

Local Market Update for September 2023

A Research Tool Provided by the Colorado Association of REALTORS®

Black Forest / Elbert

El Paso County

Single Family-Patio Homes

Key Metrics	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
New Listings	6	6	0.0%	57	59	+ 3.5%
Sold Listings	2	1	- 50.0%	37	36	- 2.7%
Median Sales Price*	\$840,000	\$686,100	- 18.3%	\$702,000	\$707,500	+ 0.8%
Average Sales Price*	\$840,000	\$686,100	- 18.3%	\$796,102	\$734,403	- 7.8%
Percent of List Price Received*	98.8%	101.6%	+ 2.8%	102.0%	98.7%	- 3.2%
Days on Market Until Sale	7	4	- 42.9%	18	46	+ 155.6%
Inventory of Homes for Sale	13	21	+ 61.5%	--	--	--
Months Supply of Inventory	2.7	5.4	+ 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.

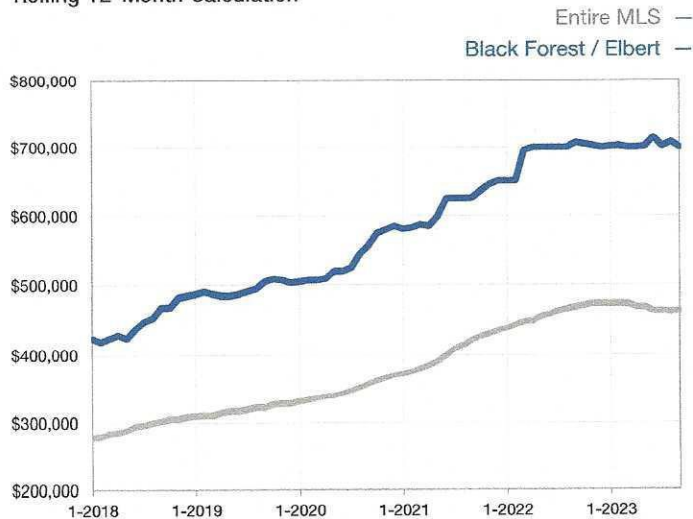
Townhouse/Condo

Key Metrics	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	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.

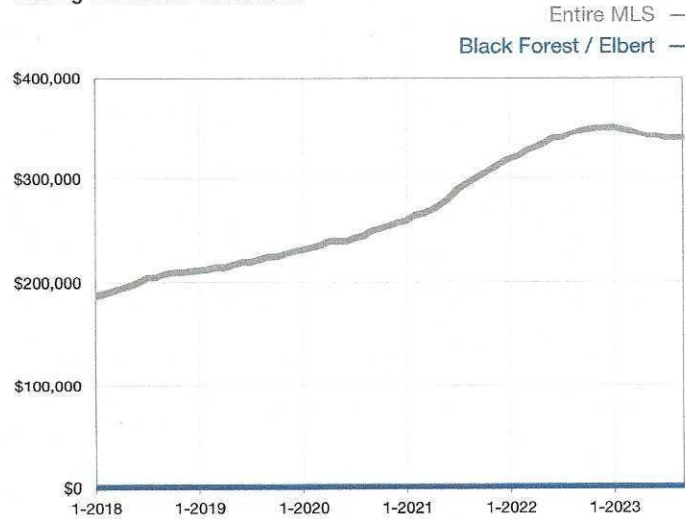
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse/Condo

Rolling 12-Month Calculation



Local Market Update for September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Calhan / Ramah

El Paso County

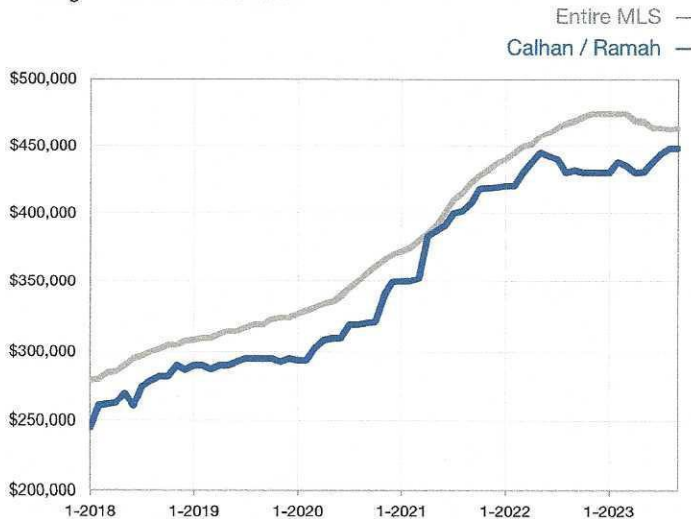
Single Family-Patio Homes	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
New Listings	22	9	- 59.1%	169	143	- 15.4%
Sold Listings	10	12	+ 20.0%	91	101	+ 11.0%
Median Sales Price*	\$480,425	\$470,000	- 2.2%	\$438,000	\$455,050	+ 3.9%
Average Sales Price*	\$484,122	\$475,710	- 1.7%	\$487,557	\$482,467	- 1.0%
Percent of List Price Received*	96.6%	93.2%	- 3.5%	99.0%	98.3%	- 0.7%
Days on Market Until Sale	28	66	+ 135.7%	30	56	+ 86.7%
Inventory of Homes for Sale	50	48	- 4.0%	--	--	--
Months Supply of Inventory	4.8	4.4	- 8.3%	--	--	--

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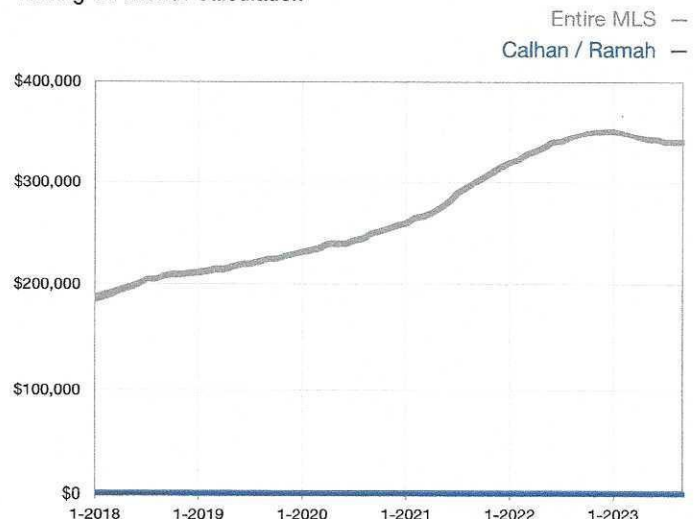
Townhouse/Condo	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent 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 September 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	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
New Listings	3	3	0.0%	14	14	0.0%
Sold Listings	0	0	--	13	10	- 23.1%
Median Sales Price*	\$0	\$0	--	\$435,000	\$400,000	- 8.0%
Average Sales Price*	\$0	\$0	--	\$441,077	\$509,550	+ 15.5%
Percent of List Price Received*	0.0%	0.0%	--	98.8%	94.9%	- 3.9%
Days on Market Until Sale	0	0	--	20	66	+ 230.0%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	2.1	2.9	+ 38.1%	--	--	--

