



LISTING AND SALES SUMMARY February 2024

<u>All Homes</u>						<u>Existing Homes</u>					
MONTHLY SUMMARY											
	Jan 2024	Feb 2024	% +/-	Feb 2023	% +/-	Jan 2024	Feb 2024	% +/-	Feb 2023	% +/-	
SINGLE FAMILY/PATIO HOMES:											
New Listings	963	1,142	18.6	976	17.0	814	992	21.9	870	14.0	
Sales	668	792	18.6	778	1.8	577	695	20.5	712	(2.4)	
Ave. Sales Price	\$522,379	\$511,272	(2.1)	\$500,483	2.2	\$512,667	\$498,967	(2.7)	\$491,140	1.6	
Median Sales Price	\$450,000	\$455,950	1.3	\$440,000	3.6	\$440,000	\$445,000	1.1	\$430,000	3.5	
Total Active	1,749	1,830	4.6	1,443	26.8	1,275	1,359	6.6	1,071	26.9	
Months Supply	2.6	2.3	0.2	1.9	14.9	2.2	2.0	0.3	1.5	(11.3)	
CONDO/TOWNHOMES:											
New Listings	202	187	(7.4)	162	15.4	163	160	(1.8)	145	10.3	
Sales	108	131	21.3	104	26.0	79	101	27.8	92	9.8	
Ave. Sale Price	\$371,929	\$365,720	(1.7)	\$359,350	1.8	\$336,990	\$334,582	(0.7)	\$339,094	(1.3)	
Median Sale Price	\$360,000	\$335,000	(6.9)	\$336,250	(0.4)	\$315,300	\$315,000	(0.1)	\$329,500	(4.4)	
Total Active	333	351	5.4	225	56.0	255	273	7.1	141	93.6	
Months Supply	3.1	2.7	0.3	2.2	2.2	3.2	2.7	0.3	1.5	9.6	
CUMULATIVE YTD SUMMARY											
	Jan-Feb 2024			Jan-Feb 2023		% +/-	Jan-Feb 2024		Jan-Feb 2023		% +/-
SINGLE FAMILY/PATIO HOMES:											
New Listings	2,102			1,935		8.6	1,803		1,721		4.8
Sales	1,460			1,516		(3.7)	1,272		1,347		(5.6)
Ave. Sales Price	\$516,354			\$512,677		0.7	\$505,182		\$498,161		1.4
Volume	\$753,876,840			\$777,218,332		(3.0)	\$642,591,504		\$671,022,867		(4.2)
CONDO/TOWNHOMES:											
New Listings	390			347		12.4	324		280		15.7
Sales	239			194		23.2	180		167		7.8
Ave. Sales Price	\$368,525			\$348,500		5.7	\$335,639		\$328,908		2.0
Volume	\$88,077,475			\$67,609,000		30.3	\$60,415,020		\$54,927,636		10.0

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Monthly Sales Activity February 2024

