



LISTING AND SALES SUMMARY May 2023

All Homes						Existing Homes					
MONTHLY SUMMARY											
	Apr 2023	May 2023	% +/-	May 2022	% +/-	Apr 2023	May 2023	% +/-	May 2022	% +/-	
SINGLE FAMILY/PATIO HOMES:											
New Listings	1,495	1,590	6.4	2,200	(27.7)	1,347	1,436	6.6	1,985	(27.7)	
Sales	1,090	1,243	14.0	1,689	(26.4)	959	1,132	18.0	1,477	(23.4)	
Ave. Sales Price	\$532,254	\$536,478	0.8	\$554,013	(3.2)	\$524,461	\$531,320	1.3	\$548,491	(3.1)	
Median Sales Price	\$459,000	\$475,000	3.5	\$487,000	(2.5)	\$445,500	\$465,500	4.5	\$487,500	(4.5)	
Total Active	1,590	1,750	10.1	1,365	28.2	1,255	1,391	10.8	1,026	35.6	
Months Supply	1.5	1.4	0.7	0.8	(1.1)	1.3	1.2	0.6	0.7	(1.5)	
CONDO/TOWNHOMES:											
New Listings	209	242	15.8	251	(3.6)	170	204	20.0	213	(4.2)	
Sales	140	186	32.9	208	(10.6)	122	161	32.0	179	(10.1)	
Ave. Sale Price	\$364,637	\$363,170	(0.4)	\$369,783	(1.8)	\$346,989	\$339,193	(2.2)	\$357,874	(5.2)	
Median Sale Price	\$350,000	\$340,000	(2.9)	\$365,000	(6.8)	\$341,000	\$326,000	(4.4)	\$355,000	(8.2)	
Total Active	241	263	9.1	113	132.7	153	174	13.7	66	163.6	
Months Supply	1.7	1.4	0.3	0.5	(12.6)	1.3	1.1	0.4	0.4	(16.3)	
CUMULATIVE YTD SUMMARY											
	Jan-May 2023			Jan-May 2022		% +/-	Jan-May 2023		Jan-May 2022		% +/-
SINGLE FAMILY/PATIO HOMES:											
New Listings	6,430			8,615		(25.4)	5,788		7,609		(23.9)
Sales	4,924			6,607		(25.5)	4,401		5,900		(25.4)
Ave. Sales Price	\$525,544			\$537,475		(2.2)	\$515,142		\$528,790		(2.6)
Volume	\$2,587,778,656			\$3,551,097,325		(27.1)	\$2,267,139,942		\$3,119,861,000		(27.3)
CONDO/TOWNHOMES:											
New Listings	1,000			1,138		(12.1)	821		966		(15.0)
Sales	682			1,003		(32.0)	598		814		(26.5)
Ave. Sales Price	\$357,649			\$370,292		(3.4)	\$340,113		\$355,097		(4.2)
Volume	\$243,916,618			\$371,402,876		(34.3)	\$203,387,574		\$289,048,958		(29.6)

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Monthly Sales Activity May 2023