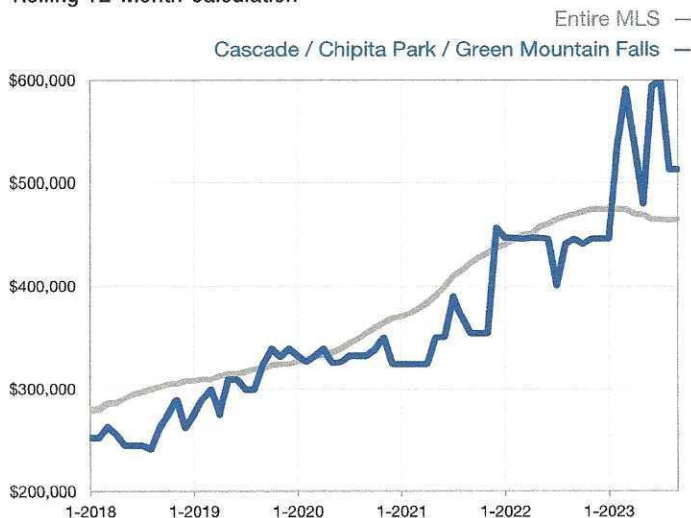
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Townhouse/Condo

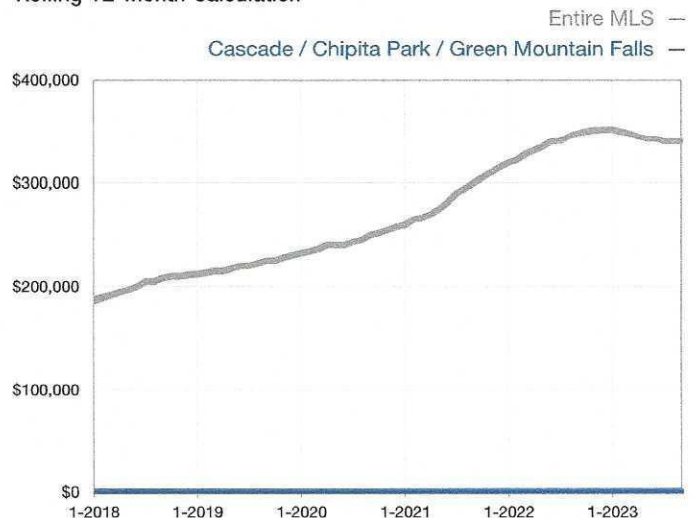
Key Metrics	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Colorado Springs

El Paso County

Single Family-Patio Homes

Key Metrics	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
New Listings	942	739	- 21.5%	10,555	7,397	- 29.9%
Sold Listings	851	653	- 23.3%	8,303	6,036	- 27.3%
Median Sales Price*	\$455,000	\$475,000	+ 4.4%	\$475,000	\$462,950	- 2.5%
Average Sales Price*	\$517,110	\$531,539	+ 2.8%	\$537,423	\$530,515	- 1.3%
Percent of List Price Received*	99.1%	99.4%	+ 0.3%	102.1%	99.5%	- 2.5%
Days on Market Until Sale	24	34	+ 41.7%	13	34	+ 161.5%
Inventory of Homes for Sale	1,836	1,445	- 21.3%	--	--	--
Months Supply of Inventory	1.9	2.2	+ 15.8%	--	--	--

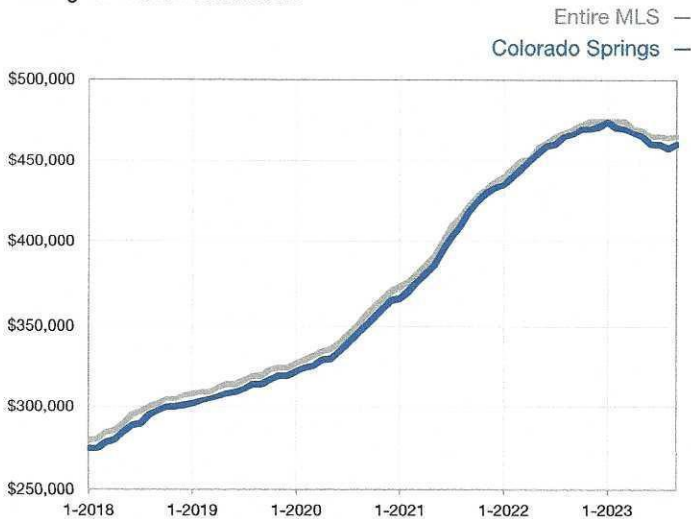
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Townhouse/Condo

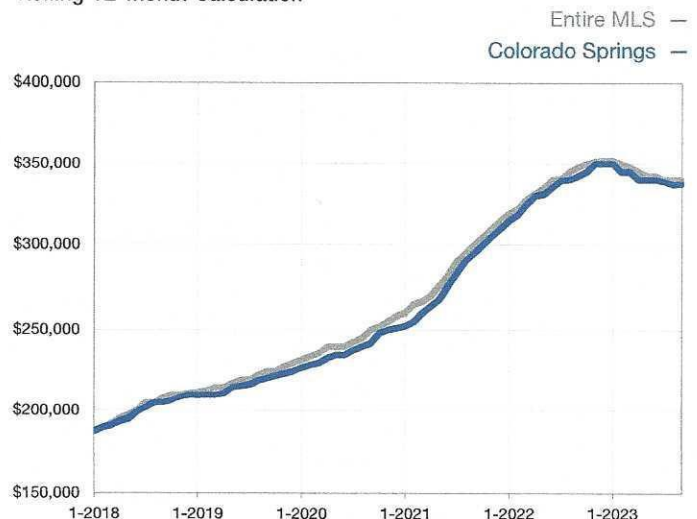
Key Metrics	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
New Listings	168	161	- 4.2%	1,840	1,552	- 15.7%
Sold Listings	216	107	- 50.5%	1,623	1,123	- 30.8%
Median Sales Price*	\$342,500	\$359,500	+ 5.0%	\$350,000	\$339,900	- 2.9%
Average Sales Price*	\$358,627	\$370,317	+ 3.3%	\$361,035	\$359,644	- 0.4%
Percent of List Price Received*	99.7%	99.6%	- 0.1%	102.0%	99.5%	- 2.5%
Days on Market Until Sale	18	28	+ 55.6%	13	30	+ 130.8%
Inventory of Homes for Sale	254	328	+ 29.1%	--	--	--
Months Supply of Inventory	1.4	2.7	+ 92.9%	--	--	--

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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 September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Cripple Creek

Teller County

Single Family-Patio Homes

Key Metrics	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
New Listings	13	11	- 15.4%	68	82	+ 20.6%
Sold Listings	6	5	- 16.7%	44	42	- 4.5%
Median Sales Price*	\$275,000	\$335,000	+ 21.8%	\$293,000	\$330,000	+ 12.6%
Average Sales Price*	\$314,167	\$396,000	+ 26.0%	\$346,713	\$357,935	+ 3.2%
Percent of List Price Received*	96.6%	93.4%	- 3.3%	98.1%	98.6%	+ 0.5%
Days on Market Until Sale	48	42	- 12.5%	36	38	+ 5.6%
Inventory of Homes for Sale	21	23	+ 9.5%	--	--	--
Months Supply of Inventory	3.7	4.7	+ 27.0%	--	--	--

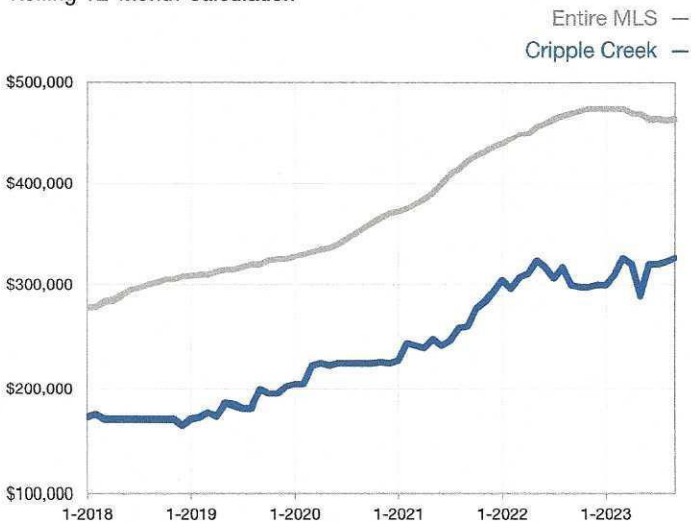
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Townhouse/Condo