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Category - Listing	# List Sold	% of List	Total Dollar Volume	% of Dollar	Med Sale Price	Avg Sale Price	Med List Price	SP/LP	Avg DOM	# List Co-op	Co-Op Volume	% of Dollar
SINGLE FAMILY/PATIO	792	80.3	404,927,972	86.5	455,950	511,272	456,480	99.1	53	722	369,925,923	86.4
El Paso County	669	67.8	344,810,366	73.6	457,500	515,411	459,000	99.4	52	612	316,038,867	73.8
Teller County	27	2.7	15,079,745	3.2	535,000	558,509	535,000	97.3	67	26	14,442,745	3.4
Adams	3	0.3	1,786,900	0.4	625,000	595,633	625,000	99.5	118	3	1786900	0.4
Arapahoe	4	0.4	2,777,400	0.6	571,200	694,350	574,950	97.7	22	4	2,777,400	0.6
Boulder	1	0.1	1,325,000	0.3	1,325,000	1,325,000	1,325,000	100.0	110	0	0	0.0
Chaffee	1	0.1	618,000	0.1	618,000	618,000	629,000	98.3	29	1	618,000	0.1
Custer	2	0.2	840,000	0.2	420,000	420,000	439,900	95.5	66	2	840,000	0.2
Denver	1	0.1	475,000	0.1	475,000	475,000	450,000	105.6	2	1	475,000	0.1
Douglas	18	1.8	14,549,999	3.1	709,000	808,333	719,000	97.8	38	18	14,549,999	3.4
Elbert	1	0.1	112,000	0.0	112,000	112,000	140,000	80.0	105	0	0	0.0
Fremont	8	0.8	3,152,000	0.7	410,000	394,000	417,500	95.4	78	6	1957000	0.5
Jefferson	1	0.1	523,700	0.1	523,700	523,700	510,000	102.7	2	0	0	0.0
Lincoln	1	0.1	203,000	0.0	203,000	203,000	225,000	90.2	99	1	203,000	0.0
Otero	2	0.2	325,000	0.1	162,500	162,500	149,499	109.8	60	2	325,000	0.1
Park	4	0.4	2,045,500	0.4	470,000	511,375	497,000	94.0	40	3	1692500	0.4
Pueblo	49	5.0	16,304,362	3.5	335,000	332,742	329,900	98.2	65	43	14,219,512	3.3
CONDO/TOWNHOME	131	13.3	47,909,370	10.2	335,000	365,720	339,900	99.5	56	123	44,728,220	10.4
El Paso County	111	11.3	38,886,623	8.3	330,000	350,329	330,000	99.7	52	106	37,041,473	8.6
Teller County	3	0.3	1,336,000	0.3	499,000	445,333	499,000	98.9	15	0	0	0.0
Arapahoe	1	0.1	235,000	0.1	235,000	235,000	245,000	95.9	29	1	235,000	0.1
Denver	2	0.2	620,000	0.1	310,000	310,000	324,950	95.3	23	2	620000	0.1
Douglas	10	1.0	5,435,847	1.2	563,134	543,584	563,500	99.3	119	10	5,435,847	1.3
Jefferson	1	0.1	327,500	0.1	327,500	327,500	325,000	100.8	22	1	327500	0.1
Pueblo	3	0.3	1,068,400	0.2	364,900	356,133	364,900	98.2	59	3	1,068,400	0.2
INCOME	9	0.9	4,161,000	0.9	464,000	462,333	475,000	93.1	57	9	4,161,000	1.0
VACANT LAND	50	5.1	8,607,131	1.8	87,000	172,142	92,500	92.6	117	35	6,808,231	1.6
El Paso County	22	2.2	3,819,400	0.8	97,500	173,609	100,000	95.3	113	17	3,254,500	0.8
Teller County	10	1.0	590,000	0.1	35,500	59,000	40,000	92.1	130	7	449,000	0.1
Douglas	3	0.3	2,499,231	0.5	280,000	833,077	350,000	77.8	92	2	2,219,231	0.5
Elbert	1	0.1	180,000	0.0	180,000	180,000	184,000	97.8	543	0	0	0.0
Fremont	6	0.6	438,500	0.1	52,500	73,083	53,000	94.6	109	6	438,500	0.1
Park	7	0.7	1,050,000	0.2	131,000	150,000	144,000	90.3	69	3	447,000	0.1
Pueblo	1	0.1	30,000	0.0	30,000	30,000	36,000	83.3	101	0	0	0.0
FARM AND RANCH	0	0.0	0	0.0	0	0	0	0.0	0	0	0	0.0
COMMERCIAL	4	0.4	2,625,000	0.6	542,500	656,250	637,500	79.7	150	4	2,625,000	0.6
BUSINESS OP	0	0.0	0	0.0	0	0	0	0.0	0	0	0	0.0
Total	986	100.0	468,230,473	100.0	437,250	474,878	439,000	98.7	57	893	428,248,374	100.0

