

Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Black Forest / Elbert

El Paso County

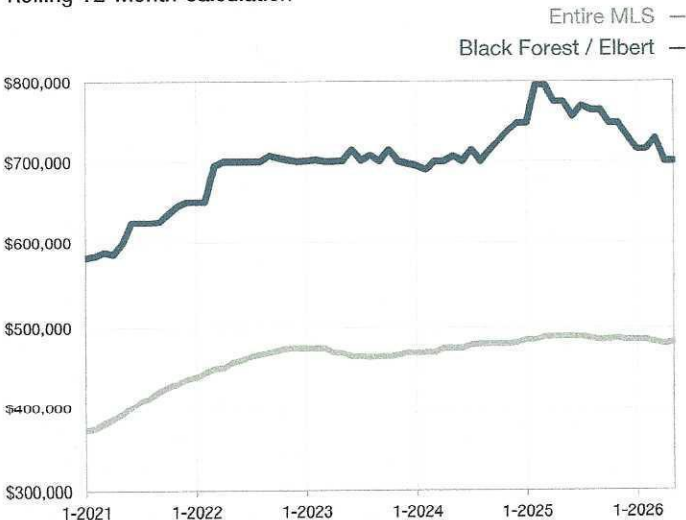
Single Family-Patio Homes	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	14	5	- 64.3%	37	29	- 21.6%
Sold Listings	3	3	0.0%	14	18	+ 28.6%
Median Sales Price*	\$850,000	\$1,075,000	+ 26.5%	\$732,500	\$650,000	- 11.3%
Average Sales Price*	\$803,333	\$952,367	+ 18.6%	\$743,893	\$681,228	- 8.4%
Percent of List Price Received*	99.4%	99.4%	0.0%	98.2%	98.3%	+ 0.1%
Days on Market Until Sale	16	19	+ 18.8%	42	55	+ 31.0%
Inventory of Homes for Sale	24	12	- 50.0%	--	--	--
Months Supply of Inventory	7.4	3.1	- 58.1%	--	--	--

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

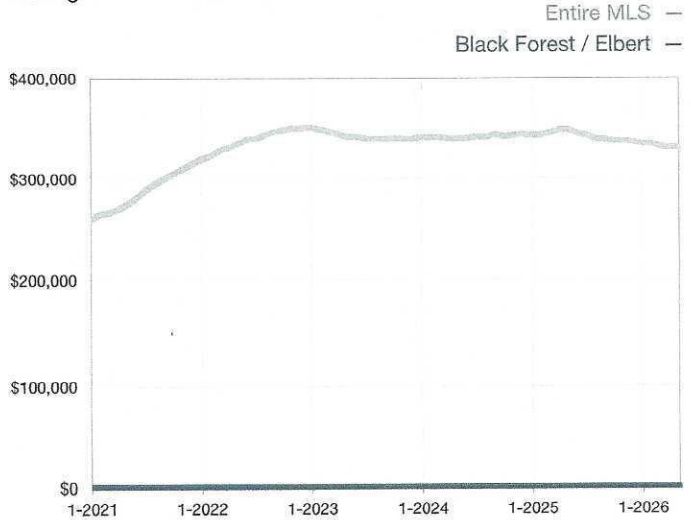
Townhouse/Condo	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent 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 May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Calhan / Ramah