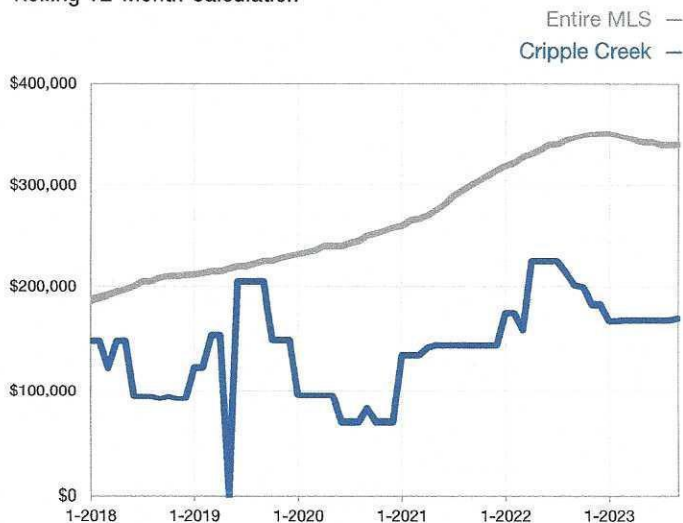
Key Metrics	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
New Listings	0	0	--	8	8	0.0%
Sold Listings	2	1	- 50.0%	6	6	0.0%
Median Sales Price*	\$184,900	\$190,000	+ 2.8%	\$184,900	\$171,500	- 7.2%
Average Sales Price*	\$184,900	\$190,000	+ 2.8%	\$191,333	\$168,833	- 11.8%
Percent of List Price Received*	100.0%	95.0%	- 5.0%	99.1%	95.2%	- 3.9%
Days on Market Until Sale	10	127	+ 1170.0%	22	78	+ 254.5%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.8	0.8	- 55.6%	--	--	--

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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 September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Divide

Teller County

Single Family-Patio Homes

Key Metrics	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
New Listings	22	14	- 36.4%	137	99	- 27.7%
Sold Listings	8	8	0.0%	104	66	- 36.5%
Median Sales Price*	\$452,750	\$505,000	+ 11.5%	\$480,000	\$570,000	+ 18.8%
Average Sales Price*	\$471,425	\$454,986	- 3.5%	\$526,601	\$682,715	+ 29.6%
Percent of List Price Received*	100.8%	101.2%	+ 0.4%	101.1%	98.6%	- 2.5%
Days on Market Until Sale	28	15	- 46.4%	18	60	+ 233.3%
Inventory of Homes for Sale	44	31	- 29.5%	--	--	--
Months Supply of Inventory	3.6	3.8	+ 5.6%	--	--	--

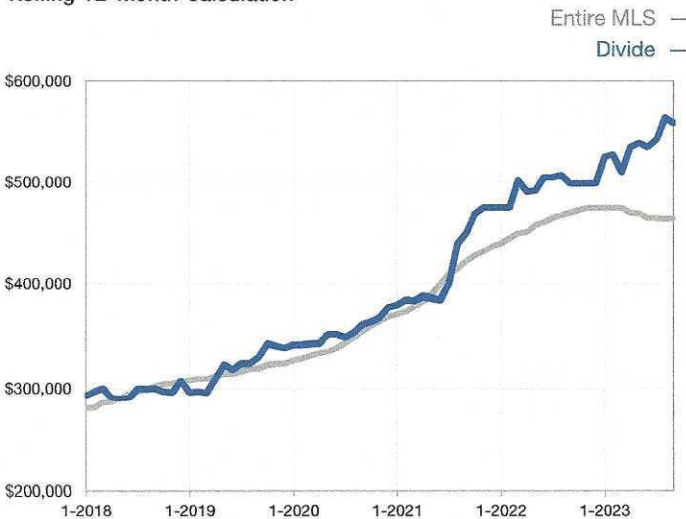
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Townhouse/Condo

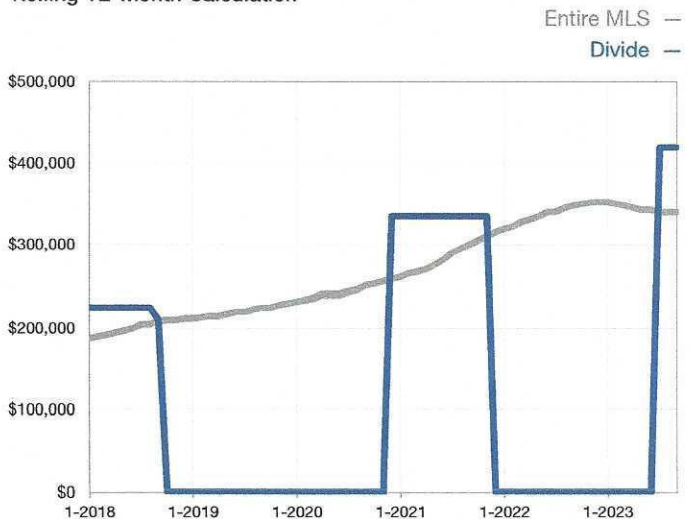
Key Metrics	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
New Listings	0	0	--	0	1	--
Sold Listings	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$420,000	--
Average Sales Price*	\$0	\$0	--	\$0	\$420,000	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	93.3%	--
Days on Market Until Sale	0	0	--	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 September 2023

A Research Tool Provided by the Colorado Association of REALTORS®

Ellicott

El Paso County

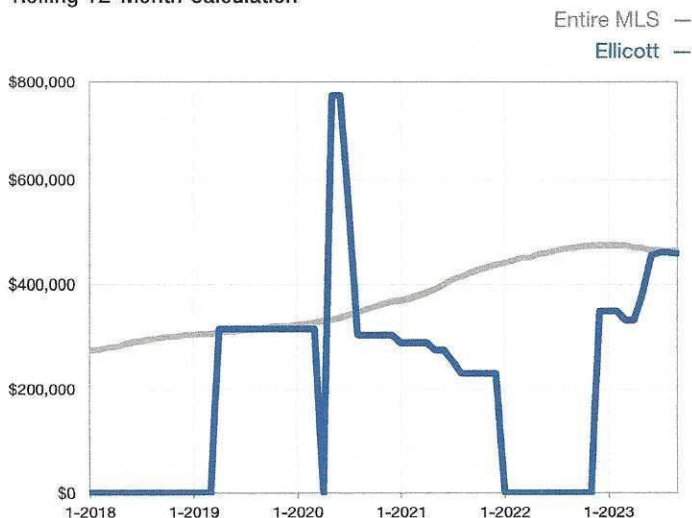
Single Family-Patio Homes	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
New Listings	3	0	- 100.0%	8	8	0.0%
Sold Listings	0	1	--	0	14	--
Median Sales Price*	\$0	\$335,400	--	\$0	\$462,175	--
Average Sales Price*	\$0	\$335,400	--	\$0	\$451,488	--
Percent of List Price Received*	0.0%	100.0%	--	0.0%	101.0%	--
Days on Market Until Sale	0	24	--	0	79	--
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	0.0	1.1	--	--	--	--