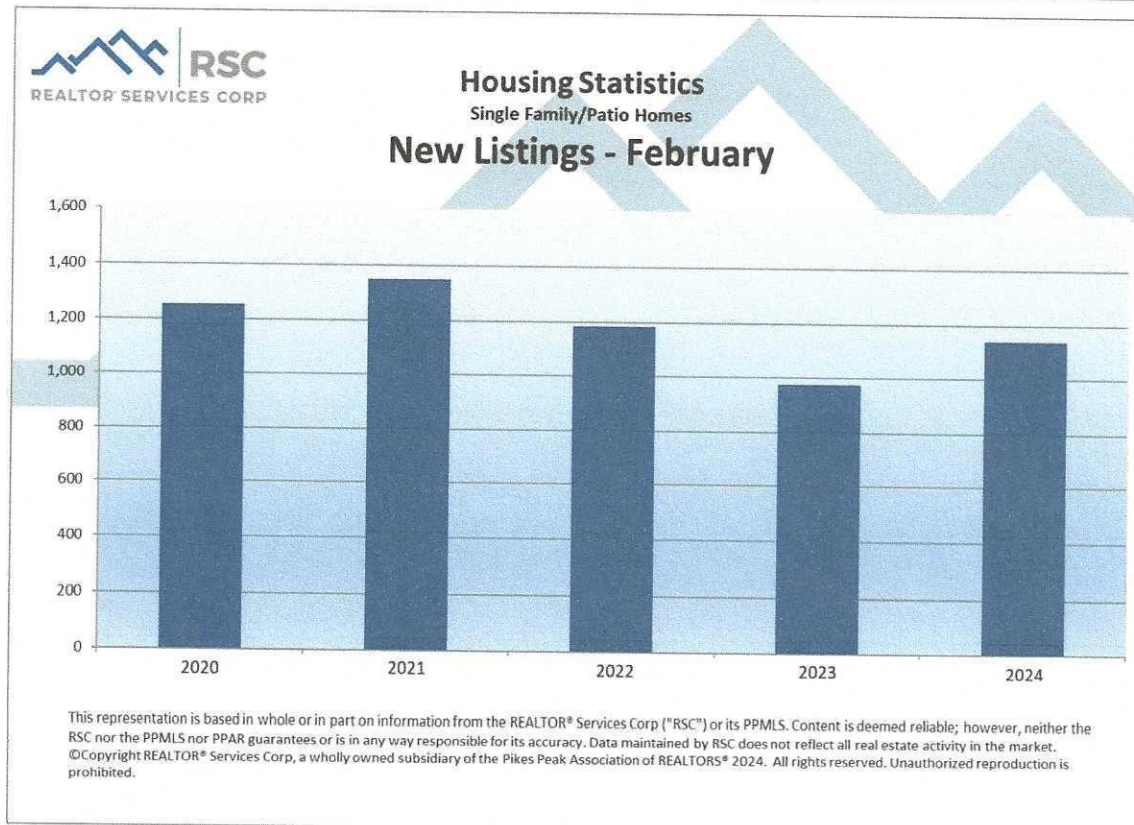