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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	1243	81.7	666,843,019	88.7	475,000	536,478	475,000	99.9	31	1139	617,008,482	88.7
El Paso County	1046	68.8	565,840,178	75.3	478,000	540,956	479,900	100.0	28	963	525,150,801	75.5
Teller County	53	3.5	29,348,518	3.9	515,000	553,745	519,000	99.7	32	41	23,565,593	3.4
Adams	1	0.1	550,000	0.1	550,000	550,000	550,000	100.0	0	1	550,000	0.1
Arapahoe	2	0.1	814,900	0.1	407,450	407,450	392,450	104.5	12	2	814,900	0.1
Custer	6	0.4	6,158,500	0.8	720,000	1,026,416	722,500	98.4	182	6	6,158,500	0.9
Denver	4	0.3	2,060,000	0.3	520,000	515,000	509,950	102.4	6	3	1,665,000	0.2
Douglas	24	1.6	21,315,954	2.8	635,750	888,164	647,000	100.7	34	24	21,315,954	3.1
Elbert	5	0.3	3,621,000	0.5	815,000	724,200	835,000	95.2	45	5	3,621,000	0.5
Fremont	11	0.7	4,060,500	0.5	334,000	369,136	330,000	98.9	101	9	2,995,500	0.4
Huerfano	1	0.1	110,000	0.0	110,000	110,000	110,000	100.0	42	0	0	0.0
Jefferson	3	0.2	1,842,000	0.2	600,000	614,000	575,000	106.6	28	3	1,842,000	0.3
Larimer	1	0.1	365,000	0.0	365,000	365,000	350,000	104.3	2	1	365,000	0.1
Las Animas	2	0.1	965,000	0.1	482,500	482,500	510,000	95.2	192	2	965,000	0.1
Park	3	0.2	1,875,000	0.2	565,000	625,000	565,000	98.1	65	3	1,875,000	0.3
Pueblo	79	5.2	26,674,919	3.5	350,000	337,657	350,000	99.1	46	74	24,882,684	3.6
Weld	2	0.1	1,241,550	0.2	620,775	620,775	628,375	98.9	7	2	1,241,550	0.2
CONDO/TOWNHOME	186	12.2	67,549,740	9.0	340,000	363,170	339,950	99.7	32	176	63,691,229	9.2
El Paso County	157	10.3	54,497,059	7.2	330,000	347,115	329,900	99.7	25	149	51,636,548	7.4
Teller County	7	0.5	3,105,680	0.4	499,000	443,668	499,000	98.6	36	5	2,107,680	0.3
Adams	1	0.1	459,950	0.1	459,950	459,950	459,950	100.0	0	1	459,950	0.1
Arapahoe	3	0.2	1,118,000	0.1	357,000	372,666	348,700	103.4	12	3	1,118,000	0.2
Custer	1	0.1	250,000	0.0	250,000	250,000	250,000	100.0	297	1	250,000	0.0
Denver	2	0.1	448,000	0.1	224,000	224,000	220,000	101.9	1	2	448,000	0.1
Douglas	10	0.7	6,001,730	0.8	602,605	600,173	612,665	99.1	141	10	6,001,730	0.9
Fremont	1	0.1	322,321	0.0	322,321	322,321	315,000	102.3	2	1	322,321	0.0
Jefferson	2	0.1	835,000	0.1	417,500	417,500	414,999	100.6	13	2	835,000	0.1
Pueblo	2	0.1	512,000	0.1	256,000	256,000	254,500	100.6	7	2	512,000	0.1
INCOME	9	0.6	5,210,000	0.7	425,000	578,888	430,000	96.5	171	9	5,210,000	0.7
VACANT LAND	78	5.1	10,797,600	1.4	75,000	138,430	79,950	98.4	87	53	8,577,300	1.2
El Paso County	28	1.8	5,808,300	0.8	161,000	207,439	170,000	92.2	99	23	4,975,300	0.7
Teller County	24	1.6	1,889,900	0.3	30,750	78,745	31,250	110.5	59	12	1,107,100	0.2
Chaffee	2	0.1	220,000	0.0	110,000	110,000	119,900	91.7	152	0	0	0.0
Costilla	1	0.1	28,000	0.0	28,000	28,000	30,000	93.3	206	0	0	0.0
Custer	2	0.1	116,400	0.0	58,200	58,200	58,900	98.6	205	1	67,900	0.0
Douglas	1	0.1	800,000	0.1	800,000	800,000	900,000	88.9	378	1	800,000	0.1
Elbert	2	0.1	533,000	0.1	266,500	266,500	313,500	85.5	86	2	533,000	0.1
Fremont	5	0.3	422,000	0.1	45,000	84,400	45,000	98.9	3	5	422,000	0.1
Lincoln	1	0.1	49,000	0.0	49,000	49,000	49,000	100.0	282	0	0	0.0
Park	8	0.5	726,000	0.1	69,500	90,750	77,450	89.9	77	5	467,000	0.1
Pueblo	4	0.3	205,000	0.0	45,000	51,250	45,000	98.9	60	4	205,000	0.0