El Paso County

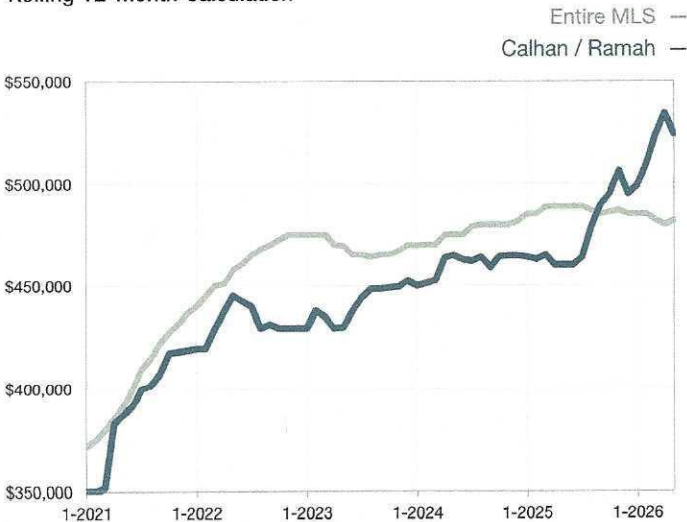
Single Family-Patio Homes	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	9	24	+ 166.7%	59	86	+ 45.8%
Sold Listings	3	9	+ 200.0%	45	33	- 26.7%
Median Sales Price*	\$525,000	\$495,000	- 5.7%	\$455,006	\$495,000	+ 8.8%
Average Sales Price*	\$526,000	\$544,333	+ 3.5%	\$471,222	\$513,156	+ 8.9%
Percent of List Price Received*	99.3%	99.4%	+ 0.1%	98.1%	98.6%	+ 0.5%
Days on Market Until Sale	117	57	- 51.3%	77	71	- 7.8%
Inventory of Homes for Sale	43	57	+ 32.6%	--	--	--
Months Supply of Inventory	4.6	7.9	+ 71.7%	--	--	--

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

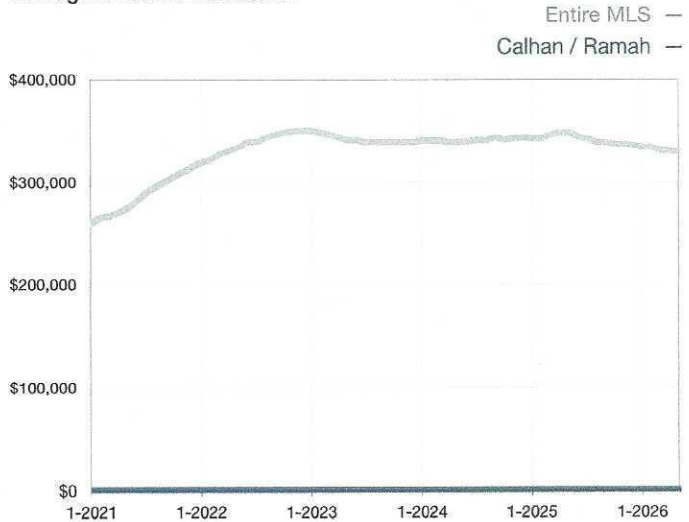
Townhouse/Condo	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent 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 May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Cascade / Chipita Park / Green Mountain Falls

El Paso and Teller Counties

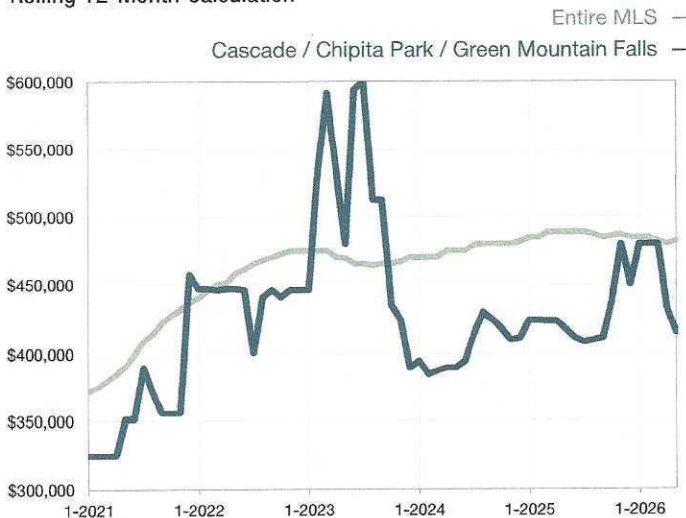
Single Family-Patio Homes	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
New Listings	0	1	--	4	10	+ 150.0%
Sold Listings	0	3	--	3	5	+ 66.7%
Median Sales Price*	\$0	\$308,100	--	\$424,000	\$308,100	- 27.3%
Average Sales Price*	\$0	\$359,867	--	\$486,333	\$321,743	- 33.8%
Percent of List Price Received*	0.0%	91.1%	--	98.1%	87.2%	- 11.1%
Days on Market Until Sale	0	166	--	127	131	+ 3.1%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	1.4	2.2	+ 57.1%	--	--	--