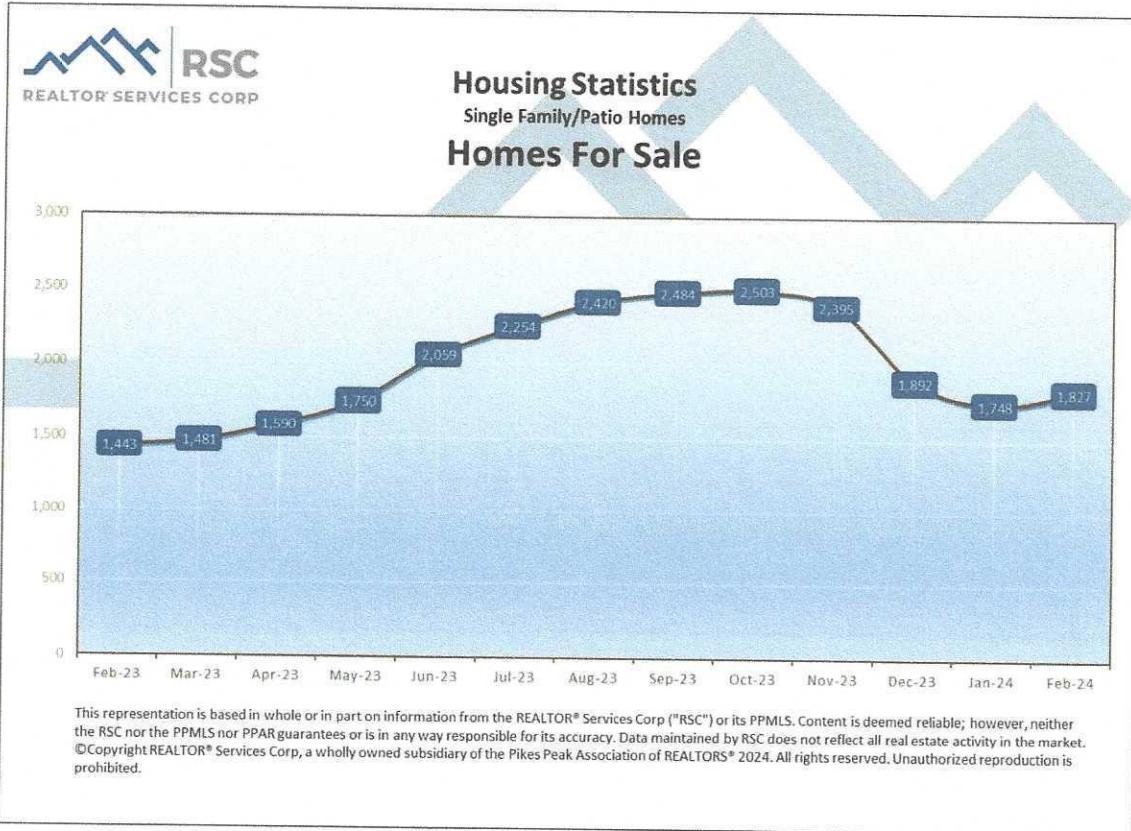
Monthly Listing Activity February 2024