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
FARM AND RANCH	0	0.0	0	0.0	0	0	0	0.0	0	0	0	0.0
COMMERCIAL	5	0.3	1,321,000	0.2	271,000	264,200	290,000	96.7	282	5	1,321,000	0.2
BUSINESS OP	0	0.0	0	0.0	0	0	0	0.0	0	0	0	0.0
Total	1521	100.0	751,721,359	100.0	449,900	494,228	449,845	99.8	36	1382	695,808,011	100.0



Monthly Listing Activity May 2023

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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	1,750	56.9	1,296,843,371	69	579,900	741,053	1,590	505,000	605,519	281	1,008	73	104
El Paso County	1,227	39.9	919,299,794	48.9	600,000	749,225	1,273	515,000	610,636	215	848	41	75
Teller County	145	4.7	106,667,123	5.7	575,900	735,635	90	527,000	597,153	15	37	3	2
Adams	3	0.1	1,875,000	0.1	600,000	625,000	3	550,000	555,000	0	1	0	0
Arapahoe	4	0.1	2,663,500	0.1	592,000	665,875	10	499,950	612,320	1	3	1	0
Boulder	1	0.0	1,425,000	0.1	1,425,000	1,425,000	1	1,425,000	1,425,000	0	0	0	0
Broomfield	1	0.0	1,050,000	0.1	1,050,000	1,050,000	0	0	0	0	0	0	0
Chaffee	4	0.1	6,510,000	0.3	1,310,000	1,627,500	1	725,000	725,000	0	0	1	0
Clear Creek	1	0.0	1,100,000	0.1	1,100,000	1,100,000	1	1,100,000	1,100,000	0	0	0	1
Costilla	3	0.1	2,160,000	0.1	590,000	720,000	1	235,000	235,000	0	1	0	0
Crowley	3	0.1	699,900	0.0	224,900	233,300	1	175,000	175,000	0	0	1	0
Custer	23	0.7	17,014,499	0.9	549,900	739,760	12	486,750	564,125	3	3	0	0
Denver	6	0.2	9,049,000	0.5	870,000	1,508,166	4	805,000	1,002,500	0	1	0	0
Douglas	31	1.0	49,334,699	2.6	1,299,000	1,591,441	29	815,000	935,694	3	24	4	4
Elbert	32	1.0	36,136,900	1.9	732,450	1,129,278	13	765,000	956,046	0	9	1	4
Fremont	32	1.0	22,019,100	1.2	462,500	688,096	18	437,400	604,677	9	9	1	2
Gilpin	1	0.0	1,200,000	0.1	1,200,000	1,200,000	1	1,200,000	1,200,000	0	0	0	0
Huerfano	5	0.2	1,044,800	0.1	199,900	208,960	1	199,900	199,900	2	0	1	0
Jefferson	5	0.2	6,479,900	0.3	1,150,000	1,295,980	4	745,000	986,250	0	2	5	2
Kit Carson	1	0.0	120,000	0.0	120,000	120,000	0	0	0	1	0	0	0
Larimer	1	0.0	549,000	0.0	549,000	549,000	1	549,000	549,000	0	0	0	0
Las Animas	2	0.1	558,000	0.0	279,000	279,000	1	300,000	300,000	0	0	0	0
Lincoln	8	0.3	2,936,886	0.2	384,500	367,110	4	197,250	198,871	1	2	0	0
Otero	6	0.2	1,122,900	0.1	191,500	187,150	1	265,000	265,000	0	1	0	0
Park	32	1.0	28,844,599	1.5	562,450	901,393	16	537,500	681,493	2	3	1	0
Pueblo	171	5.6	76,417,771	4.1	389,500	446,887	103	369,900	393,088	29	62	13	14
Weld	1	0.0	370,000	0.0	370,000	370,000	1	370,000	370,000	0	1	0	0
Yuma	1	0.0	195,000	0.0	195,000	195,000	0	0	0	0	1	0	0
CONDO/TOWNHOME	263	8.6	118,387,146	6.3	420,000	450,141	242	365,000	384,622	38	157	5	8
El Paso County	217	7.1	94,083,404	5.0	407,529	433,564	206	359,950	367,072	33	135	5	7
