



LISTING AND SALES SUMMARY

May 2025

<u>All Homes</u>						<u>Existing Homes</u>					
MONTHLY SUMMARY											
	Apr 2025	May 2025	% +/-	May 2024	% +/-	Apr 2025	May 2025	% +/-	May 2024	% +/-	
SINGLE FAMILY/PATIO HOMES:											
New Listings	1,923	2,048	6.5	1,848	10.8	1,707	1,861	9.0	1,675	11.1	
Sales	1,106	1,166	5.4	1,142	2.1	951	1,023	7.6	1,021	0.2	
Ave. Sales Price	\$570,072	\$566,304	(0.7)	\$557,050	1.7	\$556,727	\$558,164	0.3	\$548,019	1.9	
Median Sales Price	\$490,000	\$490,000	0.0	\$499,000	(1.8)	\$475,000	\$485,000	2.1	\$475,000	2.1	
Total Active	3,117	3,671	17.8	2,645	38.8	2,584	3,120	20.7	2,176	43.4	
* Months Supply	2.8	3.1		2.3		2.7	3.0		2.1		
CONDO/TOWNHOMES:											
New Listings	285	272	(4.6)	302	(9.9)	263	235	(10.6)	271	(13.3)	
Sales	153	166	8.5	183	(9.3)	134	141	5.2	166	(15.1)	
Ave. Sale Price	\$351,813	\$364,586	3.6	\$370,732	(1.7)	\$340,864	\$348,235	2.2	\$365,094	(4.6)	
Median Sale Price	\$350,000	\$341,000	(2.6)	\$340,000	0.3	\$324,000	\$320,000	(1.2)	\$331,750	(3.5)	
Total Active	596	629	5.5	492	27.8	540	563	4.3	421	33.7	
* Months Supply	3.9	3.8		2.7		4.0	4.0		2.5		
CUMULATIVE YTD SUMMARY											
	Jan-May 2025			Jan-May 2024		% +/-	Jan-May 2025		Jan-May 2024		% +/-
SINGLE FAMILY/PATIO HOMES:											
New Listings	8,045			6,946		15.8	7,129		6,182		15.3
Sales	4,757			4,499		5.7	4,110		3,937		4.4
Ave. Sales Price	\$560,340			\$539,347		3.9	\$552,756		\$527,729		4.7
Volume	\$2,665,537,380			\$2,426,522,153		9.9	\$2,271,827,160		\$2,077,669,073		9.3
CONDO/TOWNHOMES:											
New Listings	1,210			1,191		1.6	1,087		1,039		4.6
Sales	645			719		(10.3)	557		587		(5.1)
Ave. Sales Price	\$362,329			\$368,157		(1.6)	\$350,089		\$347,442		0.8
Volume	\$233,702,205			\$264,704,883		(11.7)	\$194,999,573		\$203,948,454		(4.4)
* Beginning 2025, calculating differences between Months Supply will not be done.											

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Monthly Sales Activity May 2025

