

# Local Market Update for February 2026

A Research Tool Provided by the Colorado Association of REALTORS®



## Black Forest / Elbert

El Paso County

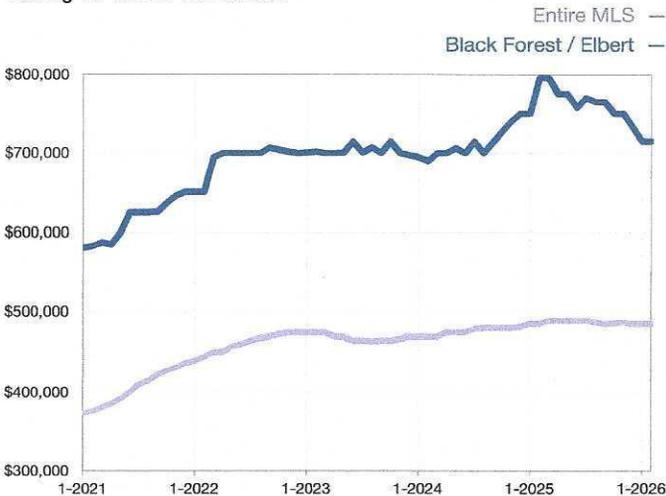
Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	7	4	- 42.9%	11	11	0.0%
Sold Listings	3	3	0.0%	6	6	0.0%
Median Sales Price*	\$825,000	<b>\$750,000</b>	- 9.1%	\$722,500	<b>\$556,500</b>	- 23.0%
Average Sales Price*	\$860,000	<b>\$699,000</b>	- 18.7%	\$756,167	<b>\$604,667</b>	- 20.0%
Percent of List Price Received*	96.2%	<b>98.4%</b>	+ 2.3%	96.6%	<b>97.0%</b>	+ 0.4%
Days on Market Until Sale	51	<b>91</b>	+ 78.4%	76	<b>106</b>	+ 39.5%
Inventory of Homes for Sale	10	<b>12</b>	+ 20.0%	--	--	--
Months Supply of Inventory	2.8	<b>3.4</b>	+ 21.4%	--	--	--

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

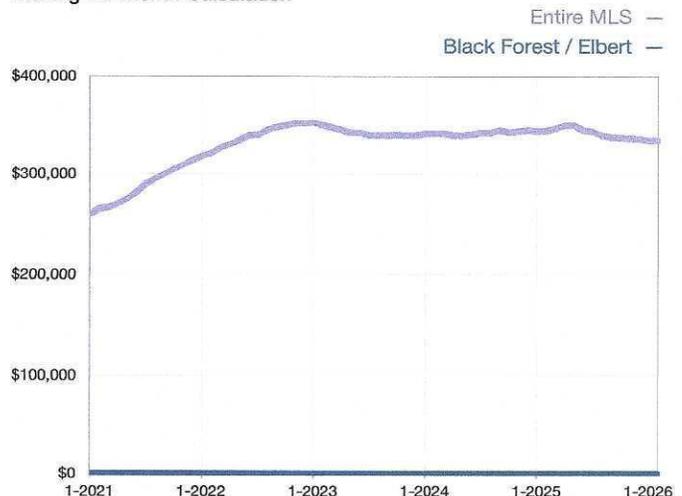
Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</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 February 2026

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## Calhan / Ramah

El Paso County

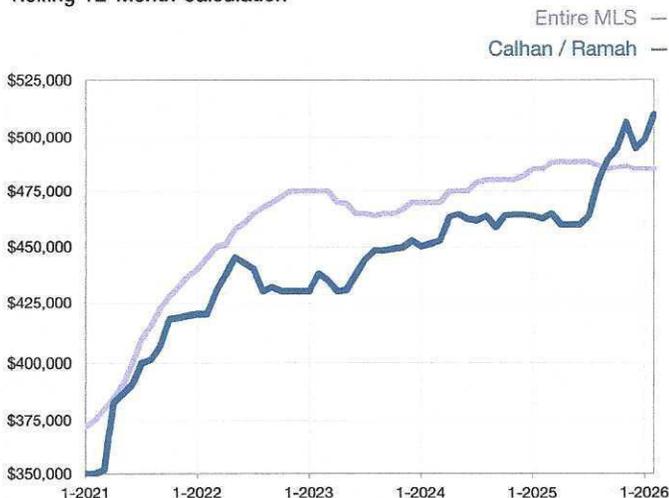
Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	18	21	+ 16.7%	29	34	+ 17.2%
Sold Listings	10	3	- 70.0%	14	8	- 42.9%
Median Sales Price*	\$452,503	<b>\$420,000</b>	- 7.2%	\$445,000	<b>\$402,317</b>	- 9.6%
Average Sales Price*	\$444,741	<b>\$457,667</b>	+ 2.9%	\$443,529	<b>\$410,829</b>	- 7.4%
Percent of List Price Received*	94.9%	<b>98.8%</b>	+ 4.1%	95.8%	<b>99.5%</b>	+ 3.9%
Days on Market Until Sale	56	74	+ 32.1%	71	82	+ 15.5%
Inventory of Homes for Sale	42	46	+ 9.5%	--	--	--
Months Supply of Inventory	4.5	5.9	+ 31.1%	--	--	--

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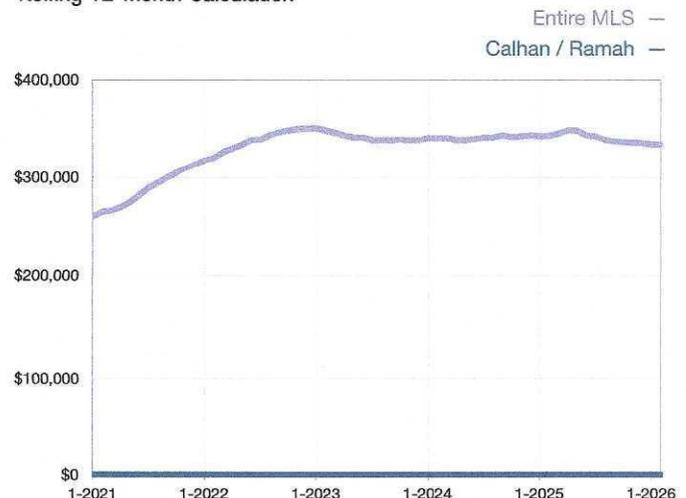
Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</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 February 2026

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## Cascade / Chipita Park / Green Mountain Falls

El Paso and Teller Counties

### Single Family-Patio Homes

Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	0	2	--	1	2	+ 100.0%
Sold Listings	0	0	--	3	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$424,000	\$0	- 100.0%
Average Sales Price*	\$0	\$0	--	\$486,333	\$0	- 100.0%
Percent of List Price Received*	0.0%	0.0%	--	98.1%	0.0%	- 100.0%
Days on Market Until Sale	0	0	--	127	0	- 100.0%
Inventory of Homes for Sale	1	5	+ 400.0%	--	--	--
Months Supply of Inventory	0.4	3.3	+ 725.0%	--	--	--

