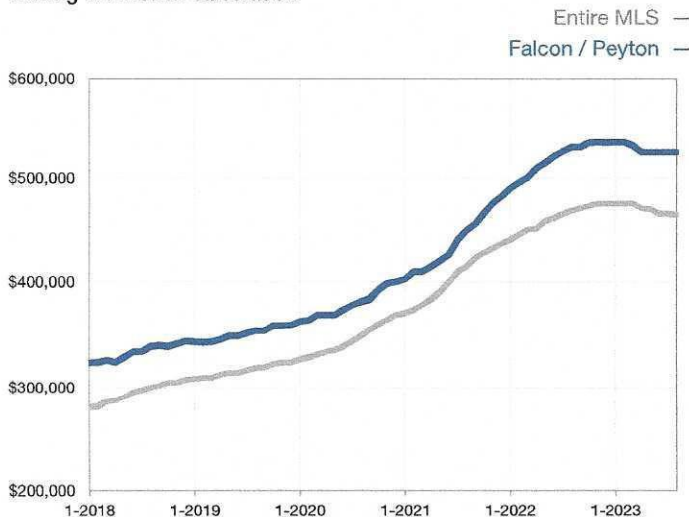
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### Townhouse/Condo

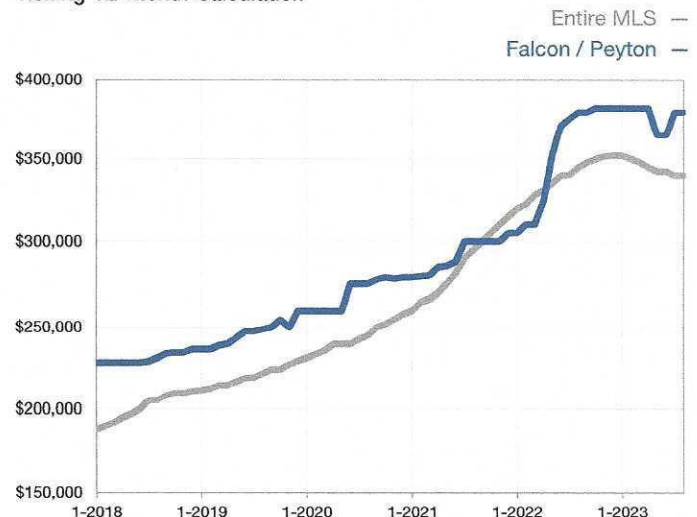
Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	1	0	- 100.0%	6	0	- 100.0%
Sold Listings	0	0	--	5	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$385,000	\$0	- 100.0%
Average Sales Price*	\$0	\$0	--	\$378,800	\$0	- 100.0%
Percent of List Price Received*	0.0%	0.0%	--	103.6%	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 August 2023

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## Florissant

Teller County

### Single Family-Patio Homes

Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	22	18	- 18.2%	200	156	- 22.0%
Sold Listings	26	11	- 57.7%	153	108	- 29.4%
Median Sales Price*	\$500,000	<b>\$475,000</b>	- 5.0%	\$457,500	<b>\$480,000</b>	+ 4.9%
Average Sales Price*	\$484,243	<b>\$588,122</b>	+ 21.5%	\$492,208	<b>\$512,127</b>	+ 4.0%
Percent of List Price Received*	101.2%	<b>98.2%</b>	- 3.0%	100.5%	<b>98.4%</b>	- 2.1%
Days on Market Until Sale	18	<b>64</b>	+ 255.6%	19	<b>51</b>	+ 168.4%
Inventory of Homes for Sale	52	<b>65</b>	+ 25.0%	--	--	--
Months Supply of Inventory	2.6	<b>4.9</b>	+ 88.5%	--	--	--