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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
SINGLE FAMILY/PATIO	1,166	82.8	660,311,583	89.2	490,000	566,304	490,000	99.3	41.0
El Paso County	958	68.0	557,193,282	75.3	502,000	581,621	502,450	99.5	38.0
Teller County	55	3.9	31,014,326	4.2	470,000	563,896	485,000	98.3	65.0
Adams	2	0.1	1,061,500	0.1	530,750	530,750	532,000	99.7	29.0
Arapahoe	4	0.3	2,435,000	0.3	602,500	608,750	600,000	98.8	22.0
Custer	2	0.1	1,115,000	0.2	557,500	557,500	554,500	100.8	15.0
Denver	2	0.1	3,190,000	0.4	1,595,000	1,595,000	1,589,950	101.3	16.0
Douglas	21	1.5	16,677,100	2.3	762,000	794,147	760,000	98.8	36.0
Elbert	7	0.5	5,611,750	0.8	800,000	801,678	800,000	98.9	60.0
Fremont	15	1.1	6,244,521	0.8	400,000	416,301	412,000	96.3	60.0
Huerfano	1	0.1	357,000	0.0	357,000	357,000	360,000	99.2	52.0
Jefferson	3	0.2	2,260,000	0.3	760,000	753,333	765,000	99.8	15.0
Park	8	0.6	4,269,660	0.6	440,500	533,707	449,944	98.5	88.0
Pueblo	86	6.1	27,844,944	3.8	327,500	323,778	327,450	98.6	55.0
Weld	2	0.1	1,037,500	0.1	518,750	518,750	515,450	100.6	61.0
CONDO/TOWNHOME	166	11.8	60,521,309	8.2	341,000	364,586	345,000	99.3	54.0
El Paso County	148	10.5	53,257,009	7.2	340,000	359,844	339,950	99.2	54.0
Teller County	8	0.6	3,240,400	0.4	417,950	405,050	419,450	100.9	68.0
Arapahoe	2	0.1	675,000	0.1	337,500	337,500	332,500	100.0	21.0
Chaffee	1	0.1	614,000	0.1	614,000	614,000	600,000	102.3	161.0
Douglas	2	0.1	1,039,900	0.1	519,950	519,950	517,450	100.5	49.0
Jefferson	1	0.1	640,000	0.1	640,000	640,000	650,000	98.5	23.0
Larimer	1	0.1	400,000	0.1	400,000	400,000	400,000	100.0	0.0
Pueblo	3	0.2	655,000	0.1	215,000	218,333	215,000	98.9	7.0
INCOME	13	0.9	7,001,800	0.9	540,000	538,600	475,000	99.8	45.0
VACANT LAND	59	4.2	10,657,900	1.4	130,000	180,642	139,000	92.9	92.0
El Paso County	30	2.1	6,938,500	0.9	220,000	231,283	234,950	93.9	123.0
Teller County	13	0.9	1,634,500	0.2	45,000	125,730	52,000	90.6	69.0
Custer	1	0.1	43,500	0.0	43,500	43,500	47,500	91.6	22.0
Elbert	1	0.1	455,000	0.1	455,000	455,000	400,000	113.8	7.0
Fremont	1	0.1	240,000	0.0	240,000	240,000	249,000	96.4	31.0
Huerfano	1	0.1	10,000	0.0	10,000	10,000	10,000	100.0	327.0
Park	3	0.2	814,000	0.1	44,000	271,333	49,000	88.9	41.0
Pueblo	9	0.6	522,400	0.1	30,000	58,044	35,000	91.2	41.0
FARM AND RANCH	0	0.0	0	0.0	0	0	0	0.0	0.0
COMMERCIAL	4	0.3	1,396,500	0.2	415,750	349,125	449,450	91.4	33.0
BUSINESS OP	0	0.0	0	0.0	0	0	0	0.0	0.0
Total	1,408	100.0	739,889,092	100.0	465,000	525,489	467,000	99.0	45