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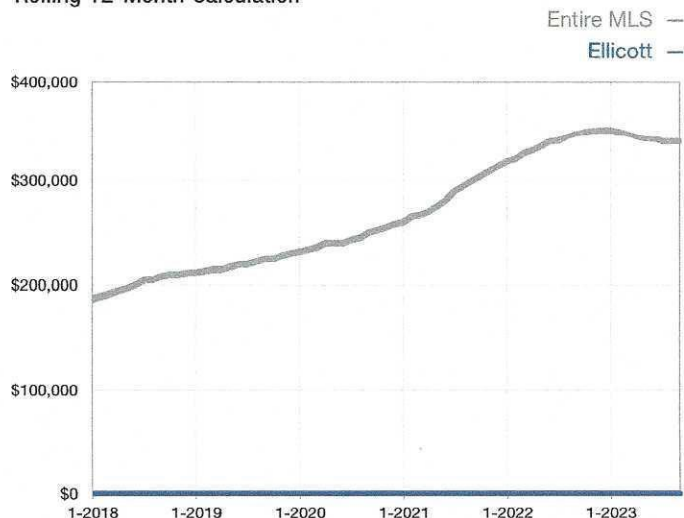
Townhouse/Condo	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List 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 September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



El Paso County

Single Family-Patio Homes

Key Metrics	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
New Listings	1,192	947	- 20.6%	13,444	9,624	- 28.4%
Sold Listings	1,083	832	- 23.2%	10,423	7,757	- 25.6%
Median Sales Price*	\$465,000	\$480,000	+ 3.2%	\$480,000	\$474,990	- 1.0%
Average Sales Price*	\$531,859	\$549,005	+ 3.2%	\$545,288	\$539,861	- 1.0%
Percent of List Price Received*	99.1%	99.2%	+ 0.1%	102.0%	99.5%	- 2.5%
Days on Market Until Sale	24	37	+ 54.2%	13	34	+ 161.5%
Inventory of Homes for Sale	2,430	1,989	- 18.1%	--	--	--
Months Supply of Inventory	2.0	2.4	+ 20.0%	--	--	--

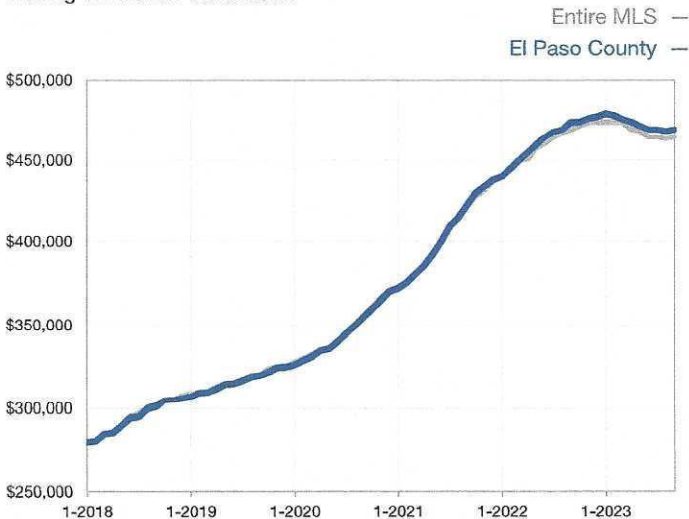
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Townhouse/Condo

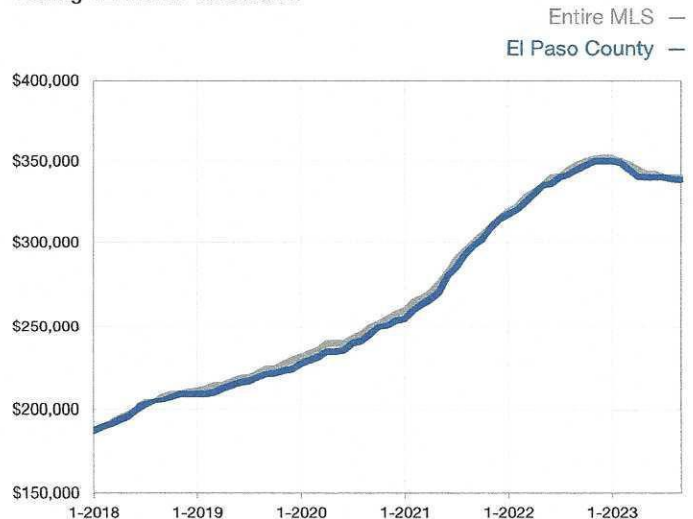
Key Metrics	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
New Listings	186	165	- 11.3%	1,994	1,645	- 17.5%
Sold Listings	227	114	- 49.8%	1,758	1,203	- 31.6%
Median Sales Price*	\$345,000	\$347,750	+ 0.8%	\$354,118	\$340,000	- 4.0%
Average Sales Price*	\$359,324	\$367,025	+ 2.1%	\$362,280	\$359,523	- 0.8%
Percent of List Price Received*	99.8%	99.6%	- 0.2%	101.9%	99.5%	- 2.4%
Days on Market Until Sale	17	28	+ 64.7%	13	30	+ 130.8%
Inventory of Homes for Sale	272	342	+ 25.7%	--	--	--
Months Supply of Inventory	1.4	2.6	+ 85.7%	--	--	--

* 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 September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Falcon / Peyton

El Paso County

Single Family-Patio Homes

Key Metrics	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
New Listings	86	67	- 22.1%	1,113	725	- 34.9%
Sold Listings	78	52	- 33.3%	815	573	- 29.7%
Median Sales Price*	\$489,000	\$552,500	+ 13.0%	\$535,000	\$534,945	- 0.0%
Average Sales Price*	\$535,741	\$595,300	+ 11.1%	\$556,458	\$554,066	- 0.4%
Percent of List Price Received*	99.0%	99.3%	+ 0.3%	101.4%	99.4%	- 2.0%
Days on Market Until Sale	24	46	+ 91.7%	13	39	+ 200.0%
Inventory of Homes for Sale	204	176	- 13.7%	--	--	--
Months Supply of Inventory	2.3	2.7	+ 17.4%	--	--	--

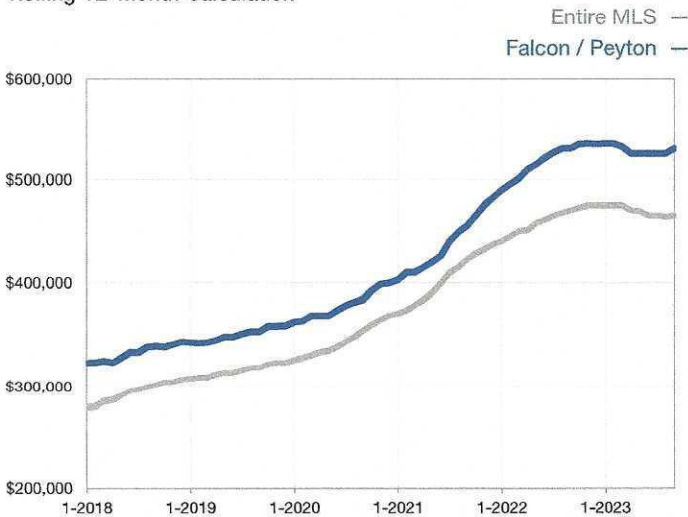
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Townhouse/Condo

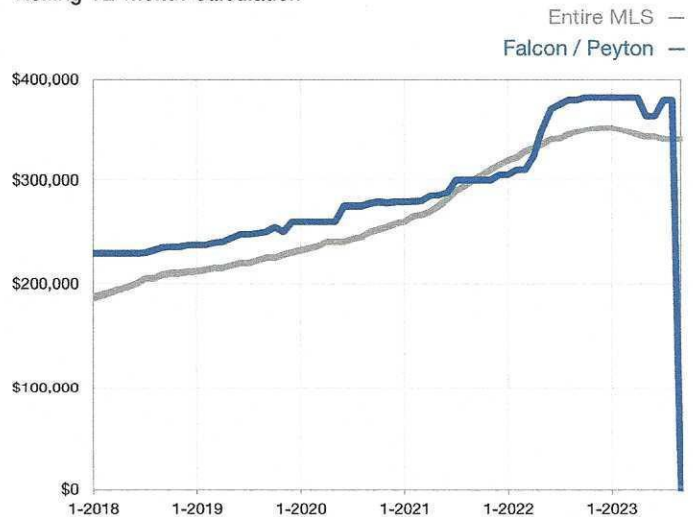
Key Metrics	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
New Listings	0	0	--	6	0	- 100.0%
Sold Listings	1	0	- 100.0%	6	0	- 100.0%
Median Sales Price*	\$380,000	\$0	- 100.0%	\$382,500	\$0	- 100.0%
Average Sales Price*	\$380,000	\$0	- 100.0%	\$379,000	\$0	- 100.0%
Percent of List Price Received*	102.7%	0.0%	- 100.0%	103.5%	0.0%	- 100.0%
Days on Market Until Sale	5	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 September 2023