Teller County	11	0.4	3,770,700	0.2	344,900	342,790	7	344,900	354,100	0	7	0	0
Adams	0	0.0	0	0.0	0	0	2	429,475	429,475	0	0	0	0
Arapahoe	2	0.1	588,000	0.0	294,000	294,000	2	307,500	307,500	3	2	0	0
Denver	2	0.1	1,776,900	0.1	888,450	888,450	2	415,000	415,000	0	0	0	0
Douglas	21	0.7	13,657,042	0.7	650,000	650,335	12	649,233	634,781	1	8	0	1
Fremont	0	0.0	0	0.0	0	0	1	315,000	315,000	0	1	0	0
Garfield	0	0.0	0	0.0	0	0	1	538,000	538,000	0	0	0	0
Jefferson	3	0.1	2,035,000	0.1	515,000	678,333	5	445,000	549,980	1	3	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
Otero	1	0.0	90,000	0.0	90,000	90,000	0	0	0	0	0	0	0
Pueblo	6	0.2	2,386,100	0.1	379,900	397,683	4	371,950	364,675	0	1	0	0
INCOME	87	2.8	63,923,664	3.4	614,000	734,754	35	499,000	590,436	10	18	10	10
VACANT LAND	835	27.1	229,204,314	12.2	150,000	274,496	197	115,000	260,514	21	58	37	15
El Paso County	347	11.3	146,904,361	7.8	225,000	423,355	74	219,950	430,179	9	20	25	7
Teller County	177	5.8	21,126,750	1.1	63,000	119,360	60	54,500	85,830	5	19	4	1
Arapahoe	1	0.0	449,000	0.0	449,000	449,000	1	449,000	449,000	0	1	0	0
Archuleta	1	0.0	365,000	0.0	365,000	365,000	0	0	0	0	0	0	0
Chaffee	0	0.0	0	0.0	0	0	0	0	0	0	3	0	0
Clear Creek	1	0.0	249,000	0.0	249,000	249,000	0	0	0	0	0	0	0
Costilla	3	0.1	169,895	0.0	59,995	56,631	0	0	0	0	0	0	0
Crowley	1	0.0	99,000	0.0	99,000	99,000	0	0	0	0	0	0	0
Custer	50	1.6	7,390,200	0.4	175,000	147,804	7	60,000	119,271	0	0	0	3
Douglas	35	1.1	20,743,880	1.1	199,900	592,682	12	116,950	642,590	1	4	0	3
Elbert	26	0.8	5,632,800	0.3	180,000	216,646	3	115,000	326,666	0	0	0	0
Fremont	34	1.1	10,561,438	0.6	96,200	310,630	12	47,450	143,066	2	2	0	0
Grand	1	0.0	180,000	0.0	180,000	180,000	0	0	0	0	0	0	0
Huerfano	3	0.1	1,150,000	0.1	120,000	383,333	1	120,000	120,000	0	0	1	0
Jefferson	1	0.0	169,895	0.0	169,895	169,895	0	0	0	0	0	0	0
Kit Carson	1	0.0	33,500	0.0	33,500	33,500	0	0	0	0	0	0	0
La Plata	1	0.0	144,995	0.0	144,995	144,995	0	0	0	0	0	0	0
Larimer	1	0.0	250,000	0.0	250,000	250,000	0	0	0	0	0	0	0
Las Animas	1	0.0	140,000	0.0	140,000	140,000	0	0	0	0	0	0	0
Lincoln	1	0.0	90,000	0.0	90,000	90,000	0	0	0	1	0	0	0
Park	52	1.7	6,916,199	0.4	77,450	133,003	15	50,000	133,273	1	5	1	1
Pueblo	94	3.1	5,654,396	0.3	38,950	60,153	12	42,500	43,950	2	4	6	0
Saguache	2	0.1	289,000	0.0	144,500	144,500	0	0	0	0	0	0	0
Summit	1	0.0	495,000	0.0	495,000	495,000	0	0	0	0	0	0	0
FARM AND RANCH	15	0.5	33,199,400	1.8	1,500,000	2,213,293	3	575,000	533,333	0	0	0	0
COMMERCIAL	123	4.0	137,887,434	7.3	745,000	1,121,036	23	479,000	639,574	5	2	5	0
BUSINESS OP	3	0.1	795,000	0	230,000	265,000	2	365,000	365,000	0	1	0	1
RENTALS	0	0.0	0	0	0	0	0	0	0	0	0	0	0
Total	3,076	100.0	1,880,240,329	100	475,000	611,261	2,092	470,195	547,266	355	1,244	130	138