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Category - Listing	# List Active	% of List	Total Dollar Volume	% of Dollar	Med List Price	Avg List Price	# List New	Med Price	Avg Price New List	BOM	PND	EXP	WTH
SINGLE FAMILY/PATIO	1,827	55.9	1,251,661,192	68.3	525,000	685,090	1,141	489,000	597,640	207	688	62	62
El Paso County	1,272	38.9	882,069,768	48.2	550,000	693,451	906	493,180	598,271	161	563	31	34
Teller County	122	3.7	78,390,548	4.3	522,500	642,545	57	475,000	542,270	5	29	5	3
Adams	3	0.1	13,050,000	0.7	545,000	4,350,000	1	505,000	505,000	0	0	0	0
Arapahoe	6	0.2	5,116,000	0.3	874,000	852,666	4	1,086,500	978,250	2	1	0	0
Archuleta	1	0.0	1,650,000	0.1	1,650,000	1,650,000	1	1,650,000	1,650,000	0	0	0	0
Broomfield	0	0.0	0	0.0	0	0	0	0	0	0	1	0	0
Chaffee	8	0.2	7,708,675	0.4	589,500	963,584	5	799,000	1,250,800	0	1	1	0
Conejos	1	0.0	180,000	0.0	180,000	180,000	1	180,000	180,000	0	0	0	0
Costilla	1	0.0	399,999	0.0	399,999	399,999	0	0	0	0	0	0	1
Crowley	4	0.1	478,000	0.0	109,500	119,500	0	0	0	1	0	0	0
Custer	15	0.5	14,560,000	0.8	914,000	970,666	4	1,193,500	1,268,000	1	1	1	4
Denver	6	0.2	5,223,000	0.3	762,000	870,500	1	789,000	789,000	1	1	0	0
Douglas	45	1.4	68,537,351	3.7	1,250,000	1,523,052	31	839,900	1,110,466	3	21	5	5
Elbert	18	0.6	19,392,500	1.1	727,000	1,077,361	10	589,500	610,901	3	8	1	2
Fremont	51	1.6	30,856,050	1.7	499,900	605,020	21	425,000	430,471	5	7	4	3
Huerfano	6	0.2	6,015,000	0.3	385,000	1,002,500	3	395,000	681,666	0	0	1	0
Jefferson	3	0.1	3,024,000	0.2	1,125,000	1,008,000	1	650,000	650,000	0	2	1	0
La Plata	1	0.0	249,000	0.0	249,000	249,000	0	0	0	0	0	0	0
Las Animas	3	0.1	1,530,000	0.1	295,000	510,000	1	295,000	295,000	0	0	0	0
Lincoln	2	0.1	400,000	0.0	200,000	200,000	1	240,000	240,000	0	0	0	0
Moffat	1	0.0	500,000	0.0	500,000	500,000	0	0	0	0	0	0	0
Otero	9	0.3	2,358,900	0.1	265,000	262,100	2	227,500	227,500	0	0	0	0
Park	22	0.7	14,948,900	0.8	490,000	679,495	3	390,000	446,633	0	2	1	0
Pueblo	225	6.9	90,723,501	5.0	375,000	403,215	87	399,500	409,235	25	51	11	10
Summit	1	0.0	3,900,000	0.2	3,900,000	3,900,000	0	0	0	0	0	0	0
Weld	1	0.0	400,000	0.0	400,000	400,000	1	400,000	400,000	0	0	0	0
CONDO/TOWNHOME	352	10.8	133,065,817	7.3	360,000	378,027	187	355,000	383,649	34	108	10	8
El Paso County	306	9.4	115,199,217	6.3	360,000	376,468	166	357,450	381,868	33	96	9	6
Teller County	15	0.5	6,305,800	0.3	449,000	420,386	5	515,000	488,360	0	4	1	0
Arapahoe	4	0.1	1,240,900	0.1	333,500	310,225	2	286,950	286,950	1	0	0	1
Archuleta	1	0.0	225,000	0.0	225,000	225,000	1	225,000	225,000	0	0	0	0
Boulder	1	0.0	869,000	0.0	869,000	869,000	1	869,000	869,000	0	0	0	0
Denver	5	0.2	1,751,000	0.1	309,500	350,200	4	449,250	448,100	0	0	0	0
Douglas	3	0.1	1,820,000	0.1	699,000	606,666	1	396,000	396,000	0	4	0	1
Fremont	3	0.1	817,500	0.0	300,000	272,500	1	198,500	198,500	0	0	0	0
Gunnison	0	0.0	0	0.0	0	0	0	0	0	0	1	0	0
Jefferson	2	0.1	900,400	0.0	450,200	450,200	2	352,500	352,500	0	1	0	0