A Research Tool Provided by the Colorado Association of REALTORS®

Florissant

Teller County

Single Family-Patio Homes

Key Metrics	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
New Listings	24	23	- 4.2%	224	180	- 19.6%
Sold Listings	14	10	- 28.6%	167	118	- 29.3%
Median Sales Price*	\$427,500	\$352,500	- 17.5%	\$455,000	\$470,000	+ 3.3%
Average Sales Price*	\$501,286	\$483,400	- 3.6%	\$492,969	\$509,693	+ 3.4%
Percent of List Price Received*	97.7%	98.2%	+ 0.5%	100.2%	98.4%	- 1.8%
Days on Market Until Sale	57	52	- 8.8%	23	51	+ 121.7%
Inventory of Homes for Sale	57	74	+ 29.8%	--	--	--
Months Supply of Inventory	2.9	5.8	+ 100.0%	--	--	--

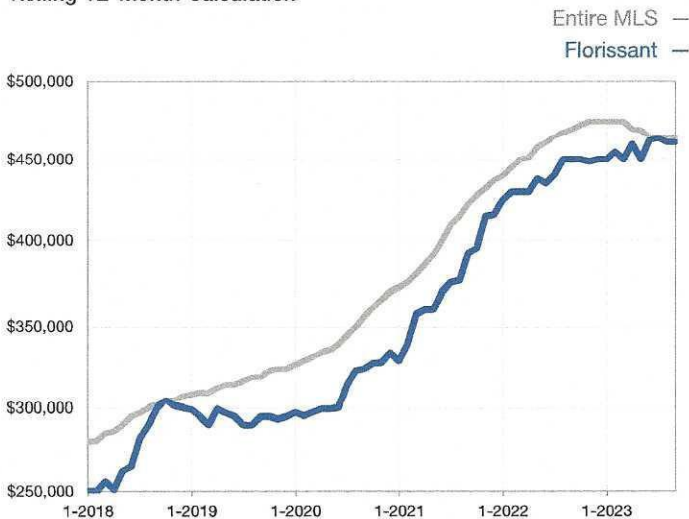
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Townhouse/Condo

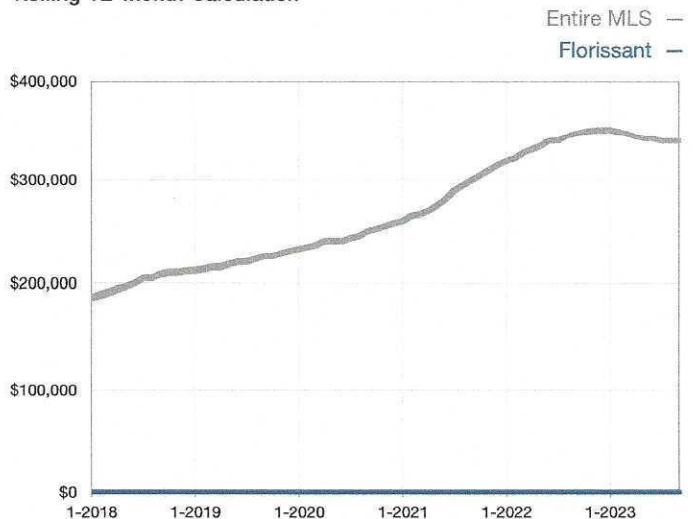
Key Metrics	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Fountain

El Paso County

Single Family-Patio Homes

Key Metrics	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
New Listings	73	47	- 35.6%	740	543	- 26.6%
Sold Listings	65	47	- 27.7%	604	455	- 24.7%
Median Sales Price*	\$408,000	\$399,900	- 2.0%	\$431,500	\$411,500	- 4.6%
Average Sales Price*	\$409,497	\$395,944	- 3.3%	\$430,192	\$413,299	- 3.9%
Percent of List Price Received*	99.6%	99.7%	+ 0.1%	102.3%	100.3%	- 2.0%
Days on Market Until Sale	27	31	+ 14.8%	10	26	+ 160.0%
Inventory of Homes for Sale	122	91	- 25.4%	--	--	--
Months Supply of Inventory	1.8	1.9	+ 5.6%	--	--	--

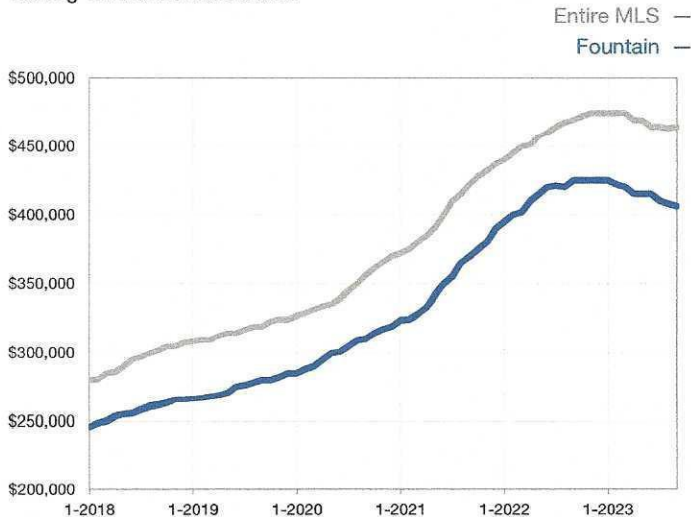
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Townhouse/Condo

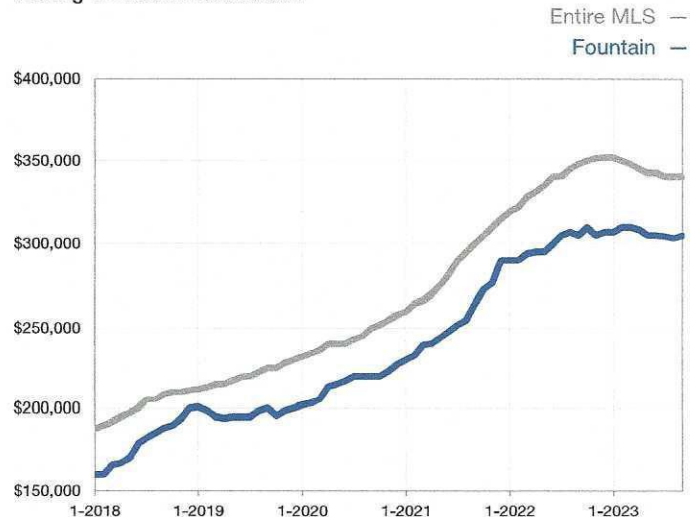
Key Metrics	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
New Listings	6	3	- 50.0%	54	41	- 24.1%
Sold Listings	4	5	+ 25.0%	46	36	- 21.7%
Median Sales Price*	\$282,500	\$325,000	+ 15.0%	\$310,000	\$305,000	- 1.6%
Average Sales Price*	\$287,500	\$304,000	+ 5.7%	\$309,580	\$298,639	- 3.5%
Percent of List Price Received*	100.0%	101.0%	+ 1.0%	102.0%	99.9%	- 2.1%
Days on Market Until Sale	8	12	+ 50.0%	7	13	+ 85.7%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	0.8	1.6	+ 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.