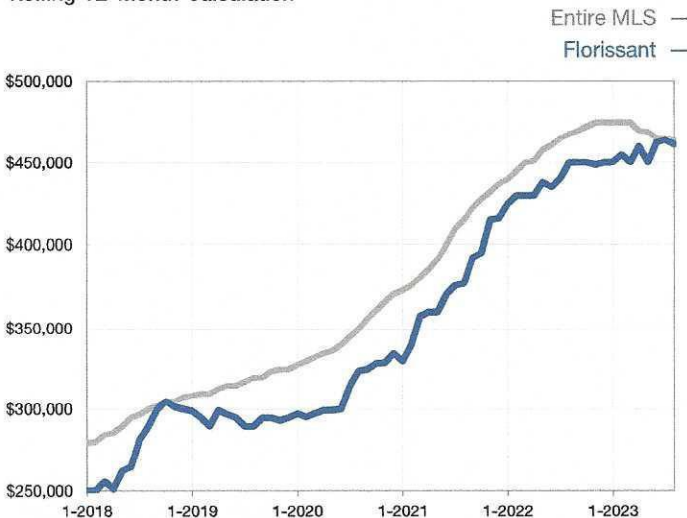
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Townhouse/Condo

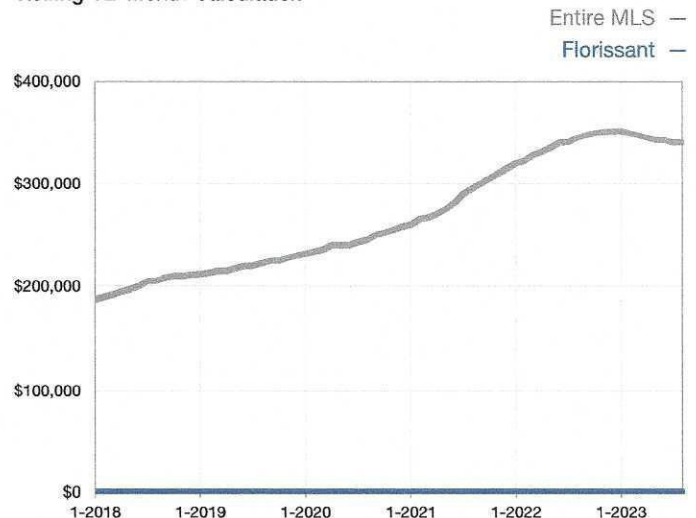
Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--

\* 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 August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Fountain

El Paso County

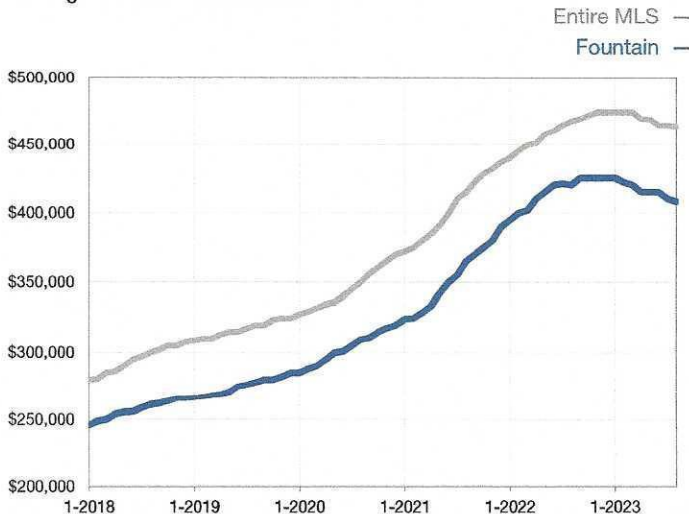
Single Family-Patio Homes	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	82	61	- 25.6%	667	493	- 26.1%
Sold Listings	59	43	- 27.1%	539	408	- 24.3%
Median Sales Price*	\$408,512	\$399,999	- 2.1%	\$435,000	\$414,900	- 4.6%
Average Sales Price*	\$406,711	\$399,413	- 1.8%	\$432,687	\$415,298	- 4.0%
Percent of List Price Received*	100.4%	100.1%	- 0.3%	102.6%	100.3%	- 2.2%
Days on Market Until Sale	15	17	+ 13.3%	8	26	+ 225.0%
Inventory of Homes for Sale	109	76	- 30.3%	--	--	--
Months Supply of Inventory	1.5	1.5	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.