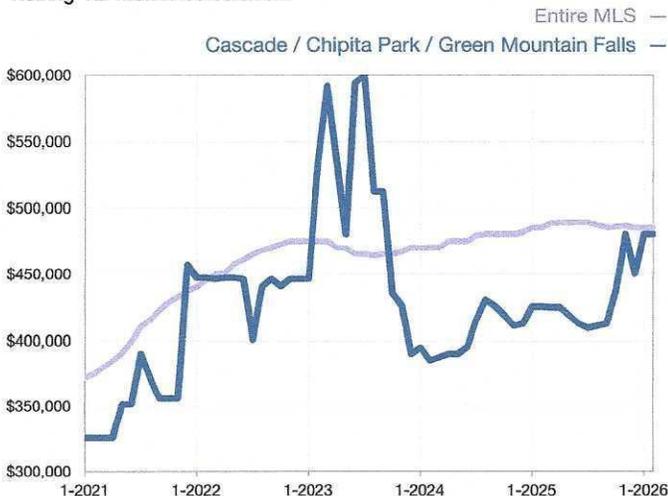
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### Townhouse/Condo

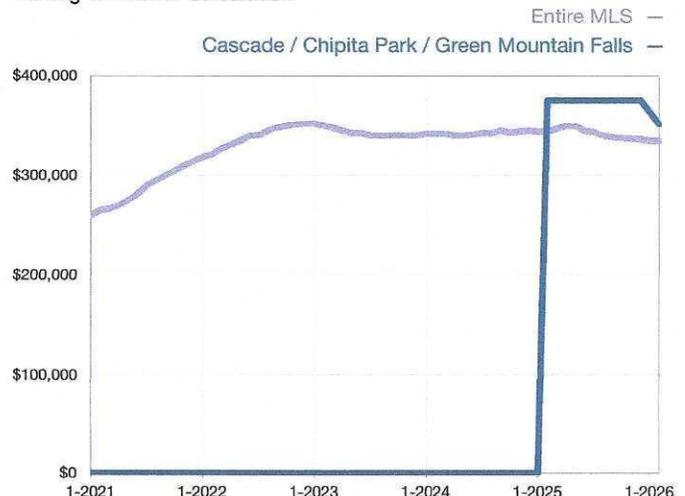
Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	1	0	- 100.0%	1	1	0.0%
Median Sales Price*	\$375,000	\$0	- 100.0%	\$375,000	\$351,500	- 6.3%
Average Sales Price*	\$375,000	\$0	- 100.0%	\$375,000	\$351,500	- 6.3%
Percent of List Price Received*	100.0%	0.0%	- 100.0%	100.0%	98.5%	- 1.5%
Days on Market Until Sale	108	0	- 100.0%	108	68	- 37.0%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 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 February 2026

A Research Tool Provided by the Colorado Association of REALTORS®

## Colorado Springs

El Paso County

### Single Family-Patio Homes

Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	697	818	+ 17.4%	1,431	1,578	+ 10.3%
Sold Listings	494	499	+ 1.0%	934	891	- 4.6%
Median Sales Price*	\$467,507	\$449,000	- 4.0%	\$469,995	\$450,000	- 4.3%
Average Sales Price*	\$539,843	\$504,727	- 6.5%	\$536,213	\$511,091	- 4.7%
Percent of List Price Received*	99.0%	99.1%	+ 0.1%	98.9%	99.0%	+ 0.1%
Days on Market Until Sale	60	61	+ 1.7%	62	64	+ 3.2%
Inventory of Homes for Sale	1,509	1,702	+ 12.8%	--	--	--
Months Supply of Inventory	2.4	2.7	+ 12.5%	--	--	--

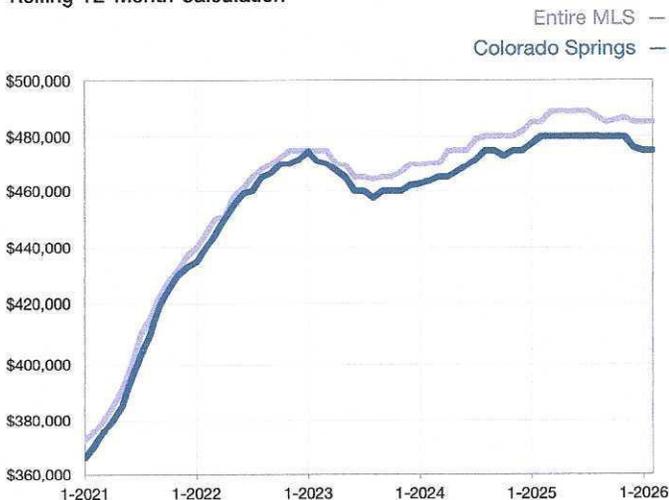
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### Townhouse/Condo

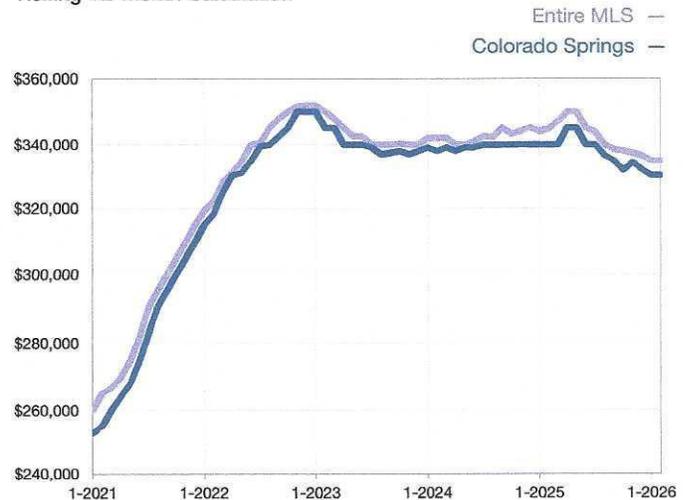
Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	164	179	+ 9.1%	330	353	+ 7.0%
Sold Listings	87	79	- 9.2%	162	140	- 13.6%
Median Sales Price*	\$325,000	\$325,000	0.0%	\$324,500	\$311,000	- 4.2%
Average Sales Price*	\$340,576	\$353,221	+ 3.7%	\$353,128	\$340,069	- 3.7%
Percent of List Price Received*	98.0%	98.3%	+ 0.3%	97.9%	98.3%	+ 0.4%
Days on Market Until Sale	76	92	+ 21.1%	74	95	+ 28.4%
Inventory of Homes for Sale	459	509	+ 10.9%	--	--	--
Months Supply of Inventory	3.9	4.6	+ 17.9%	--	--	--

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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 February 2026

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## Cripple Creek

Teller County

### Single Family-Patio Homes

Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	0	7	--	6	14	+ 133.3%
Sold Listings	3	0	- 100.0%	6	1	- 83.3%
Median Sales Price*	\$550,000	\$0	- 100.0%	\$587,500	\$310,000	- 47.2%
Average Sales Price*	\$525,667	\$0	- 100.0%	\$527,650	\$310,000	- 41.2%
Percent of List Price Received*	97.5%	0.0%	- 100.0%	98.1%	96.9%	- 1.2%
Days on Market Until Sale	79	0	- 100.0%	94	30	- 68.1%
Inventory of Homes for Sale	29	32	+ 10.3%	--	--	--
Months Supply of Inventory	6.3	7.3	+ 15.9%	--	--	--