Median Sales Price – Single Family Rolling 12-Month Calculation



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



Local Market Update for September 2023

A Research Tool Provided by the Colorado Association of REALTORS®

Manitou Springs

El Paso County

Single Family-Patio Homes

Key Metrics	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
New Listings	9	11	+ 22.2%	90	78	- 13.3%
Sold Listings	16	9	- 43.8%	71	52	- 26.8%
Median Sales Price*	\$665,500	\$499,000	- 25.0%	\$602,500	\$593,000	- 1.6%
Average Sales Price*	\$696,556	\$555,333	- 20.3%	\$629,508	\$634,341	+ 0.8%
Percent of List Price Received*	97.7%	98.2%	+ 0.5%	100.7%	98.1%	- 2.6%
Days on Market Until Sale	18	45	+ 150.0%	17	43	+ 152.9%
Inventory of Homes for Sale	15	28	+ 86.7%	--	--	--
Months Supply of Inventory	1.8	5.6	+ 211.1%	--	--	--

* 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

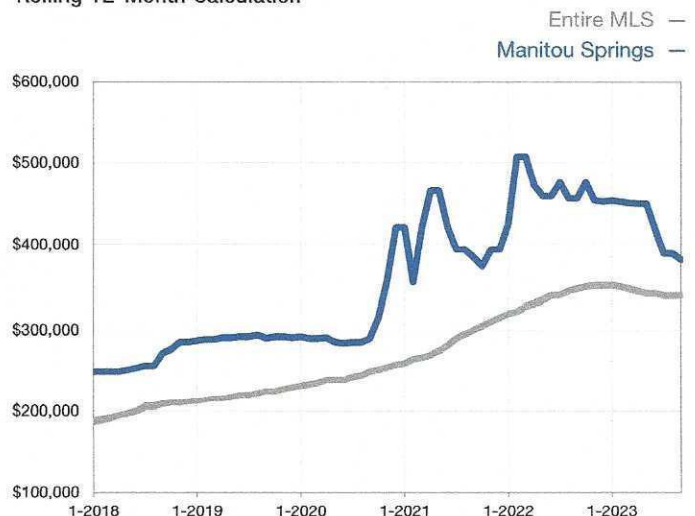
Key Metrics	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
New Listings	1	0	- 100.0%	15	7	- 53.3%
Sold Listings	0	1	--	10	5	- 50.0%
Median Sales Price*	\$0	\$382,000	--	\$451,500	\$382,000	- 15.4%
Average Sales Price*	\$0	\$382,000	--	\$500,880	\$459,480	- 8.3%
Percent of List Price Received*	0.0%	99.2%	--	101.6%	99.8%	- 1.8%
Days on Market Until Sale	0	58	--	24	16	- 33.3%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	3.8	3.0	- 21.1%	--	--	--

* 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 September 2023

A Research Tool Provided by the Colorado Association of REALTORS®

Monument / Palmer Lake / Larkspur

El Paso County

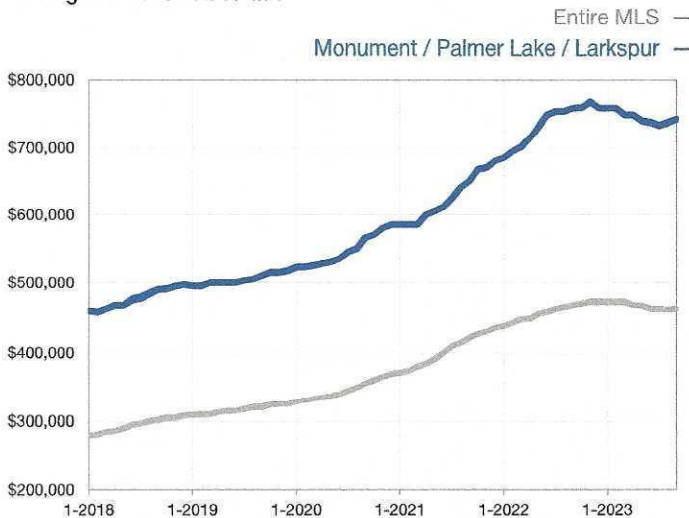
Single Family-Patio Homes	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
New Listings	47	61	+ 29.8%	683	612	- 10.4%
Sold Listings	63	52	- 17.5%	475	452	- 4.8%
Median Sales Price*	\$780,000	\$797,500	+ 2.2%	\$765,000	\$749,950	- 2.0%
Average Sales Price*	\$844,563	\$888,171	+ 5.2%	\$854,876	\$807,518	- 5.5%
Percent of List Price Received*	98.6%	98.2%	- 0.4%	101.3%	99.1%	- 2.2%
Days on Market Until Sale	29	48	+ 65.5%	17	40	+ 135.3%
Inventory of Homes for Sale	162	156	- 3.7%	--	--	--
Months Supply of Inventory	3.0	3.2	+ 6.7%	--	--	--

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

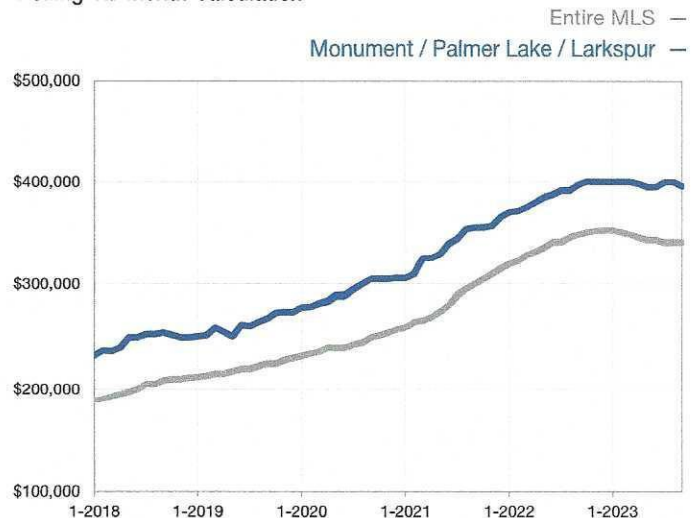
Townhouse/Condo	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
New Listings	11	1	- 90.9%	81	47	- 42.0%
Sold Listings	6	2	- 66.7%	75	41	- 45.3%
Median Sales Price*	\$430,074	\$537,000	+ 24.9%	\$400,000	\$395,000	- 1.3%
Average Sales Price*	\$428,840	\$537,000	+ 25.2%	\$405,427	\$413,098	+ 1.9%
Percent of List Price Received*	100.1%	97.1%	- 3.0%	101.0%	99.1%	- 1.9%
Days on Market Until Sale	1	59	+ 5800.0%	4	30	+ 650.0%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	0.9	0.9	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 September 2023

A Research Tool Provided by the Colorado Association of REALTORS®

Rush / Truckton / Yoder

El Paso County

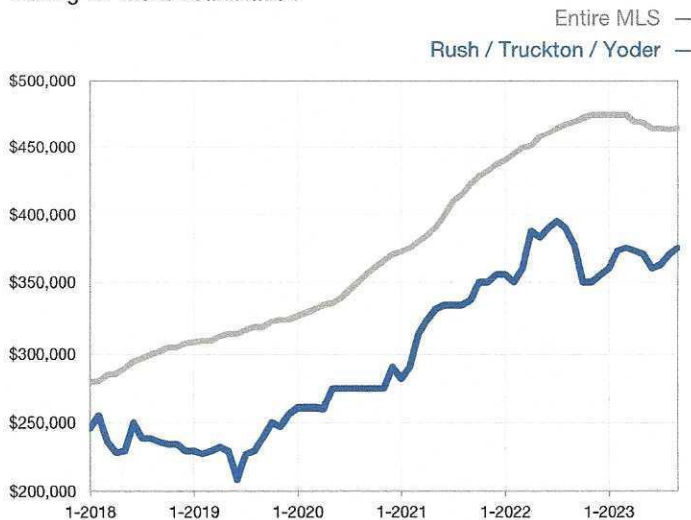
Single Family-Patio Homes	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
New Listings	3	7	+ 133.3%	64	68	+ 6.3%
Sold Listings	4	4	0.0%	46	35	- 23.9%
Median Sales Price*	\$330,499	\$347,500	+ 5.1%	\$375,000	\$384,500	+ 2.5%
Average Sales Price*	\$334,999	\$321,600	- 4.0%	\$383,267	\$379,391	- 1.0%
Percent of List Price Received*	100.5%	99.7%	- 0.8%	99.3%	98.1%	- 1.2%
Days on Market Until Sale	92	74	- 19.6%	44	67	+ 52.3%
Inventory of Homes for Sale	25	28	+ 12.0%	--	--	--
Months Supply of Inventory	4.8	6.6	+ 37.5%	--	--	--