Category - Listing	# List Active	% of List	Total Dollar Volume	% of Dollar	Med List Price	Avg List Price	# List New	Med Price	Avg Price New List	BOM	PND	EXP	WTH
Pueblo	12	0.4	3,937,000	0.2	350,900	328,083	4	278,950	287,675	0	2	0	0
INCOME	84	2.6	65,354,829	3.6	588,750	778,033	35	529,000	623,321	13	16	6	6
VACANT LAND	861	26.4	232,133,187	12.7	130,000	269,608	157	125,000	226,863	14	39	52	7
El Paso County	344	10.5	151,322,526	8.3	220,000	439,891	59	225,000	328,486	6	21	31	6
Teller County	183	5.6	21,465,380	1.2	46,000	117,297	33	60,000	106,345	2	6	10	0
Adams	1	0.0	1,250,000	0.1	1,250,000	1,250,000	1	1,250,000	1,250,000	0	0	0	0
Chaffee	4	0.1	1,669,000	0.1	387,000	417,250	1	595,000	595,000	0	0	2	0
Clear Creek	1	0.0	249,000	0.0	249,000	249,000	0	0	0	0	0	0	0
Conejos	1	0.0	75,000	0.0	75,000	75,000	1	75,000	75,000	0	0	0	0
Costilla	2	0.1	17,000	0.0	8,500	8,500	2	8,500	8,500	0	0	0	0
Crowley	2	0.1	144,999	0.0	72,499	72,499	1	75,000	75,000	0	0	0	0
Custer	45	1.4	7,023,100	0.4	165,000	156,068	2	87,000	87,000	1	0	1	1
Douglas	34	1.0	14,425,800	0.8	460,000	424,288	9	550,000	494,711	1	5	0	0
Elbert	33	1.0	10,462,400	0.6	225,000	317,042	7	250,000	303,571	0	0	0	0
Fremont	17	0.5	1,924,999	0.1	78,000	113,235	3	78,000	88,300	1	3	0	0
Gunnison	1	0.0	115,000	0.0	115,000	115,000	0	0	0	0	0	0	0
Huerfano	12	0.4	1,947,700	0.1	94,500	162,308	3	69,500	68,166	0	0	0	0
Lake	1	0.0	75,000	0.0	75,000	75,000	1	75,000	75,000	0	0	0	0
Larimer	2	0.1	739,500	0.0	369,750	369,750	0	0	0	0	0	0	0
Las Animas	1	0.0	140,000	0.0	140,000	140,000	1	27,300	27,300	0	0	0	0
Lincoln	5	0.2	1,783,000	0.1	315,000	356,600	2	614,000	614,000	0	0	0	0
Park	60	1.8	6,476,276	0.4	42,450	107,937	11	62,000	64,445	0	2	4	0
Pueblo	110	3.4	10,608,508	0.6	39,500	96,440	20	35,500	72,772	3	2	4	0
Saguache	2	0.1	218,999	0.0	109,499	109,499	0	0	0	0	0	0	0
FARM AND RANCH	13	0.4	17,405,000	1	875,000	1,338,846	1	1,100,000	1,100,000	0	1	1	0
COMMERCIAL	130	4.0	132,272,271	7.2	567,450	1,017,479	12	415,000	521,775	2	5	7	1
BUSINESS OP	0	0.0	0	0	0	0	0	0	0	0	0	0	0
RENTALS	0	0.0	0	0	0	0	0	0	0	0	0	0	0
Total	3,267	100.0	1,831,892,296	100	430,000	560,726	1,533	459,000	533,884	270	857	138	84