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### Townhouse/Condo

Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	1	0	- 100.0%	4	1	- 75.0%
Sold Listings	0	1	--	0	1	--
Median Sales Price*	\$0	\$160,000	--	\$0	\$160,000	--
Average Sales Price*	\$0	\$160,000	--	\$0	\$160,000	--
Percent of List Price Received*	0.0%	92.5%	--	0.0%	92.5%	--
Days on Market Until Sale	0	268	--	0	268	--
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	4.8	1.7	- 64.6%	--	--	--

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

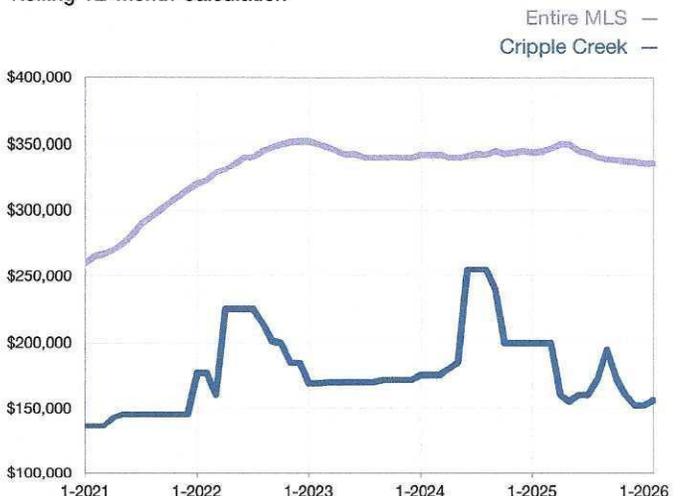
### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



# Local Market Update for February 2026

A Research Tool Provided by the Colorado Association of REALTORS®

## Divide

Teller County

### Single Family-Patio Homes

Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	6	17	+ 183.3%	18	29	+ 61.1%
Sold Listings	4	9	+ 125.0%	11	13	+ 18.2%
Median Sales Price*	\$485,000	\$470,000	- 3.1%	\$580,000	\$470,000	- 19.0%

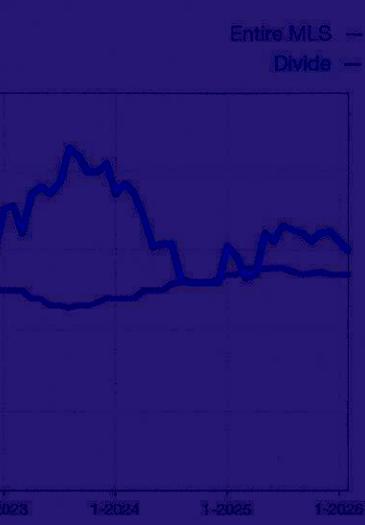
or concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Condo

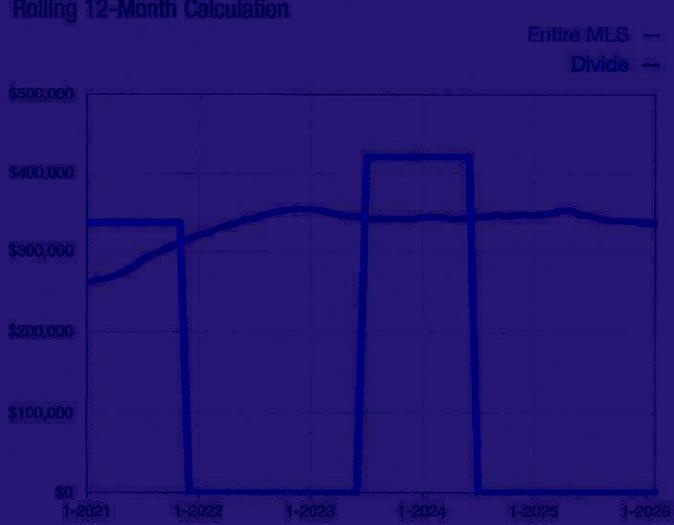
Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

or concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Single Family



### Median Sales Price -- Townhouse-Condo



Average Sales Price  
Percent of List Price  
Days on Market  
Inventory of Homes  
Months Supply of Inventory

### Townhouse/Condo

Key Metrics
New Listings
Sold Listings
Median Sales Price
Average Sales Price
Percent of List Price
Days on Market
Inventory of Homes
Months Supply of Inventory

### Median Sales Price



# Local Market Update for February 2026

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## Ellicott

El Paso County

### Single Family-Patio Homes

Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	0	0	--	1	0	- 100.0%
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	3	0	- 100.0%	--	--	--
Months Supply of Inventory	3.0	0.0	- 100.0%	--	--	--

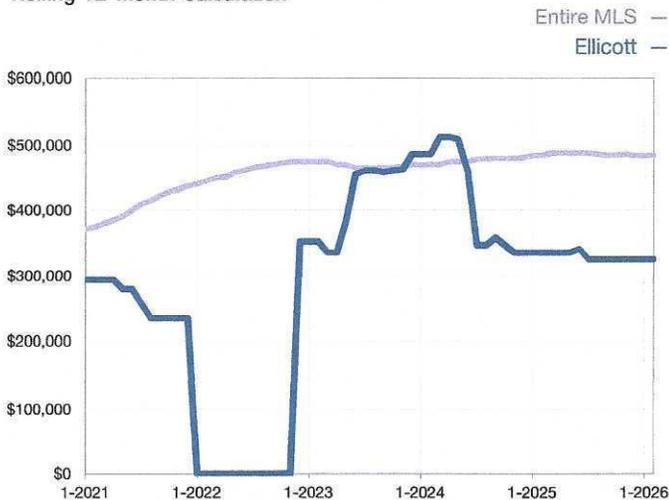
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### Townhouse/Condo

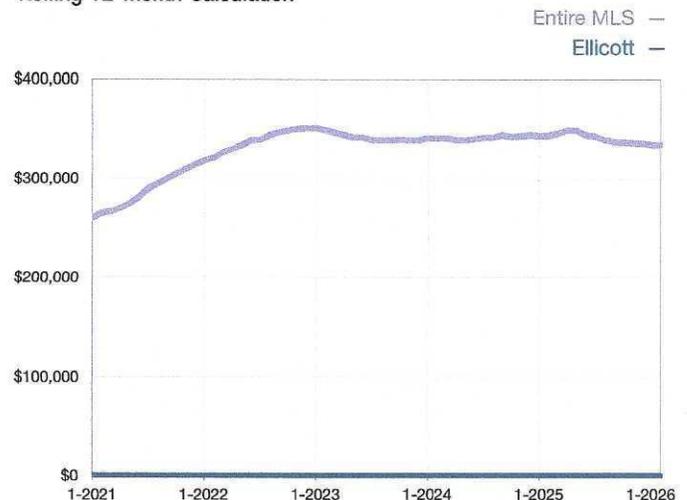
Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 February 2026