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

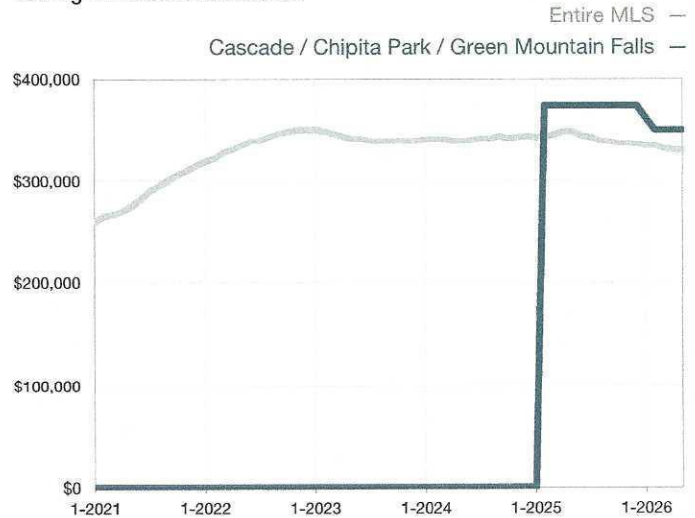
Townhouse/Condo	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
New Listings	2	0	- 100.0%	2	0	- 100.0%
Sold Listings	0	0	--	1	1	0.0%
Median Sales Price*	\$0	\$0	--	\$375,000	\$351,500	- 6.3%
Average Sales Price*	\$0	\$0	--	\$375,000	\$351,500	- 6.3%
Percent of List Price Received*	0.0%	0.0%	--	100.0%	98.5%	- 1.5%
Days on Market Until Sale	0	0	--	108	68	- 37.0%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	2.0	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 May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Colorado Springs

El Paso County

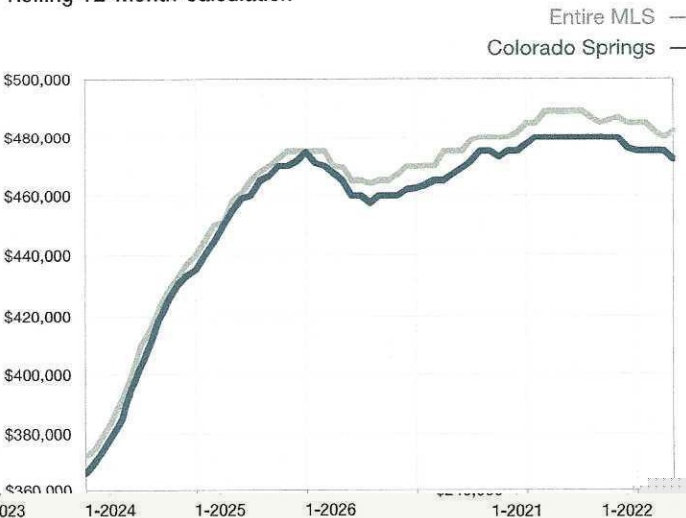
Single Family-Patio Homes	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	1,219	1,123	- 7.9%	4,814	4,989	+ 3.6%
Sold Listings	765	824	+ 7.7%	3,109	3,122	+ 0.4%
Median Sales Price*	\$490,000	\$490,000	0.0%	\$479,000	\$466,690	- 2.6%
Average Sales Price*	\$574,930	\$572,661	- 0.4%	\$553,617	\$544,805	- 1.6%
Percent of List Price Received*	99.5%	99.3%	- 0.2%	99.2%	99.1%	- 0.1%
Days on Market Until Sale	37	38	+ 2.7%	50	52	+ 4.0%
Inventory of Homes for Sale	2,147	2,150	+ 0.1%	--	--	--
Months Supply of Inventory	3.4	3.4	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.