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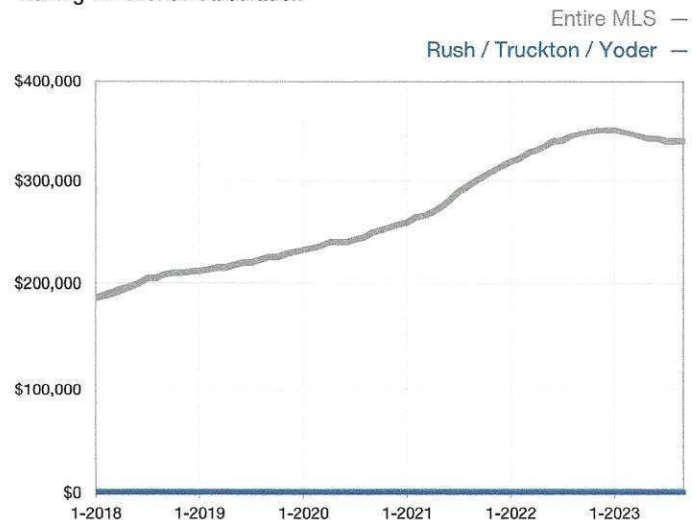
Townhouse/Condo	September			Year to Date		
Key Metrics	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent 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 September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Security-Widefield

El Paso County

Single Family-Patio Homes

Key Metrics	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
New Listings	0	0	--	5	1	- 80.0%
Sold Listings	0	0	--	5	1	- 80.0%
Median Sales Price*	\$0	\$0	--	\$320,000	\$350,000	+ 9.4%
Average Sales Price*	\$0	\$0	--	\$329,100	\$350,000	+ 6.4%
Percent of List Price Received*	0.0%	0.0%	--	99.8%	100.0%	+ 0.2%
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	--	--	--	--

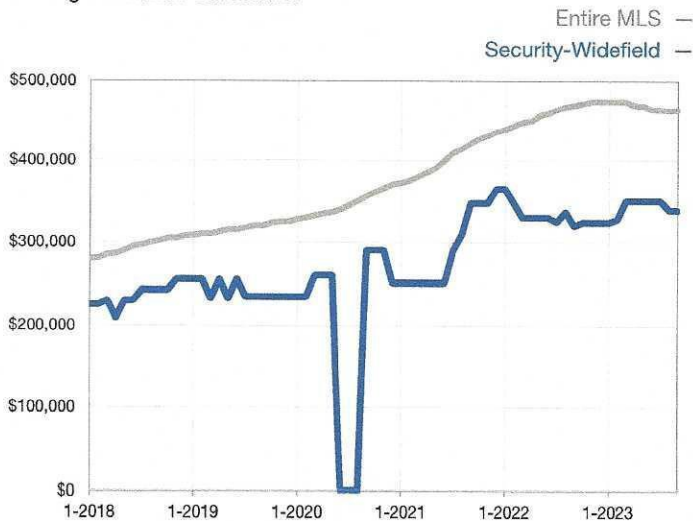
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Townhouse/Condo

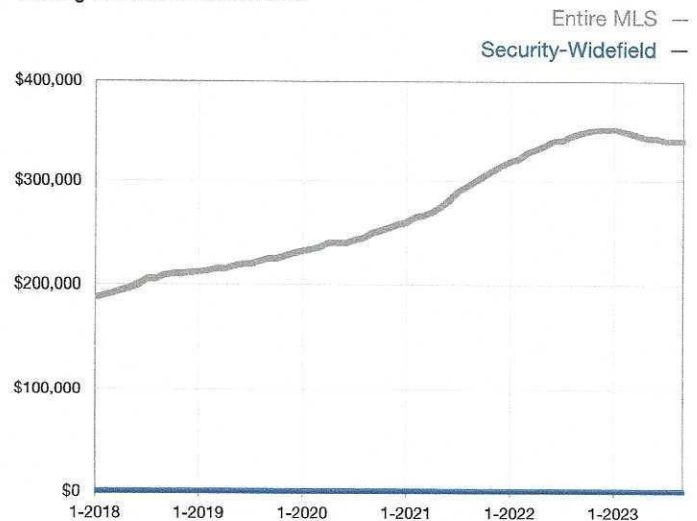
Key Metrics	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 September 2023

A Research Tool Provided by the Colorado Association of REALTORS®

Teller County

Single Family-Patio Homes

Key Metrics	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
New Listings	87	82	- 5.7%	746	664	- 11.0%
Sold Listings	54	47	- 13.0%	544	414	- 23.9%
Median Sales Price*	\$499,500	\$507,500	+ 1.6%	\$500,000	\$520,000	+ 4.0%
Average Sales Price*	\$493,655	\$522,894	+ 5.9%	\$534,229	\$572,591	+ 7.2%
Percent of List Price Received*	98.3%	98.7%	+ 0.4%	100.7%	98.6%	- 2.1%
Days on Market Until Sale	36	44	+ 22.2%	20	46	+ 130.0%
Inventory of Homes for Sale	199	216	+ 8.5%	--	--	--
Months Supply of Inventory	3.1	4.6	+ 48.4%	--	--	--

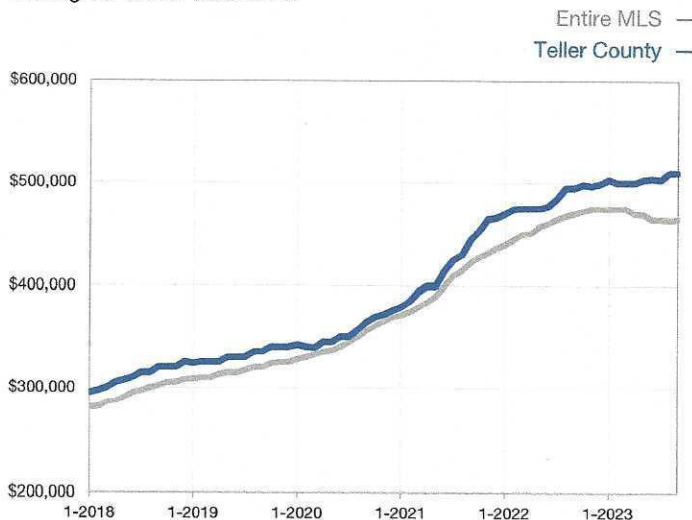
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Townhouse/Condo