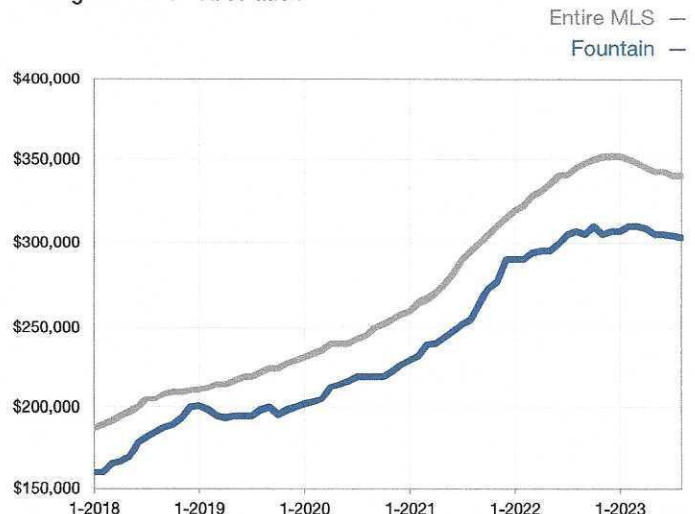
Townhouse/Condo	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	6	5	- 16.7%	48	38	- 20.8%
Sold Listings	5	1	- 80.0%	42	31	- 26.2%
Median Sales Price*	\$312,500	\$245,000	- 21.6%	\$313,750	\$305,000	- 2.8%
Average Sales Price*	\$300,760	\$245,000	- 18.5%	\$311,683	\$297,774	- 4.5%
Percent of List Price Received*	99.3%	104.3%	+ 5.0%	102.1%	99.7%	- 2.4%
Days on Market Until Sale	13	3	- 76.9%	7	13	+ 85.7%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	0.7	1.2	+ 71.4%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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



# Local Market Update for August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Manitou Springs

El Paso County

### Single Family-Patio Homes

Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	15	13	- 13.3%	81	67	- 17.3%
Sold Listings	8	2	- 75.0%	55	43	- 21.8%
Median Sales Price*	\$578,450	<b>\$714,500</b>	+ 23.5%	\$580,000	<b>\$613,000</b>	+ 5.7%
Average Sales Price*	\$578,621	<b>\$714,500</b>	+ 23.5%	\$610,003	<b>\$650,877</b>	+ 6.7%
Percent of List Price Received*	99.1%	<b>97.9%</b>	- 1.2%	101.6%	<b>98.1%</b>	- 3.4%
Days on Market Until Sale	21	<b>34</b>	+ 61.9%	17	<b>42</b>	+ 147.1%
Inventory of Homes for Sale	16	<b>28</b>	+ 75.0%	--	--	--
Months Supply of Inventory	2.0	<b>5.0</b>	+ 150.0%	--	--	--

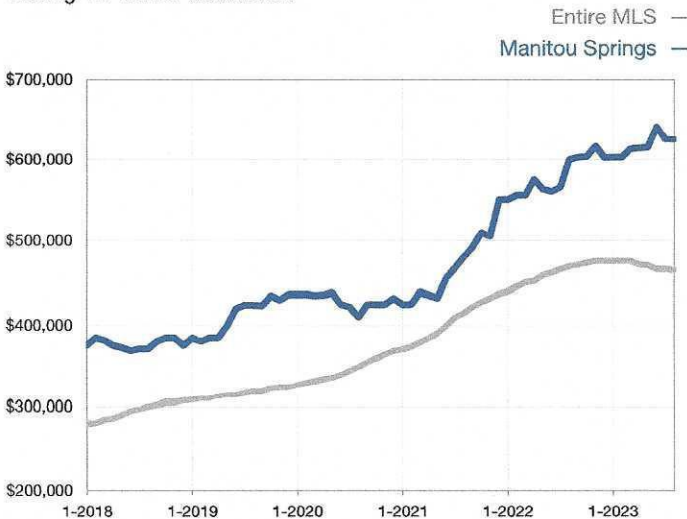
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### Townhouse/Condo