Monthly Listing Activity May 2025

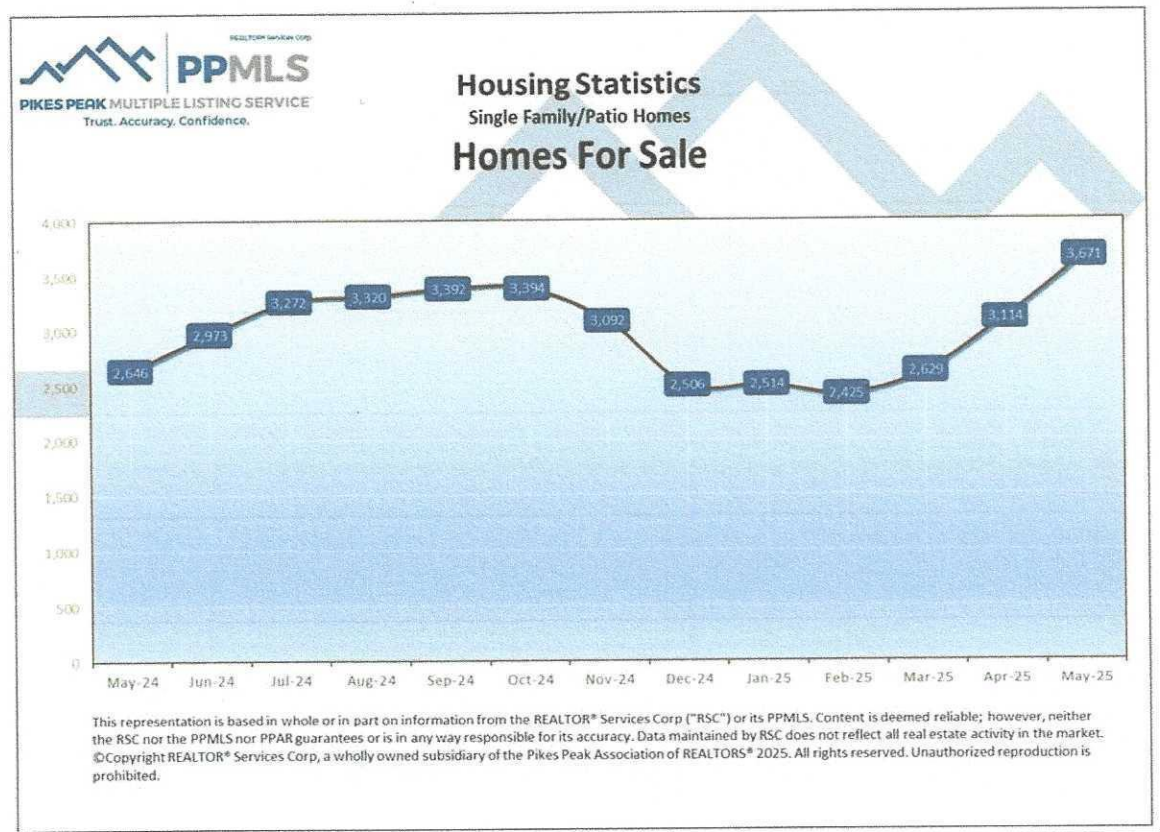
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Category - Listing	# List Active	% of List	Total Dollar Volume	% of Dollar	Med List Price	Avg List Price	# List New	Med Price	Avg Price New List	BOM	PND	EXP	WTH
SINGLE FAMILY/PATIO	3,671	62.9	2,452,819,443	0	548,000	668,161	2,048	524,945	623,199	342	836	100	63
El Paso County	2,626	45.0	1,767,830,819	0.0	553,949	673,202	1,612	525,000	619,274	269	692	61	46
Teller County	309	5.3	207,829,847	0.0	560,000	672,588	137	545,000	607,369	16	34	8	3
Adams	5	0.1	2,945,000	0.0	570,000	589,000	1	600,000	600,000	2	1	1	0
Alamosa	2	0.0	728,000	0.0	364,000	364,000	0	0	0	0	0	0	0
Arapahoe	17	0.3	12,127,599	0.0	650,000	713,388	15	565,000	558,313	1	5	1	1
Bent	1	0.0	300,000	0.0	300,000	300,000	0	0	0	0	0	0	0
Boulder	1	0.0	625,000	0.0	625,000	625,000	0	0	0	0	0	0	0
Broomfield	1	0.0	555,000	0.0	555,000	555,000	1	555,000	555,000	0	0	0	0
Chaffee	8	0.1	8,476,800	0.0	839,950	1,059,600	2	1,612,000	1,612,000	0	0	0	0
Cheyenne	2	0.0	427,750	0.0	213,875	213,875	0	0	0	0	0	0	0
Conejos	1	0.0	445,000	0.0	445,000	445,000	0	0	0	0	0	0	0
Costilla	1	0.0	475,000	0.0	475,000	475,000	0	0	0	0	0	0	0
Crowley	2	0.0	465,000	0.0	232,500	232,500	0	0	0	0	0	0	0
Custer	27	0.5	19,904,060	0.0	669,900	737,187	11	539,900	693,941	2	0	1	0
Denver	11	0.2	8,452,899	0.0	598,999	768,445	8	792,500	1,110,000	0	0	1	0
Douglas	103	1.8	116,313,003	0.0	915,000	1,129,252	53	864,900	1,077,649	5	20	3	3