Active/Sold Listing Analysis May 2023

Active Listings Analysis Current as of 6/1/23

Single Family	0 - 199999	200000 - 299999	300000 - 399999	400000 - 499999	500000 - 599999	600000 - 799999	800000 - 999999	1000000 - 1999999	2000000 - 99999999
El Paso County	4	13	98	256	241	295	154	132	37
Reductions	3	5	40	105	130	124	69	39	10
% With Reduction	50.00%	38.40%	26.50%	29.60%	37.70%	33.50%	31.80%	26.50%	24.30%
Avg Reduction %	6%	7.90%	2%	2.80%	-3.70%	2.60%	3.60%	5.90%	5%
Teller County	8	12	17	17	25	25	19	18	6
Reductions	3	4	3	5	8	11	4	3	0
% With Reduction	25.00%	33.30%	17.60%	23.50%	28.00%	36%	15.70%	17%	0%
Avg Reduction %	7.20%	7.70%	3.10%	2.60%	2.80%	3%	2.30%	6%	0%
All Counties	46	73	186	334	298	369	194	190	67

Sold Listing Analysis - (May 2023)

Single Family	0 - 199999	200000 - 299999	300000 - 399999	400000 - 499999	500000 - 599999	600000 - 799999	800000 - 999999	1000000 - 1999999	2000000 - 99999999
El Paso County	3	31	190	344	195	184	56	41	2
Teller County	3	4	7	10	11	12	2	4	0
All Counties	21	57	234	376	221	211	68	51	4

Sold Listing Analysis - (April 2023)

Single Family	0 - 199999	200000 - 299999	300000 - 399999	400000 - 499999	500000 - 599999	600000 - 799999	800000 - 999999	1000000 - 1999999	2000000 - 99999999
El Paso County	3	28	191	312	150	143	42	28	4
Teller County	1	4	6	17	5	7	2	2	0
All Counties	18	54	237	352	167	162	51	42	7

Sold Listing Analysis - May 2022)

Single Family	0 - 199999	200000 - 299999	300000 - 399999	400000 - 499999	500000 - 599999	600000 - 799999	800000 - 999999	1000000 - 1999999	2000000 - 99999999
El Paso County	3	22	178	541	275	263	93	48	3
Teller County	3	4	8	22	10	15	6	2	0
All Counties	28	51	220	598	299	314	109	58	9

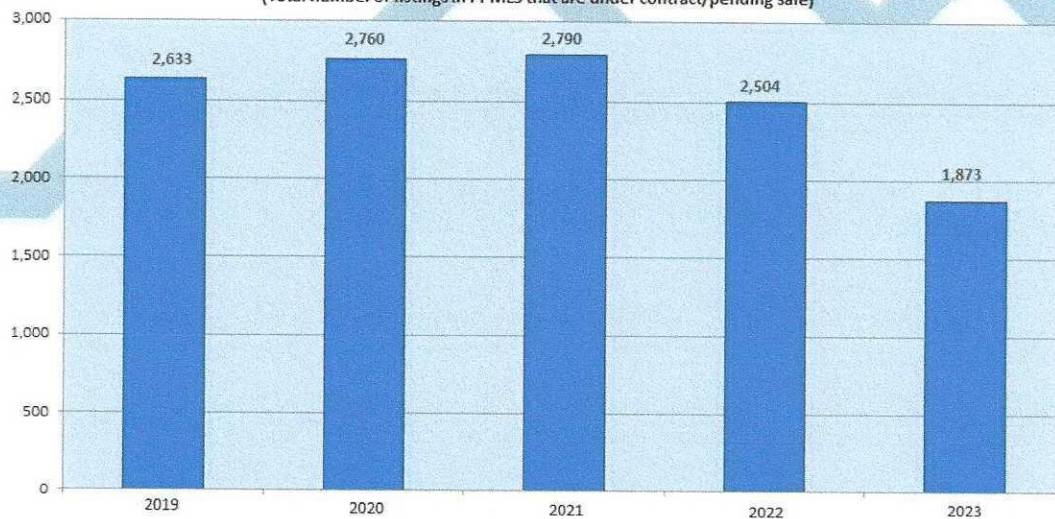
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May 2023 Charts