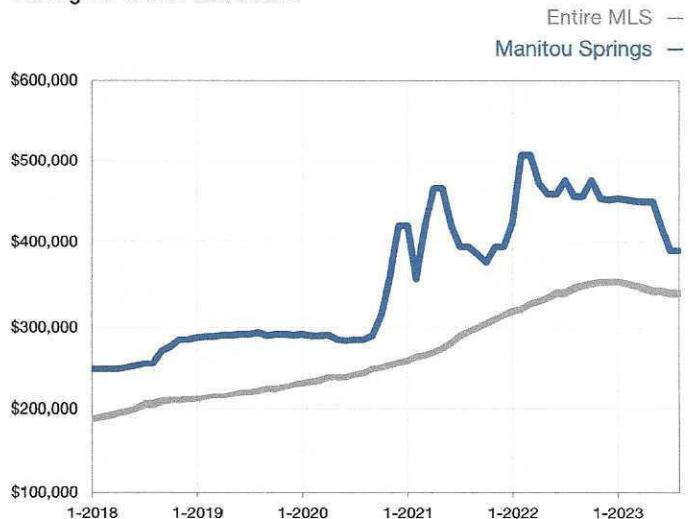
Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	4	0	- 100.0%	14	7	- 50.0%
Sold Listings	1	1	0.0%	10	4	- 60.0%
Median Sales Price*	\$450,000	<b>\$812,000</b>	+ 80.4%	\$451,500	<b>\$389,200</b>	- 13.8%
Average Sales Price*	\$450,000	<b>\$812,000</b>	+ 80.4%	\$500,880	<b>\$478,850</b>	- 4.4%
Percent of List Price Received*	94.7%	<b>98.8%</b>	+ 4.3%	101.6%	<b>100.0%</b>	- 1.6%
Days on Market Until Sale	9	<b>3</b>	- 66.7%	24	<b>6</b>	- 75.0%
Inventory of Homes for Sale	5	<b>4</b>	- 20.0%	--	--	--
Months Supply of Inventory	3.1	<b>4.0</b>	+ 29.0%	--	--	--

\* 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 August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Monument / Palmer Lake / Larkspur

El Paso County

### Single Family-Patio Homes

Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	76	57	- 25.0%	636	549	- 13.7%
Sold Listings	51	59	+ 15.7%	412	400	- 2.9%
Median Sales Price*	\$699,900	<b>\$750,000</b>	+ 7.2%	\$763,000	<b>\$735,000</b>	- 3.7%
Average Sales Price*	\$766,036	<b>\$809,894</b>	+ 5.7%	\$856,452	<b>\$797,033</b>	- 6.9%
Percent of List Price Received*	98.9%	<b>99.0%</b>	+ 0.1%	101.8%	<b>99.2%</b>	- 2.6%
Days on Market Until Sale	26	<b>32</b>	+ 23.1%	15	<b>39</b>	+ 160.0%
Inventory of Homes for Sale	163	<b>156</b>	- 4.3%	--	--	--
Months Supply of Inventory	2.9	<b>3.1</b>	+ 6.9%	--	--	--

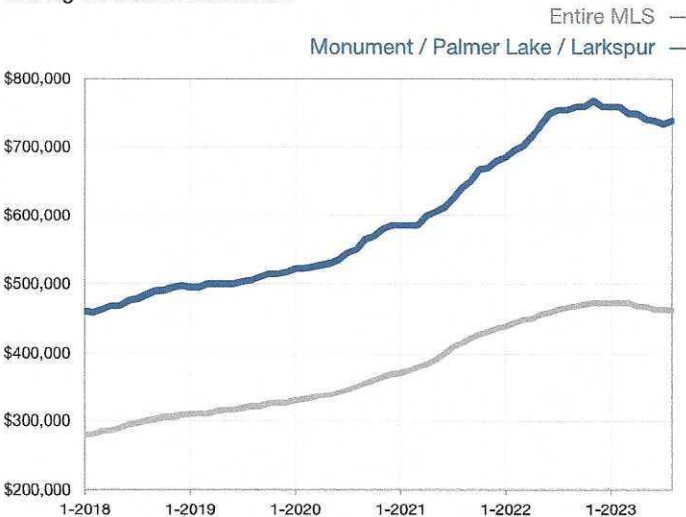
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Townhouse/Condo