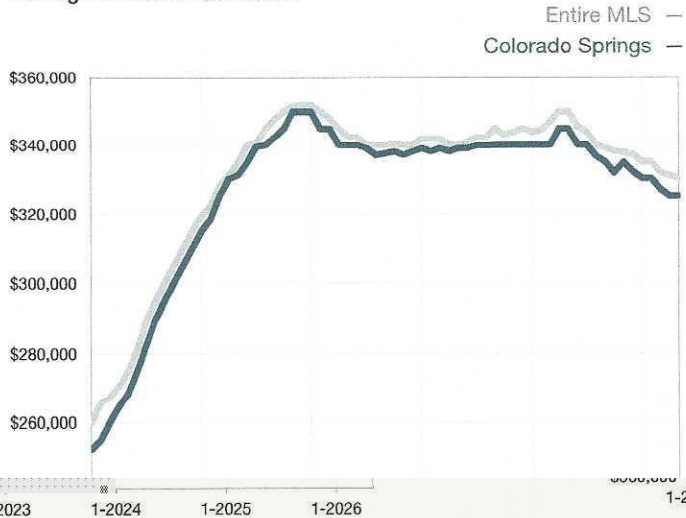
Townhouse/Condo	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	231	211	- 8.7%	1,000	1,068	+ 6.8%
Sold Listings	138	133	- 3.6%	558	521	- 6.6%
Median Sales Price*	\$337,500	\$329,999	- 2.2%	\$338,450	\$320,000	- 5.5%
Average Sales Price*	\$361,114	\$333,088	- 7.8%	\$361,162	\$339,308	- 6.1%
Percent of List Price Received*	99.2%	98.6%	- 0.6%	98.7%	98.5%	- 0.2%
Days on Market Until Sale	54	62	+ 14.8%	66	74	+ 12.1%
Inventory of Homes for Sale	566	608	+ 7.4%	--	--	--
Months Supply of Inventory	4.9	5.6	+ 14.3%	--	--	--

* 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



Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Cripple Creek

Teller County

Single Family-Patio Homes

Key Metrics	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
New Listings	21	7	- 66.7%	52	52	0.0%
Sold Listings	8	3	- 62.5%	22	16	- 27.3%
Median Sales Price*	\$327,500	\$362,000	+ 10.5%	\$343,500	\$363,500	+ 5.8%
Average Sales Price*	\$318,313	\$514,000	+ 61.5%	\$406,855	\$449,869	+ 10.6%
Percent of List Price Received*	96.0%	98.1%	+ 2.2%	96.7%	96.3%	- 0.4%
Days on Market Until Sale	67	72	+ 7.5%	102	94	- 7.8%
Inventory of Homes for Sale	49	45	- 8.2%	--	--	--
Months Supply of Inventory	9.6	10.5	+ 9.4%	--	--	--

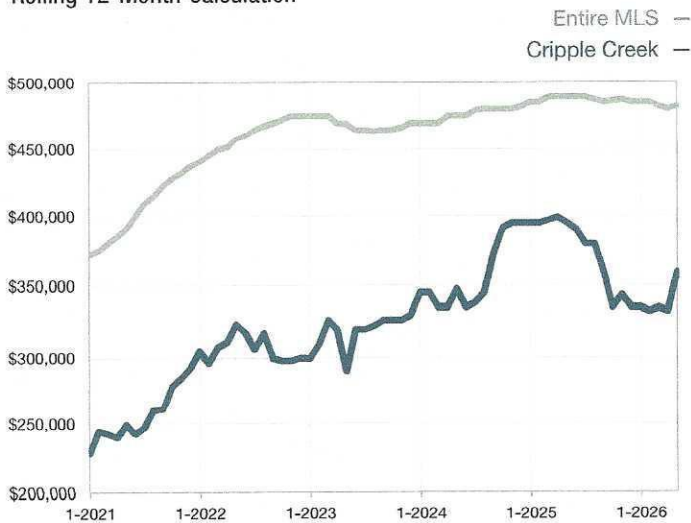
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo

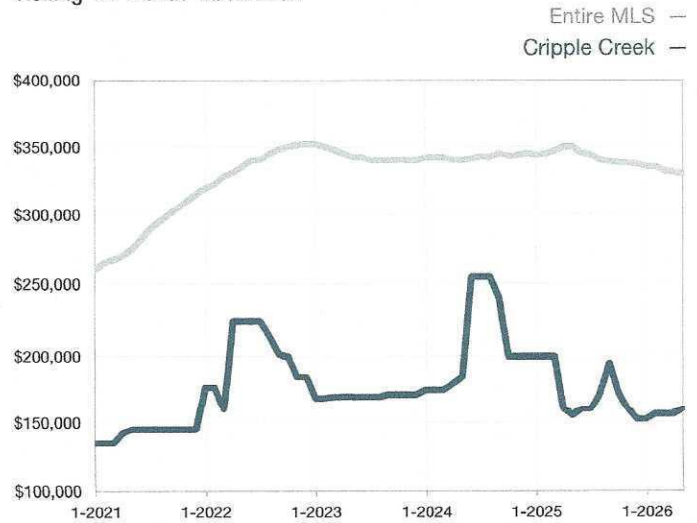
Key Metrics	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
New Listings	2	1	- 50.0%	9	10	+ 11.1%
Sold Listings	1	0	- 100.0%	1	1	0.0%
Median Sales Price*	\$150,000	\$0	- 100.0%	\$150,000	\$160,000	+ 6.7%
Average Sales Price*	\$150,000	\$0	- 100.0%	\$150,000	\$160,000	+ 6.7%
Percent of List Price Received*	96.8%	0.0%	- 100.0%	96.8%	92.5%	- 4.4%
Days on Market Until Sale	29	0	- 100.0%	29	268	+ 824.1%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	6.0	7.2	+ 20.0%	--	--	--