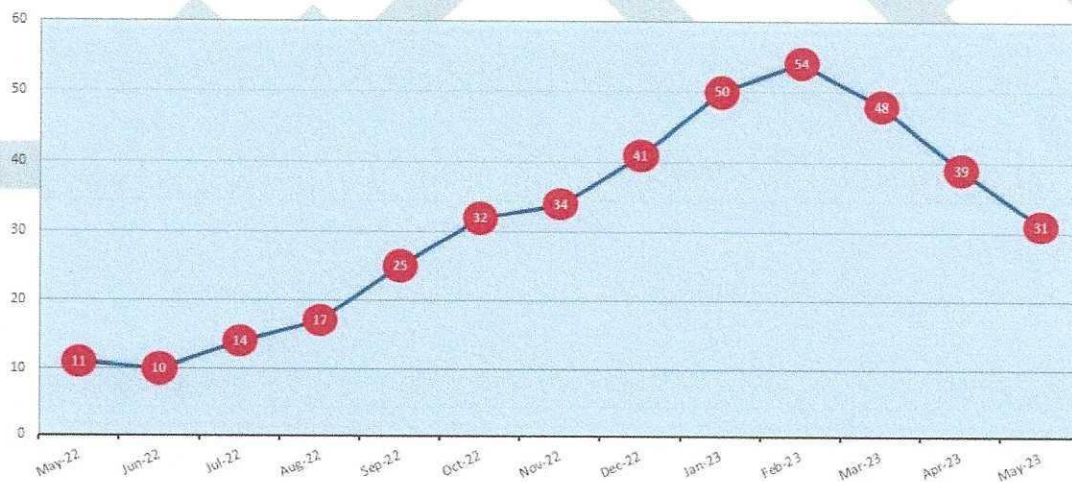
Housing Statistics Single Family/Patio Homes Total Under Contract - May