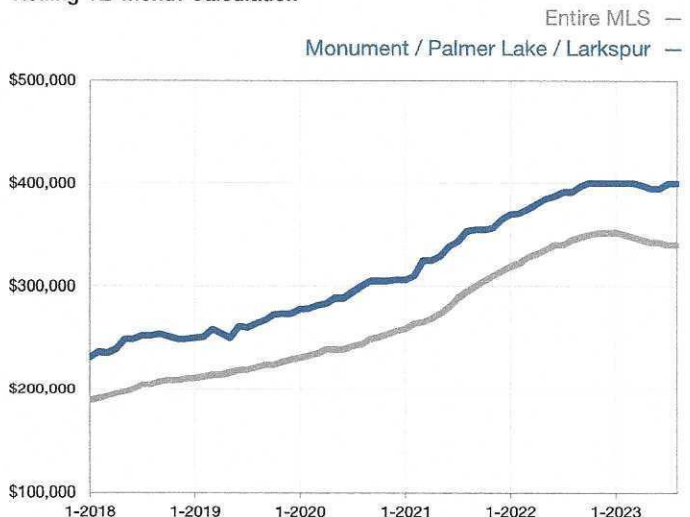
Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	7	3	- 57.1%	70	46	- 34.3%
Sold Listings	9	3	- 66.7%	69	39	- 43.5%
Median Sales Price*	\$385,000	<b>\$374,900</b>	- 2.6%	\$397,985	<b>\$395,000</b>	- 0.8%
Average Sales Price*	\$383,187	<b>\$347,467</b>	- 9.3%	\$403,391	<b>\$406,744</b>	+ 0.8%
Percent of List Price Received*	99.0%	<b>101.1%</b>	+ 2.1%	101.1%	<b>99.2%</b>	- 1.9%
Days on Market Until Sale	10	<b>29</b>	+ 190.0%	4	<b>28</b>	+ 600.0%
Inventory of Homes for Sale	5	<b>8</b>	+ 60.0%	--	--	--
Months Supply of Inventory	0.5	<b>1.7</b>	+ 240.0%	--	--	--

\* 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 August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Rush / Truckton / Yoder

El Paso County

### Single Family-Patio Homes

Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	10	7	- 30.0%	61	61	0.0%
Sold Listings	4	1	- 75.0%	42	31	- 26.2%
Median Sales Price*	\$345,000	<b>\$445,900</b>	+ 29.2%	\$385,500	<b>\$399,500</b>	+ 3.6%
Average Sales Price*	\$432,000	<b>\$445,900</b>	+ 3.2%	\$387,864	<b>\$386,848</b>	- 0.3%
Percent of List Price Received*	102.5%	<b>100.0%</b>	- 2.4%	99.1%	<b>97.9%</b>	- 1.2%
Days on Market Until Sale	43	71	+ 65.1%	39	66	+ 69.2%
Inventory of Homes for Sale	27	27	0.0%	--	--	--
Months Supply of Inventory	5.5	6.4	+ 16.4%	--	--	--

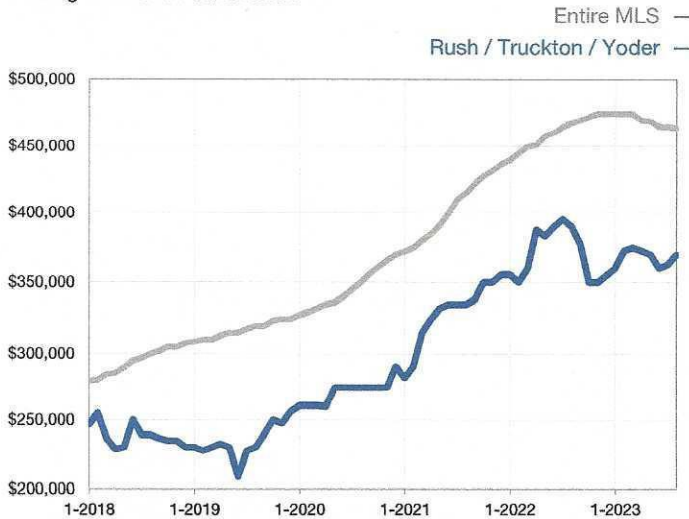
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### Townhouse/Condo