* 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 May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Divide

Teller County

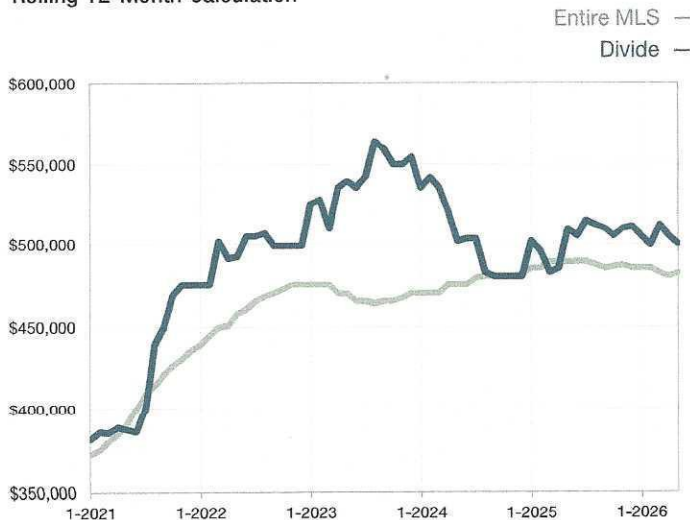
Single Family-Patio Homes	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	34	14	- 58.8%	81	78	- 3.7%
Sold Listings	15	11	- 26.7%	43	38	- 11.6%
Median Sales Price*	\$510,000	\$565,000	+ 10.8%	\$534,290	\$507,500	- 5.0%
Average Sales Price*	\$829,767	\$550,773	- 33.6%	\$670,528	\$550,275	- 17.9%
Percent of List Price Received*	98.7%	98.4%	- 0.3%	98.1%	98.3%	+ 0.2%
Days on Market Until Sale	85	116	+ 36.5%	89	95	+ 6.7%
Inventory of Homes for Sale	59	49	- 16.9%	--	--	--
Months Supply of Inventory	7.4	5.3	- 28.4%	--	--	--

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

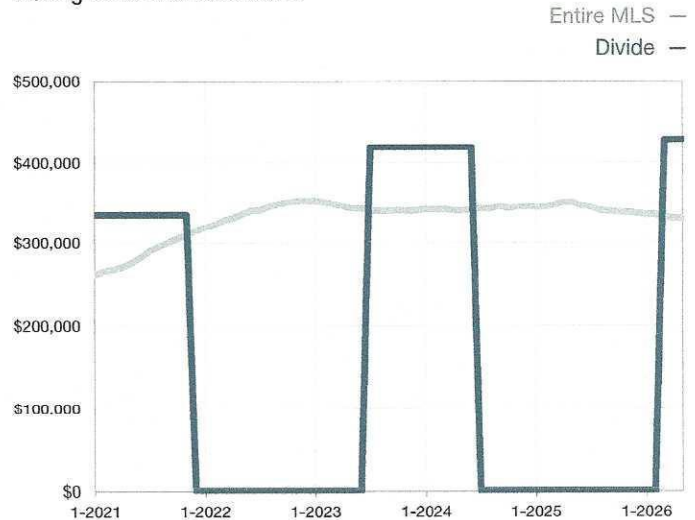
Townhouse/Condo	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$430,000	--
Average Sales Price*	\$0	\$0	--	\$0	\$430,000	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	98.9%	--
Days on Market Until Sale	0	0	--	0	73	--
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 May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Ellicott