February 2024 Charts

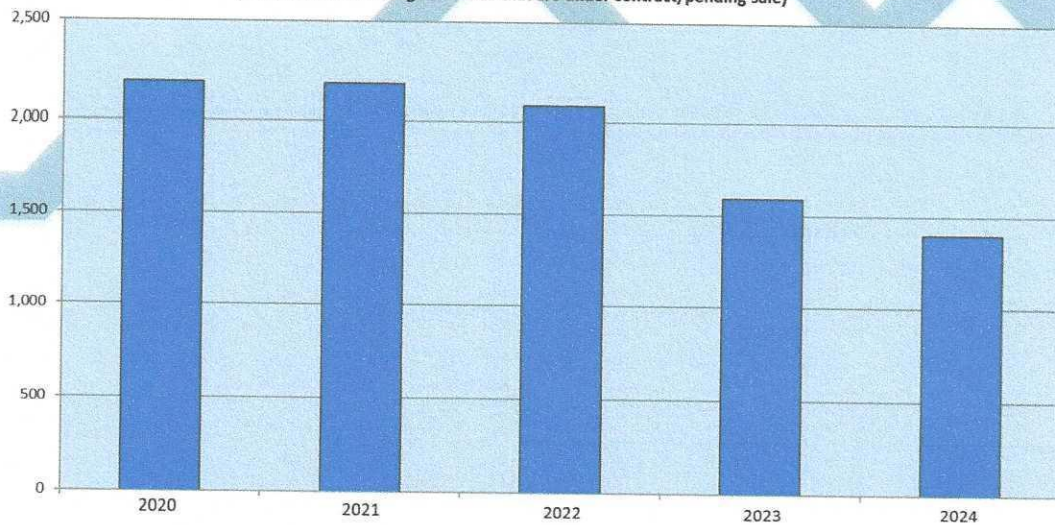


Housing Statistics

Single Family/Patio Homes

Total Under Contract - February

(Total number of listings in PPMLS that are under contract/pending sale)



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Housing Statistics

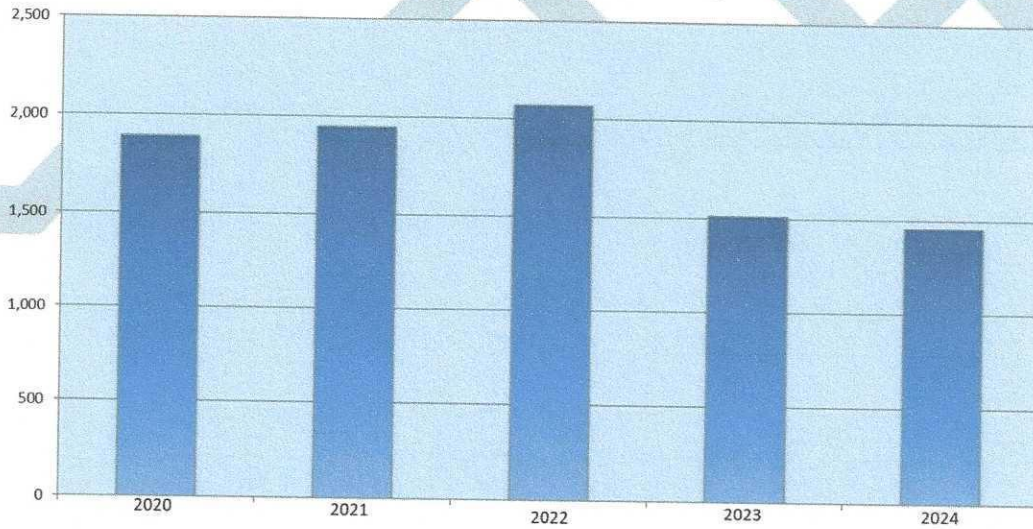
Single Family/Patio Homes

Average Days on Market



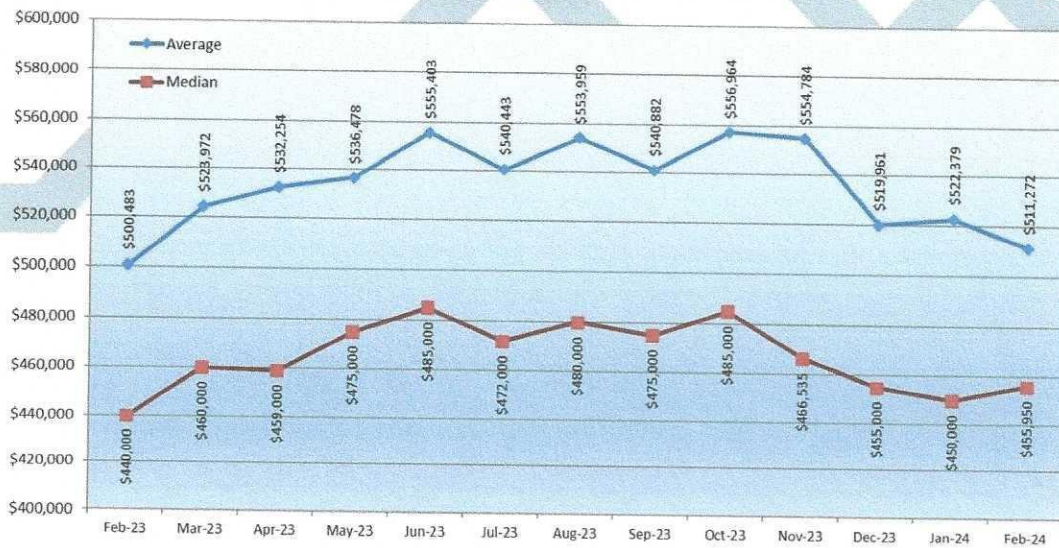
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Housing Statistics Single Family/Patio Homes Total Sales YTD - February