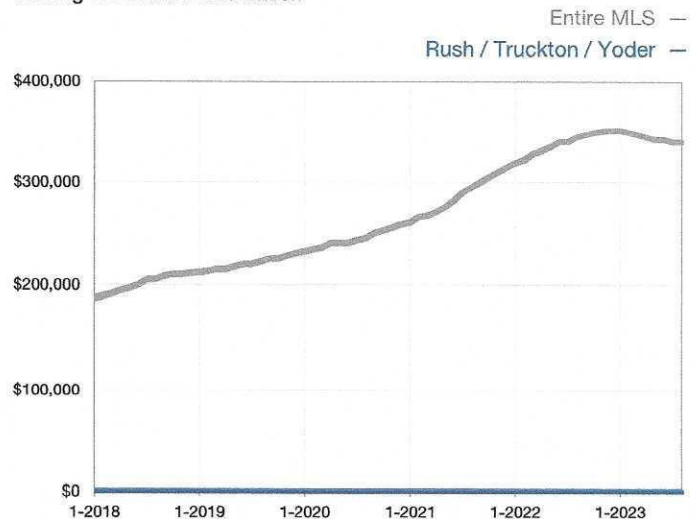
Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
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 August 2023

A Research Tool Provided by the Colorado Association of REALTORS®

## Security-Widefield

El Paso County

### Single Family-Patio Homes

Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	1	0	- 100.0%	5	1	- 80.0%
Sold Listings	1	0	- 100.0%	5	1	- 80.0%
Median Sales Price*	\$365,000	\$0	- 100.0%	\$320,000	\$350,000	+ 9.4%
Average Sales Price*	\$365,000	\$0	- 100.0%	\$329,100	\$350,000	+ 6.4%
Percent of List Price Received*	81.1%	0.0%	- 100.0%	99.8%	100.0%	+ 0.2%
Days on Market Until Sale	6	0	- 100.0%	3	2	- 33.3%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	0.0	- 100.0%	--	--	--

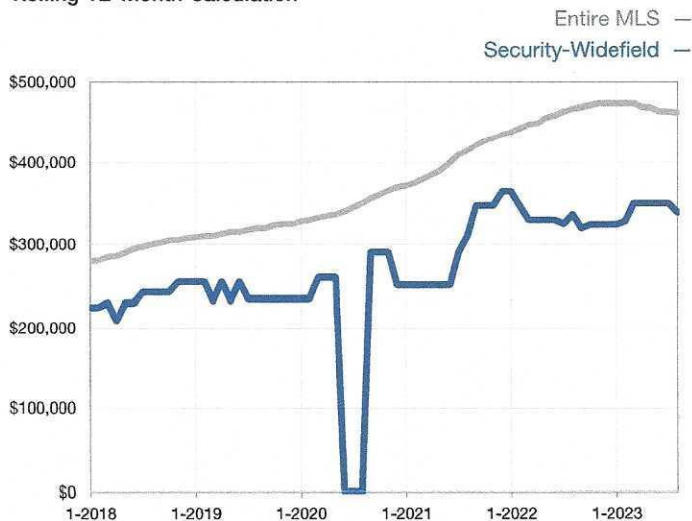
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### Townhouse/Condo

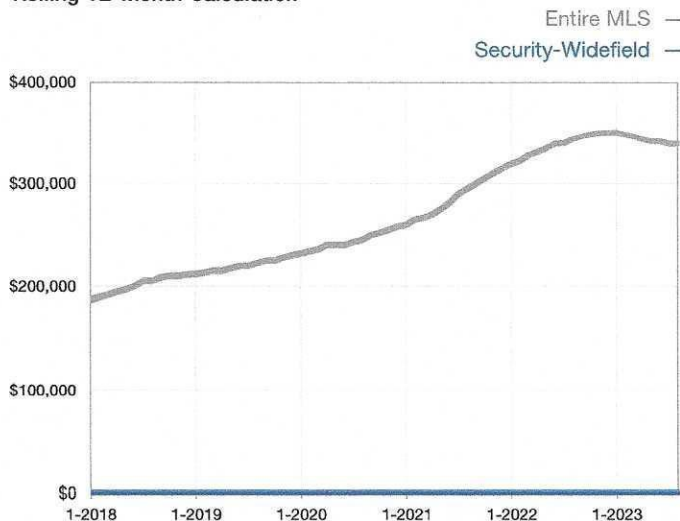
Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Teller County

### Single Family-Patio Homes

Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	80	85	+ 6.3%	659	581	- 11.8%
Sold Listings	79	60	- 24.1%	490	367	- 25.1%
Median Sales Price*	\$535,000	\$558,000	+ 4.3%	\$500,000	\$524,900	+ 5.0%
Average Sales Price*	\$533,225	\$628,396	+ 17.8%	\$538,700	\$578,854	+ 7.5%
Percent of List Price Received*	99.9%	99.1%	- 0.8%	101.0%	98.6%	- 2.4%
Days on Market Until Sale	17	47	+ 176.5%	18	46	+ 155.6%
Inventory of Homes for Sale	191	205	+ 7.3%	--	--	--
Months Supply of Inventory	2.8	4.4	+ 57.1%	--	--	--