(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

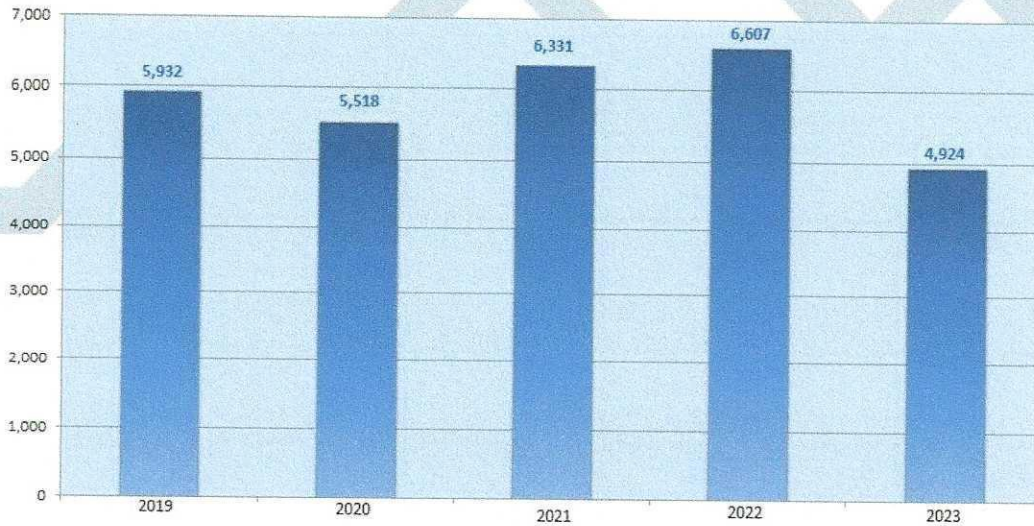


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Housing Statistics

Single Family/Patio Homes

Total Sales YTD - May

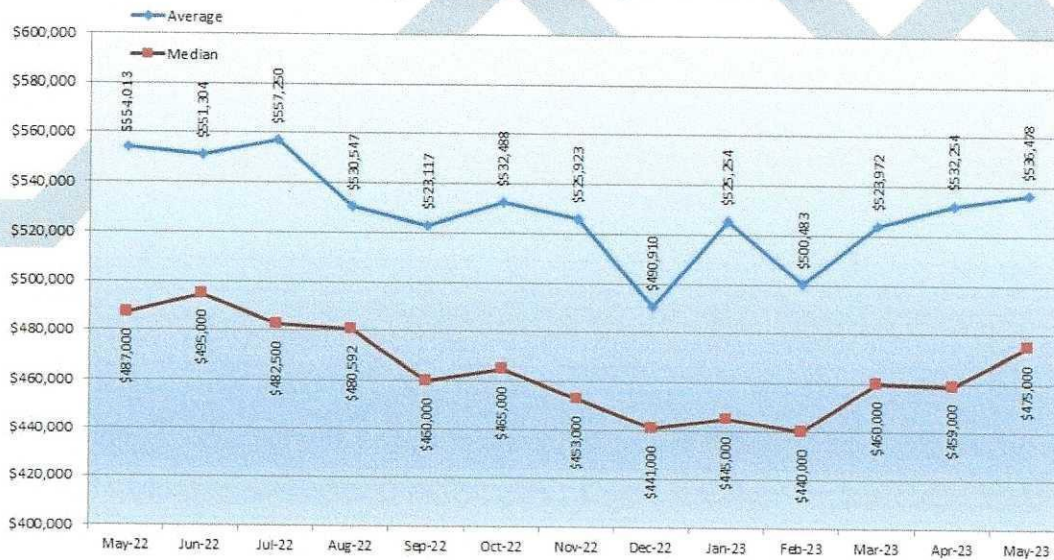


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Housing Statistics

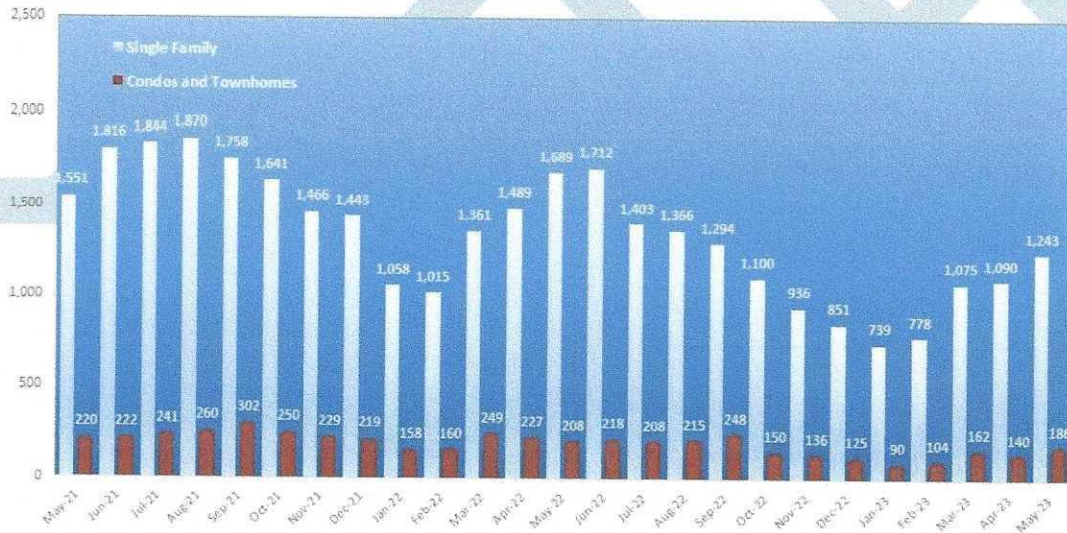
Single Family/Patio Homes

Average and Median Sales Prices



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Housing Statistics Residential Home Sales



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