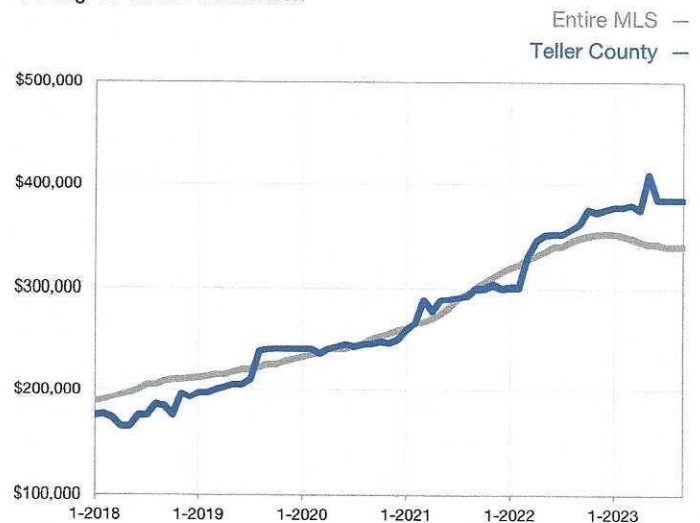
Key Metrics	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
New Listings	2	2	0.0%	41	60	+ 46.3%
Sold Listings	3	7	+ 133.3%	38	33	- 13.2%
Median Sales Price*	\$199,900	\$332,000	+ 66.1%	\$366,500	\$380,000	+ 3.7%
Average Sales Price*	\$241,600	\$318,000	+ 31.6%	\$375,797	\$365,093	- 2.8%
Percent of List Price Received*	101.0%	95.7%	- 5.2%	100.8%	97.6%	- 3.2%
Days on Market Until Sale	12	39	+ 225.0%	36	32	- 11.1%
Inventory of Homes for Sale	9	18	+ 100.0%	--	--	--
Months Supply of Inventory	2.0	5.4	+ 170.0%	--	--	--

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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 September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Victor / Goldfield

Teller County

Single Family-Patio Homes

Key Metrics	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
New Listings	4	3	- 25.0%	15	26	+ 73.3%
Sold Listings	2	4	+ 100.0%	11	14	+ 27.3%
Median Sales Price*	\$182,500	\$275,000	+ 50.7%	\$260,000	\$291,750	+ 12.2%
Average Sales Price*	\$182,500	\$287,500	+ 57.5%	\$420,455	\$372,050	- 11.5%
Percent of List Price Received*	91.3%	99.1%	+ 8.5%	95.6%	98.8%	+ 3.3%
Days on Market Until Sale	23	69	+ 200.0%	44	66	+ 50.0%
Inventory of Homes for Sale	6	11	+ 83.3%	--	--	--
Months Supply of Inventory	2.7	5.2	+ 92.6%	--	--	--

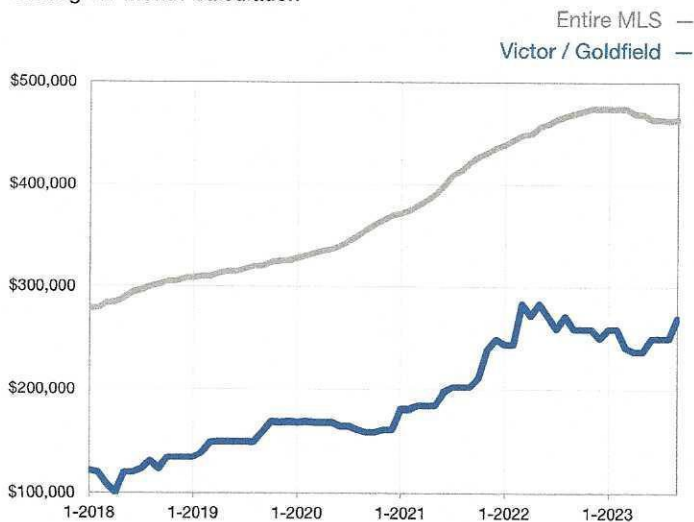
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Townhouse/Condo

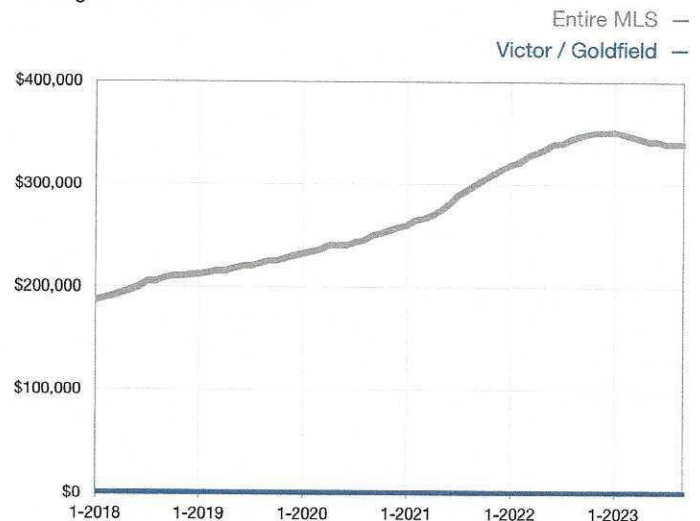
Key Metrics	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 September 2023

A Research Tool Provided by the Colorado Association of REALTORS®



Woodland Park

Teller County

Single Family-Patio Homes

Key Metrics	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
New Listings	27	34	+ 25.9%	328	287	- 12.5%
Sold Listings	26	21	- 19.2%	236	180	- 23.7%
Median Sales Price*	\$560,000	\$540,000	- 3.6%	\$565,000	\$565,000	0.0%
Average Sales Price*	\$576,076	\$635,439	+ 10.3%	\$613,809	\$628,495	+ 2.4%
Percent of List Price Received*	98.4%	99.3%	+ 0.9%	101.6%	98.8%	- 2.8%
Days on Market Until Sale	26	45	+ 73.1%	15	36	+ 140.0%
Inventory of Homes for Sale	75	81	+ 8.0%	--	--	--
Months Supply of Inventory	2.6	4.1	+ 57.7%	--	--	--

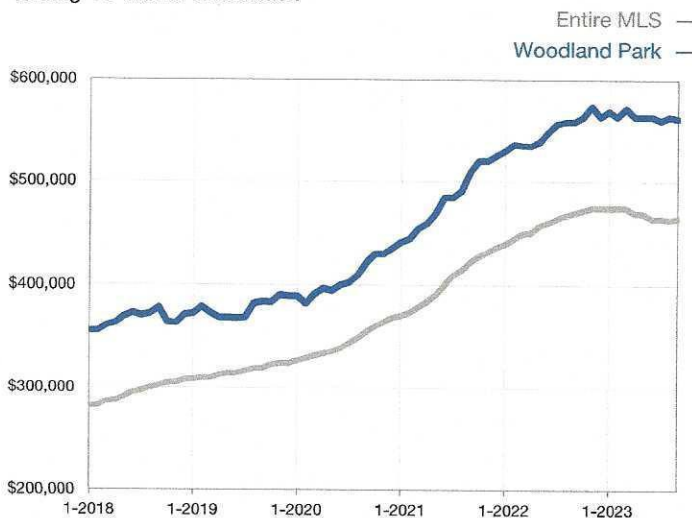
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Townhouse/Condo

Key Metrics	September			Year to Date		
	2022	2023	Percent Change from Previous Year	Thru 09-2022	Thru 09-2023	Percent Change from Previous Year
New Listings	2	2	0.0%	33	51	+ 54.5%
Sold Listings	1	6	+ 500.0%	32	26	- 18.8%
Median Sales Price*	\$355,000	\$356,000	+ 0.3%	\$388,190	\$391,250	+ 0.8%
Average Sales Price*	\$355,000	\$339,333	- 4.4%	\$410,384	\$408,272	- 0.5%
Percent of List Price Received*	102.9%	95.8%	- 6.9%	101.1%	98.3%	- 2.8%
Days on Market Until Sale	17	25	+ 47.1%	38	23	- 39.5%
Inventory of Homes for Sale	7	17	+ 142.9%	--	--	--
Months Supply of Inventory	1.8	6.2	+ 244.4%	--	--	--

* 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