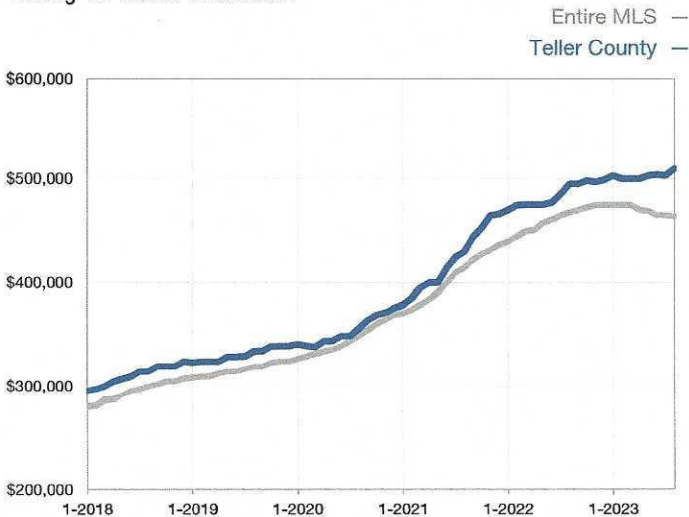
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### Townhouse/Condo

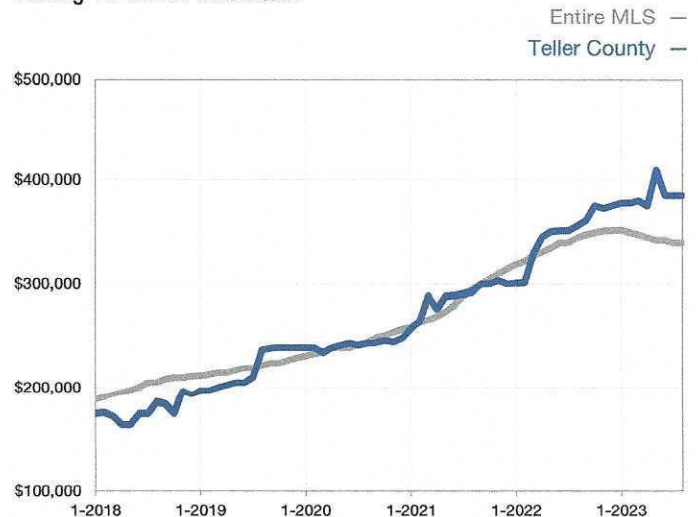
Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	4	10	+ 150.0%	39	58	+ 48.7%
Sold Listings	6	5	- 16.7%	35	26	- 25.7%
Median Sales Price*	\$447,500	\$392,500	- 12.3%	\$377,750	\$388,750	+ 2.9%
Average Sales Price*	\$443,050	\$392,500	- 11.4%	\$387,300	\$377,772	- 2.5%
Percent of List Price Received*	100.1%	97.9%	- 2.2%	100.8%	98.1%	- 2.7%
Days on Market Until Sale	18	32	+ 77.8%	38	30	- 21.1%
Inventory of Homes for Sale	11	18	+ 63.6%	--	--	--
Months Supply of Inventory	2.2	6.0	+ 172.7%	--	--	--

\* 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 August 2023

A Research Tool Provided by the Colorado Association of REALTORS®



## Victor / Goldfield

Teller County

### Single Family-Patio Homes

Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	3	3	0.0%	11	23	+ 109.1%
Sold Listings	0	3	--	9	10	+ 11.1%
Median Sales Price*	\$0	\$332,950	--	\$260,000	\$291,750	+ 12.2%
Average Sales Price*	\$0	\$332,950	--	\$473,333	\$409,628	- 13.5%
Percent of List Price Received*	0.0%	97.0%	--	96.6%	98.7%	+ 2.2%
Days on Market Until Sale	0	128	--	49	65	+ 32.7%
Inventory of Homes for Sale	7	10	+ 42.9%	--	--	--
Months Supply of Inventory	3.2	5.3	+ 65.6%	--	--	--