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## El Paso County

### Single Family-Patio Homes

Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	918	<b>1,093</b>	+ 19.1%	1,899	<b>2,091</b>	+ 10.1%
Sold Listings	609	<b>644</b>	+ 5.7%	1,168	<b>1,155</b>	- 1.1%
Median Sales Price*	\$475,000	<b>\$465,000</b>	- 2.1%	\$480,000	<b>\$465,000</b>	- 3.1%
Average Sales Price*	\$549,744	<b>\$525,464</b>	- 4.4%	\$549,076	<b>\$529,968</b>	- 3.5%
Percent of List Price Received*	99.0%	<b>99.0%</b>	0.0%	98.9%	<b>98.9%</b>	0.0%
Days on Market Until Sale	59	<b>65</b>	+ 10.2%	62	<b>68</b>	+ 9.7%
Inventory of Homes for Sale	2,055	<b>2,334</b>	+ 13.6%	--	--	--
Months Supply of Inventory	2.6	<b>2.9</b>	+ 11.5%	--	--	--

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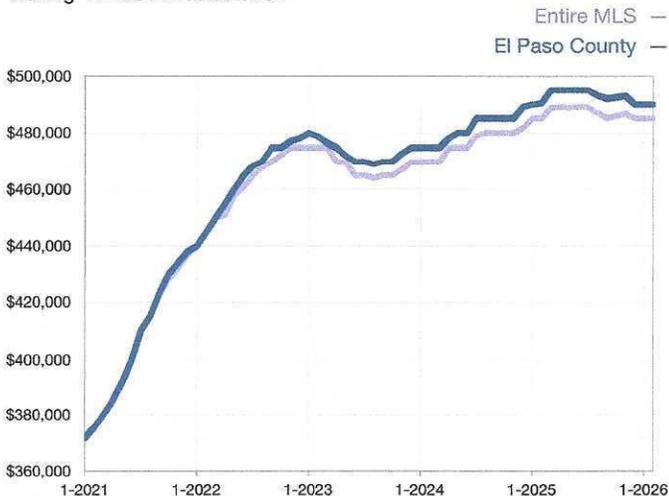
### Townhouse/Condo

Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	175	<b>191</b>	+ 9.1%	355	<b>371</b>	+ 4.5%
Sold Listings	94	<b>84</b>	- 10.6%	175	<b>148</b>	- 15.4%
Median Sales Price*	\$325,000	<b>\$328,750</b>	+ 1.2%	\$325,000	<b>\$312,000</b>	- 4.0%
Average Sales Price*	\$342,187	<b>\$355,440</b>	+ 3.9%	\$353,884	<b>\$340,959</b>	- 3.7%
Percent of List Price Received*	98.0%	<b>98.3%</b>	+ 0.3%	98.0%	<b>98.3%</b>	+ 0.3%
Days on Market Until Sale	74	<b>90</b>	+ 21.6%	73	<b>94</b>	+ 28.8%
Inventory of Homes for Sale	489	<b>531</b>	+ 8.6%	--	--	--
Months Supply of Inventory	3.9	<b>4.5</b>	+ 15.4%	--	--	--

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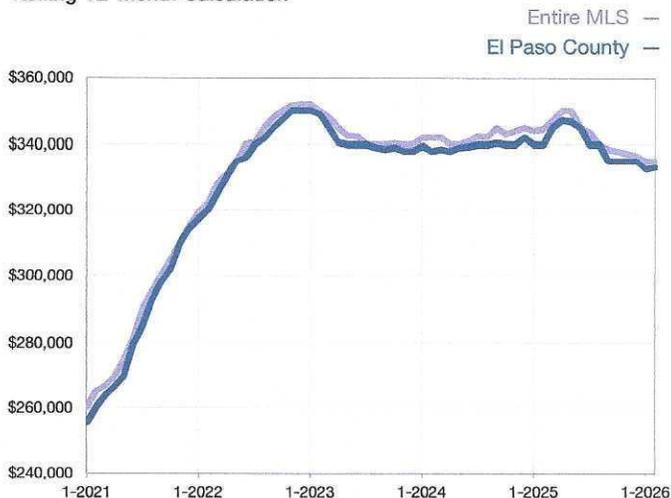
### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



# Local Market Update for February 2026

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## Falcon / Peyton

El Paso County

### Single Family-Patio Homes

Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	85	91	+ 7.1%	180	174	- 3.3%
Sold Listings	33	56	+ 69.7%	64	102	+ 59.4%
Median Sales Price*	\$559,999	<b>\$530,000</b>	- 5.4%	\$550,000	<b>\$525,000</b>	- 4.5%
Average Sales Price*	\$626,525	<b>\$562,682</b>	- 10.2%	\$589,466	<b>\$570,000</b>	- 3.3%
Percent of List Price Received*	99.6%	<b>99.5%</b>	- 0.1%	99.2%	<b>99.4%</b>	+ 0.2%
Days on Market Until Sale	54	91	+ 68.5%	57	93	+ 63.2%
Inventory of Homes for Sale	195	219	+ 12.3%	--	--	--
Months Supply of Inventory	3.6	3.5	- 2.8%	--	--	--

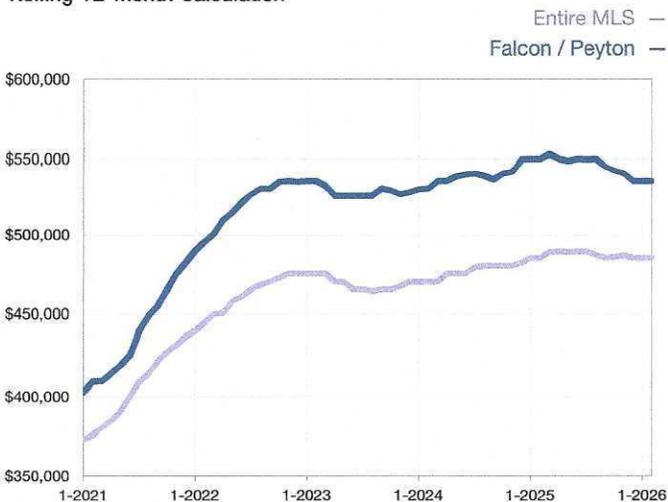
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### Townhouse/Condo

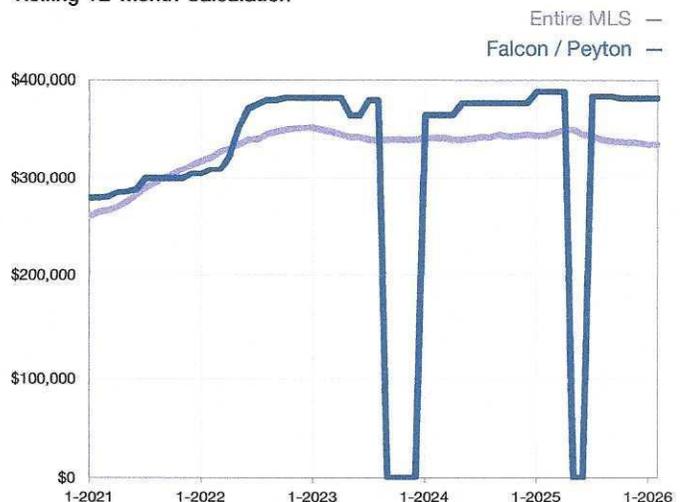
Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	0	0	--	0	1	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 February 2026