Elbert	47	0.8	37,606,173	0.0	742,900	800,131	15	655,000	737,698	2	11	2	0
Fremont	69	1.2	42,842,228	0.0	469,000	620,901	26	427,000	438,826	7	6	5	2
Gunnison	1	0.0	725,000	0.0	725,000	725,000	0	0	0	0	0	0	0
Huerfano	7	0.1	7,053,800	0.0	624,900	1,007,685	2	507,500	507,500	2	0	0	0
Jefferson	6	0.1	11,953,900	0.0	819,950	1,992,316	5	720,000	896,800	2	5	0	1
Kit Carson	0	0.0	0	0.0	0	0	0	0	0	0	1	0	0
Lake	2	0.0	1,278,900	0.0	639,450	639,450	2	639,450	639,450	0	0	0	0
Larimer	1	0.0	7,250,000	0.0	7,250,000	7,250,000	1	7,250,000	7,250,000	0	0	0	0
Las Animas	6	0.1	4,210,900	0.0	646,500	701,816	1	274,900	274,900	1	0	0	0
Lincoln	7	0.1	1,876,400	0.0	249,500	268,057	4	249,700	252,850	1	0	1	0
Otero	10	0.2	2,146,000	0.0	177,500	214,600	3	228,900	224,300	1	1	0	0
Park	58	1.0	41,044,385	0.0	552,500	707,661	20	634,500	742,745	1	7	1	1
Prowers	1	0.0	135,000	0.0	135,000	135,000	0	0	0	0	1	0	0
Pueblo	333	5.7	141,235,980	0.0	389,000	424,132	125	375,000	399,064	29	51	15	6
Rio Grande	2	0.0	870,000	0.0	435,000	435,000	1	700,000	700,000	1	0	0	0
Saguache	1	0.0	515,000	0.0	515,000	515,000	0	0	0	0	0	0	0
Summit	2	0.0	3,700,000	0.0	1,850,000	1,850,000	2	2,037,500	2,037,500	0	1	0	0
Weld	1	0.0	475,000	0.0	475,000	475,000	1	475,000	475,000	0	0	0	0
CONDO/TOWNHOME	629	10.8	236,322,153	0	340,000	375,710	272	350,000	369,631	47	125	17	16
El Paso County	547	9.4	200,197,258	0.0	339,900	365,991	248	348,700	369,814	44	116	15	13
Teller County	25	0.4	8,658,097	0.0	299,000	346,323	5	259,000	295,380	1	5	0	1
Adams	4	0.1	1,462,999	0.0	354,999	365,749	0	0	0	0	0	0	1