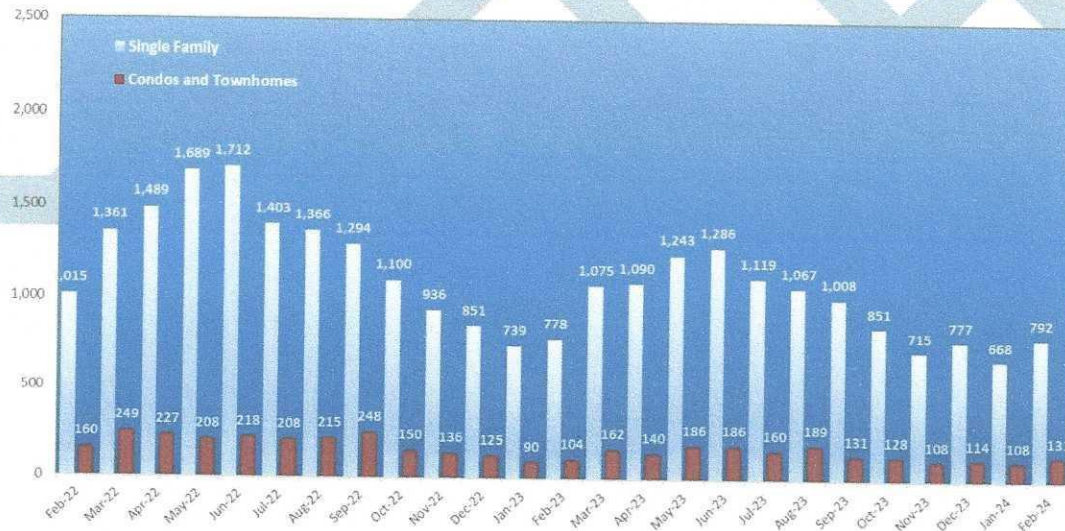
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Housing Statistics Single Family/Patio Homes Average and Median Sales Prices



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Housing Statistics Residential Home Sales



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Active/Sold Listing Analysis February 2024

Active Listings Analysis Current as of 3/1/24

Single Family	0 - 199999	200000 - 299999	300000 - 399999	400000 - 499999	500000 - 599999	600000 - 799999	800000 - 999999	1000000 - 1999999	2000000 - 99999999
El Paso County	5	32	164	336	211	280	95	122	34

Reductions	7	75	95	61	81	17	26	1	
% Reduction	20.00%	21.80%	31.00%	23.20%	21.80%	26.40%	16.80%	19.60%	2.90%
Reduction %	3%	11.90%	2%	2.00%	2.40%	2.10%	1.90%	3.40%	3%

County	3	11	14	29	19	22	12	11	2
ions	0	1	4	6	5	6	3	1	0
Reduction	0.00%	9.00%	21.40%	20.60%	26.30%	27%	25.00%	9%	0%
Reduction %	0.00%	6.80%	5.40%	2.00%	1.40%	2%	2.80%	4%	0%

Counties	40	113	268	436	268	353	126	175	56
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Listing Analysis - (February 2024)

	200000 -	300000 -	400000 -	500000 -	600000 -	800000 -	1000000 -	2000000 -	
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