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## Florissant

Teller County

### Single Family-Patio Homes

Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	13	20	+ 53.8%	26	42	+ 61.5%
Sold Listings	9	11	+ 22.2%	19	25	+ 31.6%
Median Sales Price*	\$505,000	<b>\$340,000</b>	- 32.7%	\$499,000	<b>\$430,000</b>	- 13.8%
Average Sales Price*	\$540,156	<b>\$394,559</b>	- 27.0%	\$513,901	<b>\$460,802</b>	- 10.3%
Percent of List Price Received*	98.4%	<b>95.3%</b>	- 3.2%	99.2%	<b>97.4%</b>	- 1.8%
Days on Market Until Sale	56	121	+ 116.1%	50	102	+ 104.0%
Inventory of Homes for Sale	54	68	+ 25.9%	--	--	--
Months Supply of Inventory	4.3	5.1	+ 18.6%	--	--	--

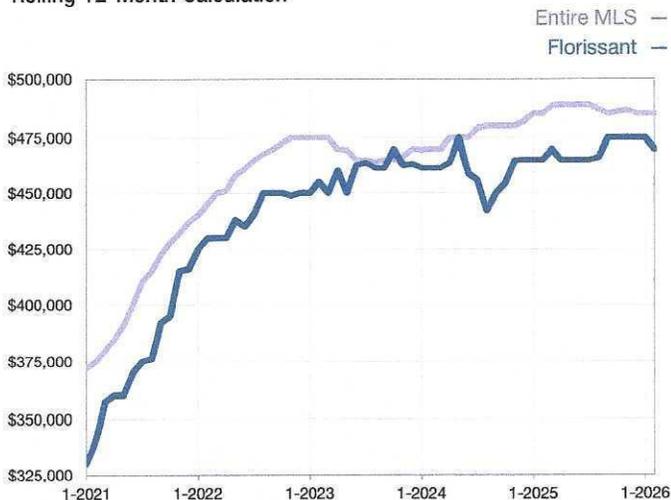
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Townhouse/Condo

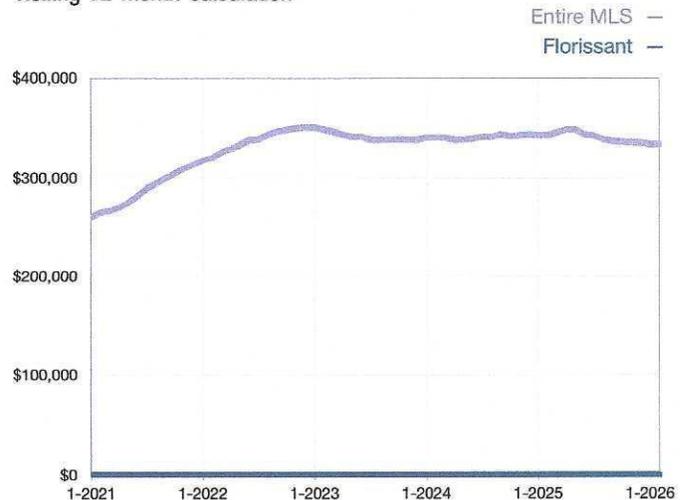
Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 February 2026

A Research Tool Provided by the Colorado Association of REALTORS®

## Fountain

El Paso County

### Single Family-Patio Homes

Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	37	55	+ 48.6%	95	115	+ 21.1%
Sold Listings	30	35	+ 16.7%	60	61	+ 1.7%
Median Sales Price*	\$405,000	<b>\$396,000</b>	- 2.2%	\$401,000	<b>\$403,000</b>	+ 0.5%
Average Sales Price*	\$438,733	<b>\$399,261</b>	- 9.0%	\$418,588	<b>\$421,925</b>	+ 0.8%
Percent of List Price Received*	100.0%	<b>99.0%</b>	- 1.0%	99.7%	<b>99.1%</b>	- 0.6%
Days on Market Until Sale	53	54	+ 1.9%	60	62	+ 3.3%
Inventory of Homes for Sale	101	120	+ 18.8%	--	--	--
Months Supply of Inventory	2.4	3.1	+ 29.2%	--	--	--

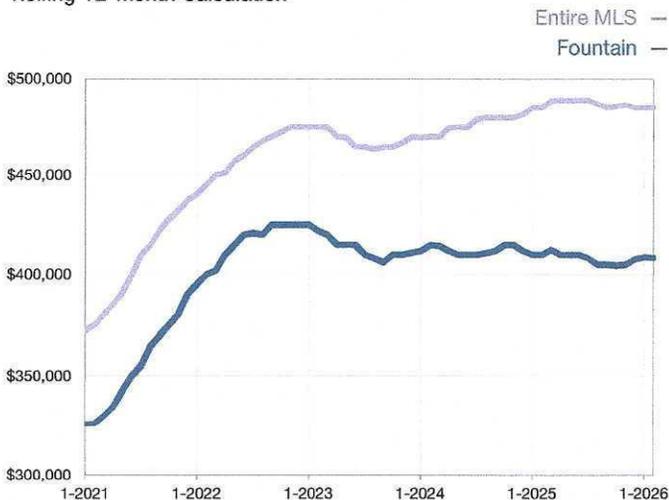
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Townhouse/Condo

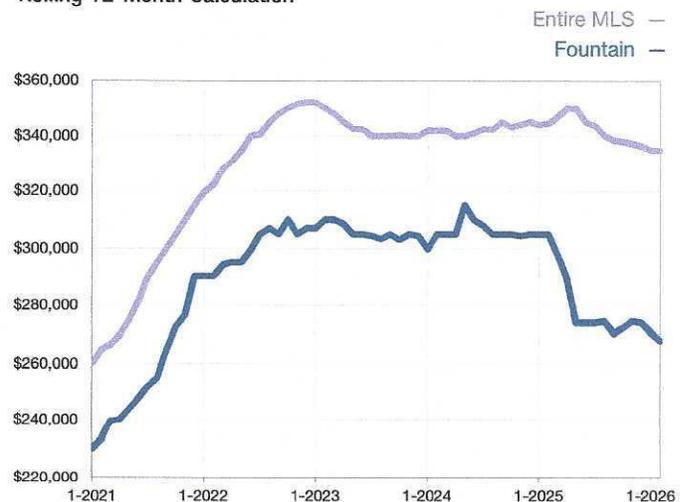
Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	5	4	- 20.0%	13	6	- 53.8%
Sold Listings	2	2	0.0%	4	3	- 25.0%
Median Sales Price*	\$303,750	<b>\$272,500</b>	- 10.3%	\$326,000	<b>\$265,000</b>	- 18.7%
Average Sales Price*	\$303,750	<b>\$272,500</b>	- 10.3%	\$321,875	<b>\$260,433</b>	- 19.1%
Percent of List Price Received*	99.1%	<b>99.5%</b>	+ 0.4%	99.9%	<b>99.1%</b>	- 0.8%
Days on Market Until Sale	37	56	+ 51.4%	28	64	+ 128.6%
Inventory of Homes for Sale	15	6	- 60.0%	--	--	--
Months Supply of Inventory	4.3	1.9	- 55.8%	--	--	--