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
Arapahoe	5	0.1	1,200,000	0.0	235,000	240,000	3	235,000	242,000	0	1	1	1
Boulder	1	0.0	500,000	0.0	500,000	500,000	0	0	0	0	0	0	0
Chaffee	2	0.0	1,164,900	0.0	582,450	582,450	0	0	0	0	0	0	0
Denver	14	0.2	10,140,499	0.0	437,500	724,321	4	422,500	428,750	0	0	0	0
Douglas	12	0.2	6,911,400	0.0	562,500	575,950	5	495,000	485,380	2	1	0	0
Fremont	0	0.0	0	0.0	0	0	0	0	0	0	0	1	0
Huerfano	1	0.0	189,900	0.0	189,900	189,900	0	0	0	0	0	0	0
Jefferson	3	0.1	1,459,000	0.0	395,000	486,333	2	392,000	392,000	0	1	0	0
Larimer	1	0.0	285,000	0.0	285,000	285,000	1	400,000	400,000	0	1	0	0
Pueblo	14	0.2	4,153,100	0.0	234,000	296,650	4	311,500	324,250	0	0	0	0
INCOME	148	2.5	113,039,266	0	579,950	763,778	53	530,000	631,022	10	17	7	5
VACANT LAND	1,008	17.3	285,097,488	0	135,000	282,834	197	129,900	228,094	20	49	27	5
El Paso County	424	7.3	172,259,226	0.0	225,000	406,271	69	275,000	300,076	9	18	7	1
Teller County	248	4.2	31,673,191	0.0	55,000	127,714	60	52,500	146,809	3	17	7	0
Adams	3	0.1	9,528,000	0.0	264,000	3,176,000	0	0	0	0	0	0	0
Alamosa	1	0.0	60,000	0.0	60,000	60,000	0	0	0	0	0	0	0
Arapahoe	2	0.0	465,000	0.0	232,500	232,500	0	0	0	1	0	0	0
Archuleta	1	0.0	199,000	0.0	199,000	199,000	1	199,000	199,000	0	0	0	0
Chaffee	1	0.0	225,000	0.0	225,000	225,000	0	0	0	0	0	0	0
Clear Creek	2	0.0	943,500	0.0	471,750	471,750	1	694,500	694,500	0	0	0	0
Conejos	1	0.0	75,000	0.0	75,000	75,000	0	0	0	0	0	0	0
Costilla	3	0.1	122,500	0.0	35,000	40,833	0	0	0	0	0	0	0
Crowley	3	0.1	214,900	0.0	65,000	71,633	0	0	0	0	0	0	0
Custer	11	0.2	1,501,699	0.0	85,000	136,518	1	85,000	85,000	0	0	0	0
Douglas	38	0.7	14,966,150	0.0	229,500	393,846	12	749,950	648,908	0	1	1	0
Elbert	27	0.5	7,646,900	0.0	200,000	283,218	0	0	0	0	1	0	0
Fremont	32	0.5	6,188,001	0.0	164,950	193,375	7	160,000	230,642	0	2	0	0
Gilpin	1	0.0	847,600	0.0	847,600	847,600	0	0	0	0	0	0	0
Grand	2	0.0	319,000	0.0	159,500	159,500	1	119,000	119,000	0	0	0	0
Huerfano	12	0.2	1,677,724	0.0	73,500	139,810	0	0	0	0	0	1	0
Jefferson	3	0.1	678,900	0.0	129,900	226,300	0	0	0	0	0	0	0
Larimer	1	0.0	224,900	0.0	224,900	224,900	0	0	0	0	0	0	0
Las Animas	3	0.1	336,900	0.0	89,900	112,300	0	0	0	0	0	0	0
Lincoln	5	0.1	762,400	0.0	62,500	152,480	2	272,500	272,500	2	2	1	0
Otero	1	0.0	554,900	0.0	554,900	554,900	0	0	0	0	0	0	0
Park	81	1.4	25,868,698	0.0	65,000	319,366	21	49,000	156,871	3	4	7	1
Pueblo	100	1.7	7,737,899	0.0	33,500	77,378	21	35,000	51,176	2	4	3	3
Saguache	2	0.0	20,500	0.0	10,250	10,250	1	8,000	8,000	0	0	0	0
FARM AND RANCH	19	0.3	33,377,000	0	960,000	1,756,684	2	1,155,000	1,155,000	0	1	0	0
COMMERCIAL	143	2.4	138,700,873	0	595,000	969,936	16	580,000	854,682	2	8	10	0
BUSINESS OP	0	0.0	0	0	0	0	0	0	0	0	0	0	0
RENTALS	219	3.8	498,046	0	2,200	2,274	169	2,200	2,283	3	0	1	15
El Paso County	213	3.6	479,861	0.0	2,199	2,252	159	2,225	2,284	3	0	0	12