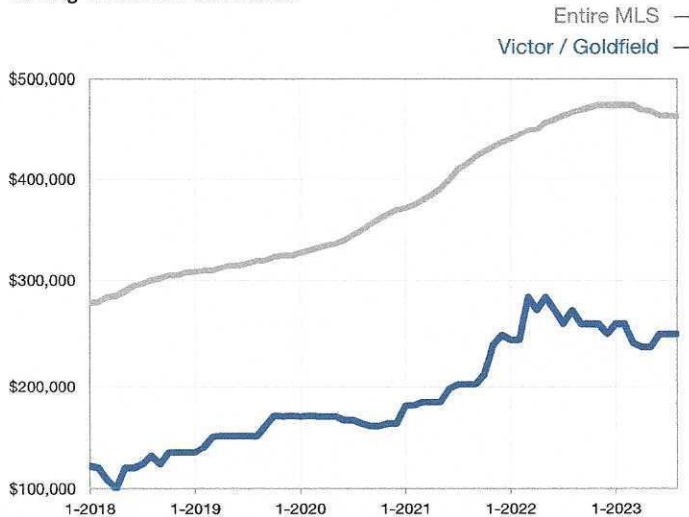
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### Townhouse/Condo

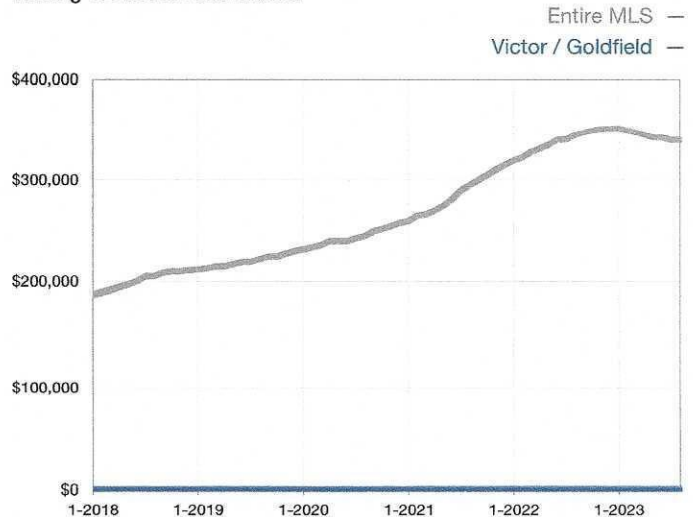
Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 August 2023

A Research Tool Provided by the Colorado Association of REALTORS®

## Woodland Park

Teller County

### Single Family-Patio Homes

Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	42	36	- 14.3%	301	253	- 15.9%
Sold Listings	33	31	- 6.1%	210	159	- 24.3%
Median Sales Price*	\$580,000	\$640,000	+ 10.3%	\$574,000	\$565,000	- 1.6%
Average Sales Price*	\$562,989	\$646,007	+ 14.7%	\$618,480	\$627,577	+ 1.5%
Percent of List Price Received*	99.5%	99.0%	- 0.5%	101.9%	98.7%	- 3.1%
Days on Market Until Sale	17	34	+ 100.0%	14	35	+ 150.0%
Inventory of Homes for Sale	86	78	- 9.3%	--	--	--
Months Supply of Inventory	2.9	3.9	+ 34.5%	--	--	--

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

### Townhouse/Condo

Key Metrics	August			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 08-2022	Thru 08-2023	Percent Change from Previous Year
New Listings	3	9	+ 200.0%	31	49	+ 58.1%
Sold Listings	5	4	- 20.0%	31	20	- 35.5%
Median Sales Price*	\$460,000	\$453,750	- 1.4%	\$390,380	\$449,950	+ 15.3%
Average Sales Price*	\$491,000	\$445,625	- 9.2%	\$412,171	\$428,954	+ 4.1%
Percent of List Price Received*	100.1%	99.9%	- 0.2%	101.1%	99.1%	- 2.0%
Days on Market Until Sale	21	34	+ 61.9%	39	22	- 43.6%
Inventory of Homes for Sale	8	17	+ 112.5%	--	--	--
Months Supply of Inventory	1.9	7.5	+ 294.7%	--	--	--

\* 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