\* 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 February 2026

A Research Tool Provided by the Colorado Association of REALTORS®



## Manitou Springs

El Paso County

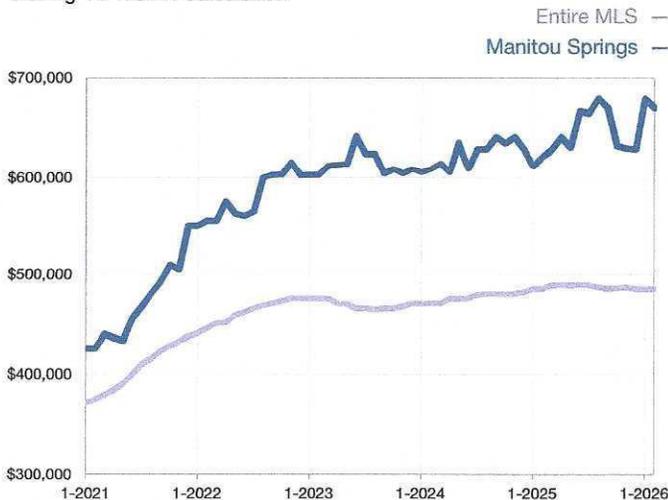
Single Family-Patio Homes	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	5	6	+ 20.0%	12	12	0.0%
Sold Listings	2	5	+ 150.0%	9	9	0.0%
Median Sales Price*	\$825,000	\$675,000	- 18.2%	\$495,000	\$737,500	+ 49.0%
Average Sales Price*	\$825,000	\$586,400	- 28.9%	\$574,667	\$643,611	+ 12.0%
Percent of List Price Received*	97.1%	94.6%	- 2.6%	96.6%	96.7%	+ 0.1%
Days on Market Until Sale	27	74	+ 174.1%	52	52	0.0%
Inventory of Homes for Sale	11	23	+ 109.1%	--	--	--
Months Supply of Inventory	2.1	3.6	+ 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.

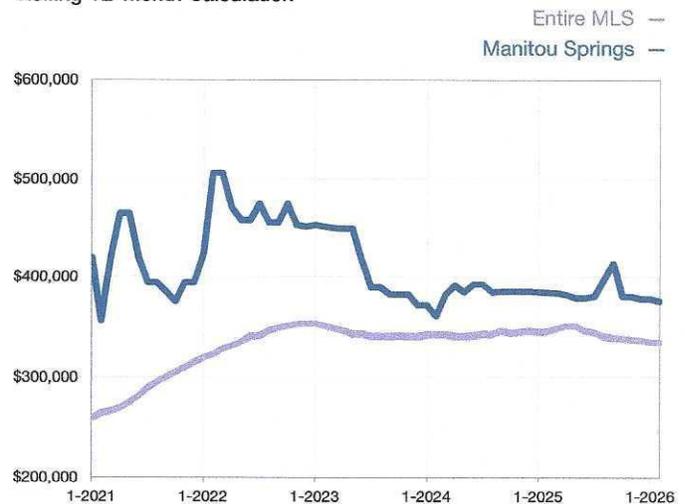
Townhouse/Condo	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	1	0	- 100.0%	1	1	0.0%
Sold Listings	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$380,000	\$0	- 100.0%	\$380,000	\$0	- 100.0%
Average Sales Price*	\$380,000	\$0	- 100.0%	\$380,000	\$0	- 100.0%
Percent of List Price Received*	101.3%	0.0%	- 100.0%	101.3%	0.0%	- 100.0%
Days on Market Until Sale	46	0	- 100.0%	46	0	- 100.0%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	2.1	2.2	+ 4.8%	--	--	--

\* 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 February 2026

A Research Tool Provided by the Colorado Association of REALTORS®

## Monument / Palmer Lake / Larkspur

El Paso County

### Single Family-Patio Homes

Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	60	92	+ 53.3%	130	160	+ 23.1%
Sold Listings	36	43	+ 19.4%	79	79	0.0%
Median Sales Price*	\$697,500	<b>\$730,000</b>	+ 4.7%	\$710,000	<b>\$749,950</b>	+ 5.6%
Average Sales Price*	\$740,597	<b>\$888,287</b>	+ 19.9%	\$805,042	<b>\$885,817</b>	+ 10.0%
Percent of List Price Received*	99.0%	<b>97.8%</b>	- 1.2%	98.9%	<b>98.0%</b>	- 0.9%
Days on Market Until Sale	63	89	+ 41.3%	72	88	+ 22.2%
Inventory of Homes for Sale	177	200	+ 13.0%	--	--	--
Months Supply of Inventory	3.3	4.0	+ 21.2%	--	--	--

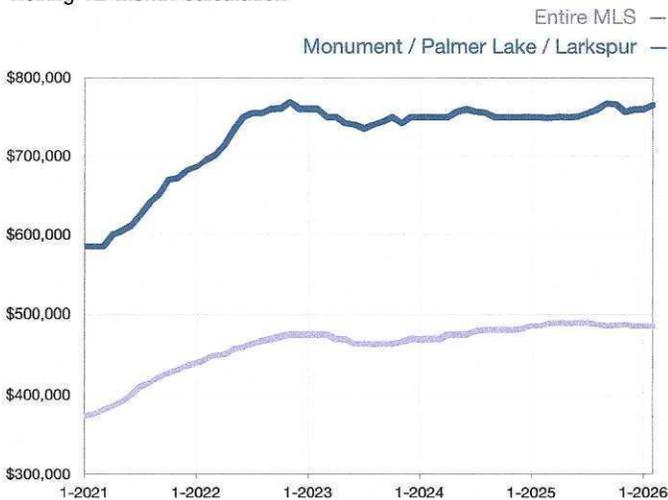
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### Townhouse/Condo

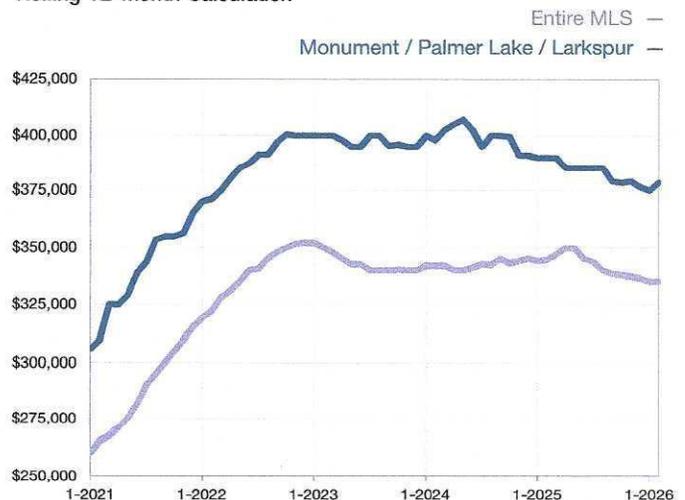
Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	6	8	+ 33.3%	12	10	- 16.7%
Sold Listings	3	4	+ 33.3%	7	5	- 28.6%
Median Sales Price*	\$408,000	<b>\$511,250</b>	+ 25.3%	\$385,000	<b>\$470,500</b>	+ 22.2%
Average Sales Price*	\$391,000	<b>\$519,750</b>	+ 32.9%	\$382,914	<b>\$478,200</b>	+ 24.9%
Percent of List Price Received*	97.4%	<b>98.7%</b>	+ 1.3%	99.1%	<b>98.1%</b>	- 1.0%
Days on Market Until Sale	47	72	+ 53.2%	64	90	+ 40.6%
Inventory of Homes for Sale	13	13	0.0%	--	--	--
Months Supply of Inventory	2.8	3.1	+ 10.7%	--	--	--