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
Teller County	2	0.0	6,400	0.0	3,200	3,200	5	1,600	1,790	0	0	1	2
Denver	2	0.0	7,600	0.0	3,800	3,800	2	3,800	3,800	0	0	0	0
Douglas	1	0.0	2,350	0.0	2,350	2,350	1	2,350	2,350	0	0	0	0
Pueblo	1	0.0	1,835	0.0	1,835	1,835	1	1,835	1,835	0	0	0	0
Weld	0	0.0	0	0.0	0	0	1	2,019	2,019	0	0	0	1
Total	5,837	100.0	3,259,854,269	100	460,000	558,481	2,757	470,000	533,769	424	1,036	162	104

May 2025 Charts

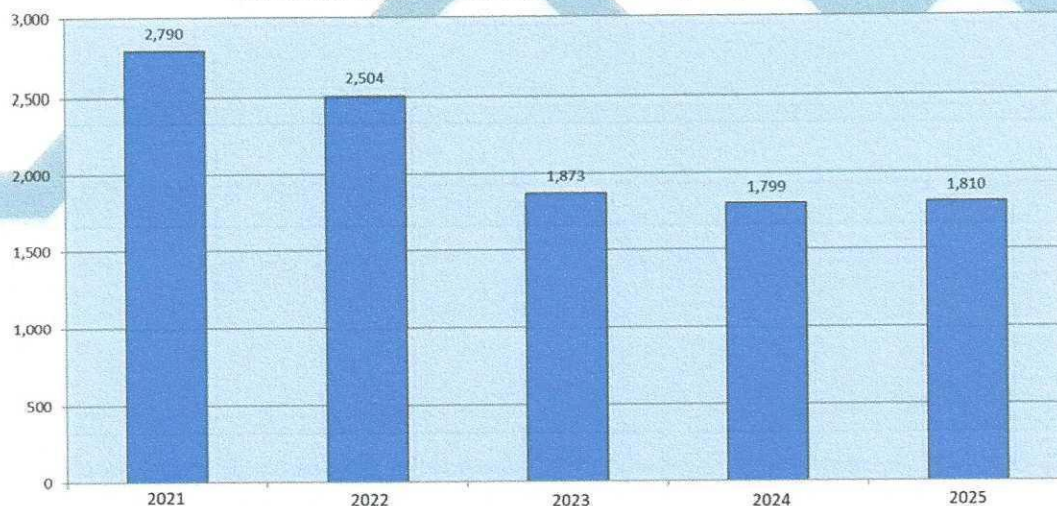


Housing Statistics

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

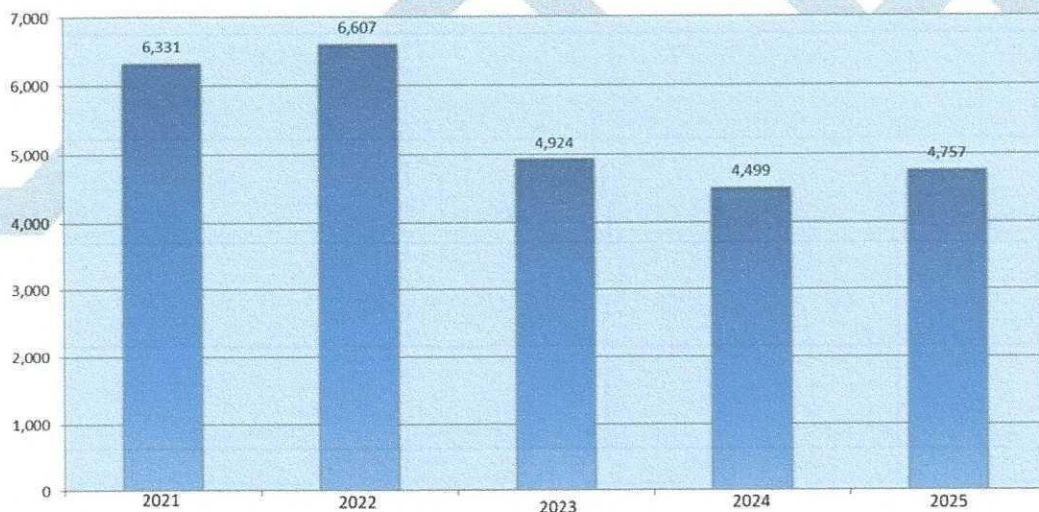


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Housing Statistics

Single Family/Patio Homes

Total Sales YTD - May



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Housing Statistics

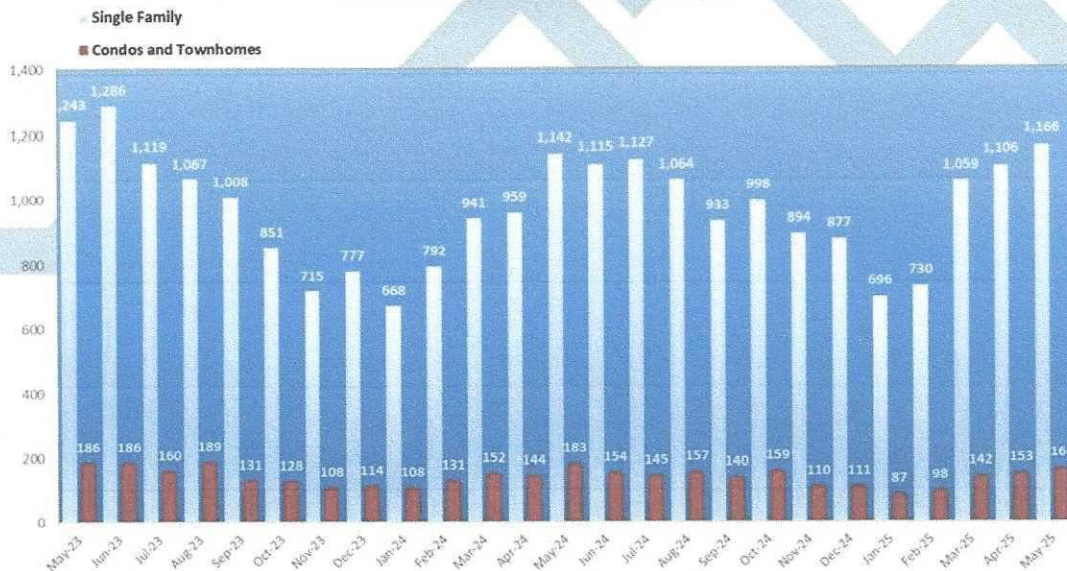
Single Family/Patio Homes

Average and Median Sales Prices



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Housing Statistics Residential Home Sales



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Active/Sold Listing Analysis May 2025

Active Listings Analysis Current as of 6/1/25

Single Family	0 - 199999	200000 - 299999	300000 - 399999	400000 - 499999	500000 - 599999	600000 - 799999	800000 - 999999	1000000 - 1999999	2000000 - 99999999
El Paso County	6	52	324	640	514	567	232	239	53
Reductions	3	24	171	332	284	257	99	83	10