\* 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 February 2026

A Research Tool Provided by the Colorado Association of REALTORS®



## Rush / Truckton / Yoder

El Paso County

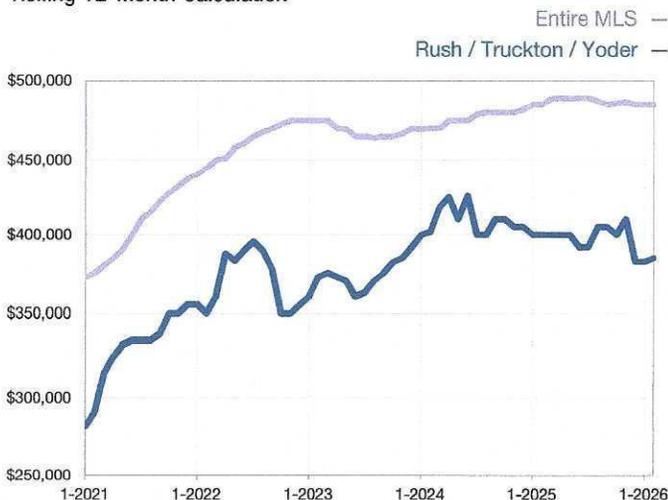
Single Family-Patio Homes	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	10	7	- 30.0%	13	10	- 23.1%
Sold Listings	2	3	+ 50.0%	3	6	+ 100.0%
Median Sales Price*	\$387,000	<b>\$393,500</b>	+ 1.7%	\$370,000	<b>\$381,750</b>	+ 3.2%
Average Sales Price*	\$387,000	<b>\$405,833</b>	+ 4.9%	\$381,333	<b>\$349,250</b>	- 8.4%
Percent of List Price Received*	96.5%	<b>96.6%</b>	+ 0.1%	96.8%	<b>97.1%</b>	+ 0.3%
Days on Market Until Sale	59	<b>84</b>	+ 42.4%	60	<b>63</b>	+ 5.0%
Inventory of Homes for Sale	17	<b>16</b>	- 5.9%	--	--	--
Months Supply of Inventory	4.7	<b>3.9</b>	- 17.0%	--	--	--

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

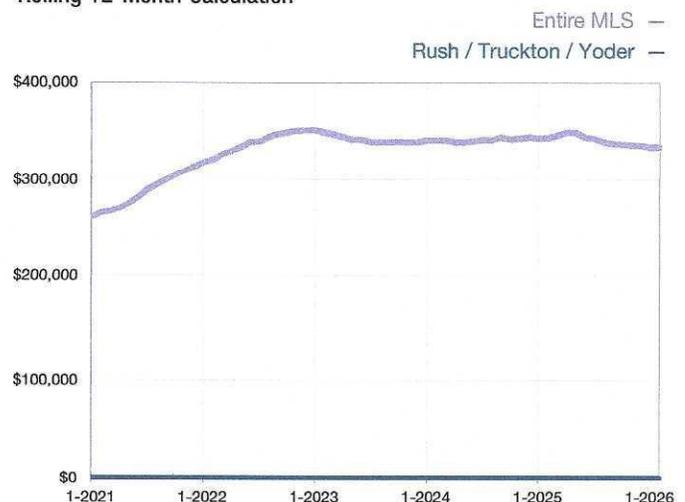
Townhouse/Condo	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$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 February 2026

A Research Tool Provided by the Colorado Association of REALTORS®



## Security-Widefield

El Paso County

### Single Family-Patio Homes

Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	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	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--

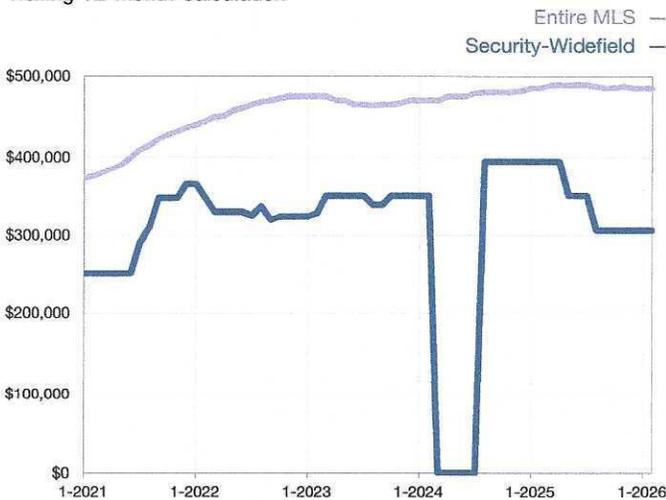
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### Townhouse/Condo

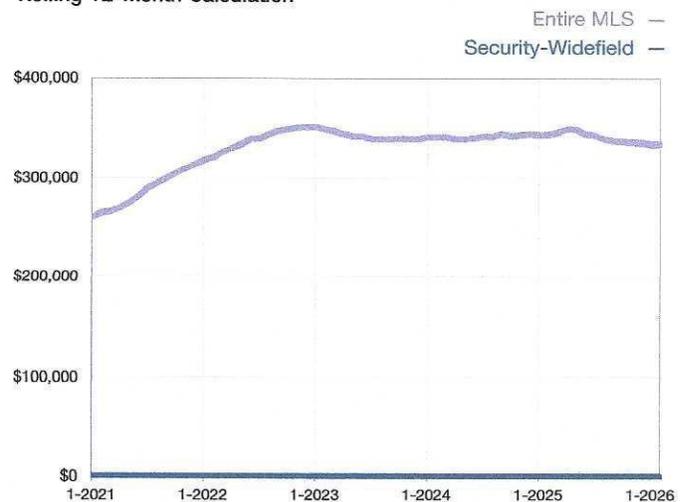
Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 February 2026

A Research Tool Provided by the Colorado Association of REALTORS®

## Teller County

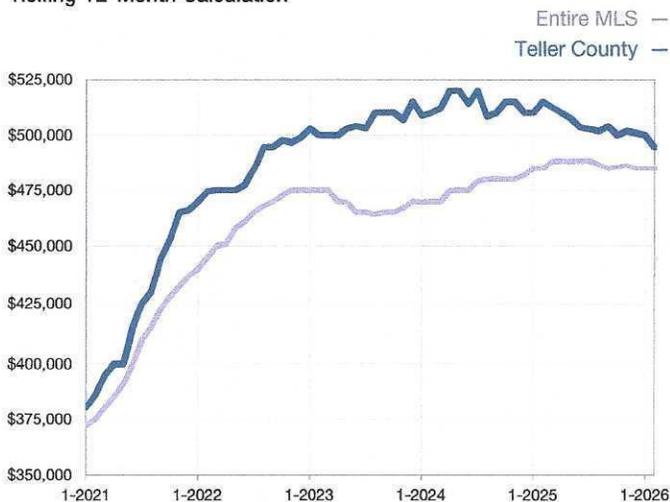
Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	51	78	+ 52.9%	104	150	+ 44.2%
Sold Listings	34	36	+ 5.9%	78	71	- 9.0%
Median Sales Price*	\$549,000	\$475,000	- 13.5%	\$545,358	\$475,000	- 12.9%
Average Sales Price*	\$558,526	\$499,985	- 10.5%	\$559,359	\$506,395	- 9.5%
Percent of List Price Received*	98.4%	97.6%	- 0.8%	98.7%	98.3%	- 0.4%
Days on Market Until Sale	88	93	+ 5.7%	82	89	+ 8.5%
Inventory of Homes for Sale	192	211	+ 9.9%	--	--	--
Months Supply of Inventory	4.1	4.3	+ 4.9%	--	--	--