% With Reduction	50.00%	40.30%	39.80%	38.20%	37.90%	36.10%	34.40%	29.20%	16.90%
Avg Reduction %	8%	5.30%	3%	1.80%	1.70%	1.90%	2.00%	-6.20%	5%

Teller County	2	26	43	51	54	73	22	31	7
Reductions	0	9	6	24	18	28	5	11	1
% With Reduction	0.00%	26.90%	11.60%	31.30%	25.90%	32%	22.70%	32%	14%
Avg Reduction %	0.00%	4.70%	1.50%	2.20%	2.40%	3%	2.10%	5%	13%

All Counties	48	162	507	805	645	772	316	341	76
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Sold Listing Analysis - (May 2025)

Single Family	0 - 199999	200000 - 299999	300000 - 399999	400000 - 499999	500000 - 599999	600000 - 799999	800000 - 999999	1000000 - 1999999	2000000 - 99999999
El Paso County	5	29	157	272	191	182	68	45	9
Teller County	1	3	10	16	11	8	1	4	1
All Counties	26	53	202	318	217	205	77	57	11

Sold Listing Analysis - (April 2025)

Single Family	0 - 199999	200000 - 299999	300000 - 399999	400000 - 499999	500000 - 599999	600000 - 799999	800000 - 999999	1000000 - 1999999	2000000 - 99999999
El Paso County	3	23	170	271	180	152	62	53	8
Teller County	1	4	8	13	6	12	2	0	0
All Counties	17	46	209	307	199	183	71	63	11

Sold Listing Analysis - May 2024)

Single Family	0 - 199999	200000 - 299999	300000 - 399999	400000 - 499999	500000 - 599999	600000 - 799999	800000 - 999999	1000000 - 1999999	2000000 - 99999999
El Paso County	3	19	153	275	179	193	68	48	2
Teller County	4	6	6	9	9	11	3	2	0
All Counties	22	45	194	316	202	217	85	58	2

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