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

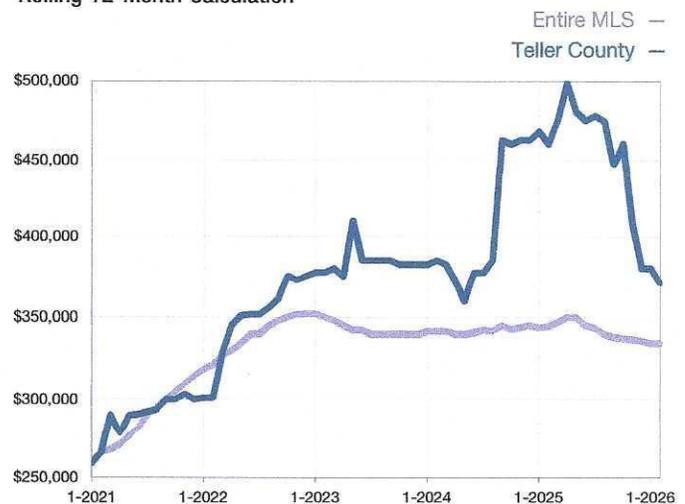
Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	5	4	- 20.0%	12	10	- 16.7%
Sold Listings	0	3	--	0	3	--
Median Sales Price*	\$0	\$295,000	--	\$0	\$295,000	--
Average Sales Price*	\$0	\$296,667	--	\$0	\$296,667	--
Percent of List Price Received*	0.0%	94.8%	--	0.0%	94.8%	--
Days on Market Until Sale	0	147	--	0	147	--
Inventory of Homes for Sale	21	14	- 33.3%	--	--	--
Months Supply of Inventory	5.7	3.7	- 35.1%	--	--	--

\* 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 February 2026

A Research Tool Provided by the Colorado Association of REALTORS®

## Victor / Goldfield

Teller County

### Single Family-Patio Homes

Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	0	4	--	0	4	--
Sold Listings	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$299,000	--
Average Sales Price*	\$0	\$0	--	\$0	\$299,000	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	100.0%	--
Days on Market Until Sale	0	0	--	0	41	--
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	5.7	5.6	- 1.8%	--	--	--

\* 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

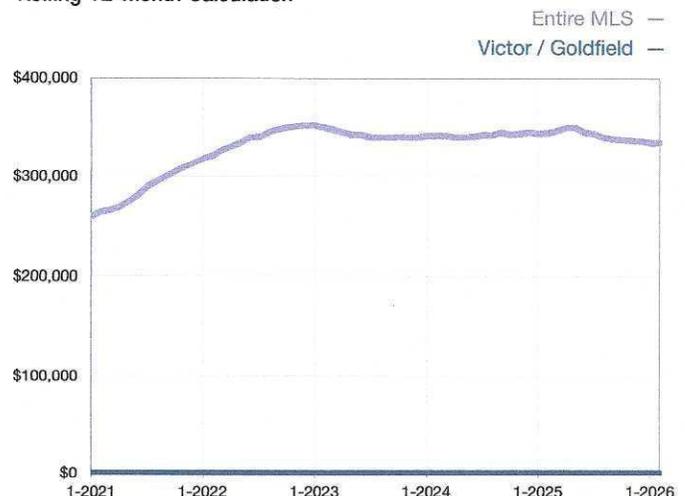
Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 February 2026

A Research Tool Provided by the Colorado Association of REALTORS®

## Woodland Park

Teller County

### Single Family-Patio Homes

Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	33	30	- 9.1%	56	61	+ 8.9%
Sold Listings	19	16	- 15.8%	41	31	- 24.4%
Median Sales Price*	\$550,000	<b>\$497,500</b>	- 9.5%	\$548,000	<b>\$483,500</b>	- 11.8%
Average Sales Price*	\$573,242	<b>\$576,738</b>	+ 0.6%	\$555,076	<b>\$537,730</b>	- 3.1%
Percent of List Price Received*	98.0%	<b>98.7%</b>	+ 0.7%	97.9%	<b>99.0%</b>	+ 1.1%
Days on Market Until Sale	93	<b>88</b>	- 5.4%	90	<b>87</b>	- 3.3%
Inventory of Homes for Sale	69	<b>73</b>	+ 5.8%	--	--	--
Months Supply of Inventory	3.2	<b>3.3</b>	+ 3.1%	--	--	--

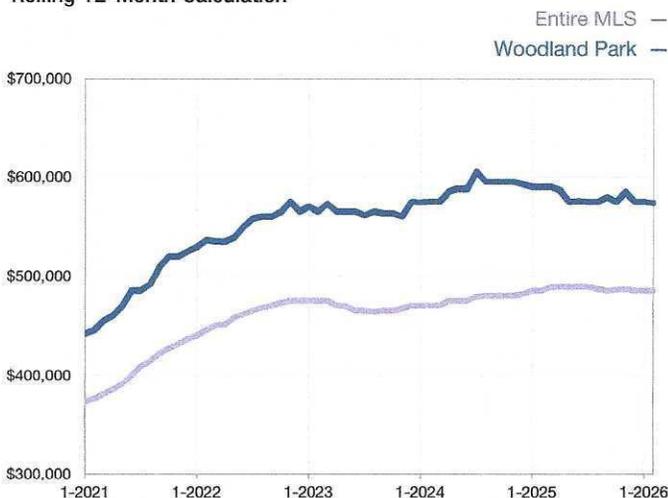
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Townhouse/Condo

Key Metrics	February			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 02-2025	Thru 02-2026	Percent Change from Previous Year
New Listings	4	4	0.0%	8	9	+ 12.5%
Sold Listings	0	2	--	0	2	--
Median Sales Price*	\$0	<b>\$365,000</b>	--	\$0	<b>\$365,000</b>	--
Average Sales Price*	\$0	<b>\$365,000</b>	--	\$0	<b>\$365,000</b>	--
Percent of List Price Received*	0.0%	<b>96.0%</b>	--	0.0%	<b>96.0%</b>	--
Days on Market Until Sale	0	<b>86</b>	--	0	<b>86</b>	--
Inventory of Homes for Sale	15	<b>12</b>	- 20.0%	--	--	--
Months Supply of Inventory	4.7	<b>3.7</b>	- 21.3%	--	--	--

\* 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