El Paso County

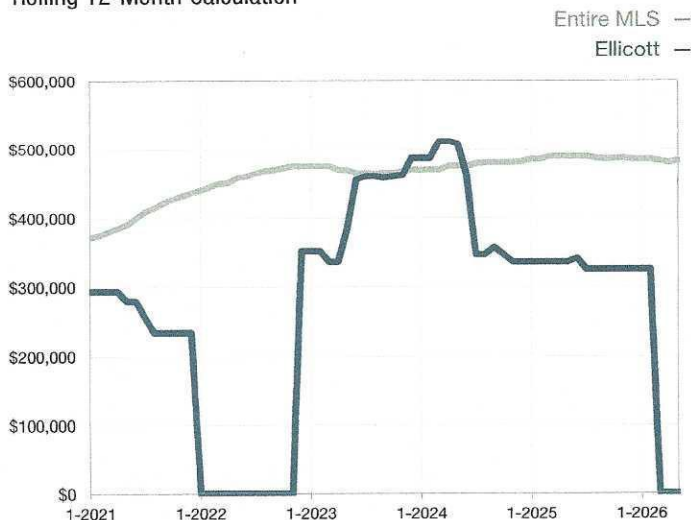
Single Family-Patio Homes	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	1	0	- 100.0%	2	0	- 100.0%
Sold Listings	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$325,000	\$0	- 100.0%
Average Sales Price*	\$0	\$0	--	\$325,000	\$0	- 100.0%
Percent of List Price Received*	0.0%	0.0%	--	97.8%	0.0%	- 100.0%
Days on Market Until Sale	0	0	--	80	0	- 100.0%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	2.0	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.

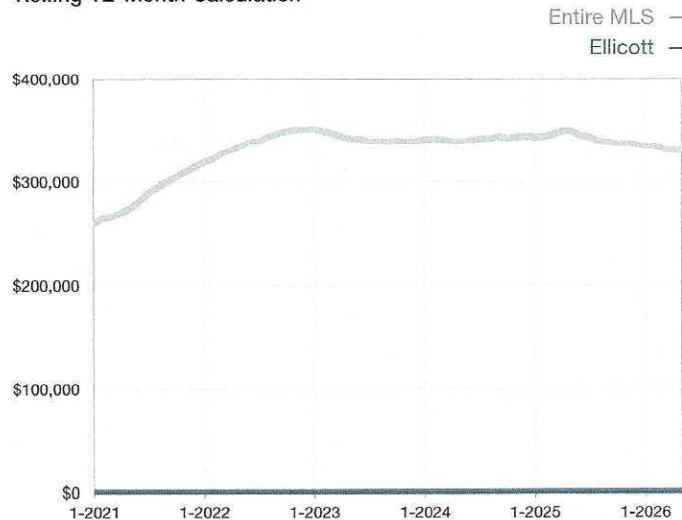
Townhouse/Condo	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent 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 May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



El Paso County

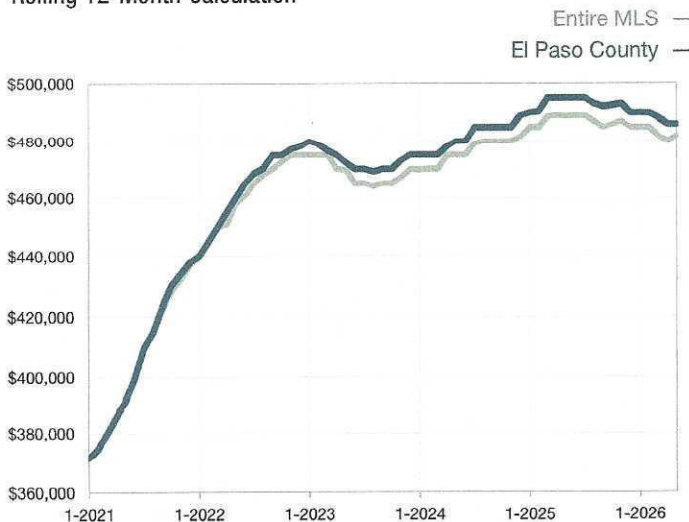
Single Family-Patio Homes	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	1,602	1,448	- 9.6%	6,314	6,491	+ 2.8%
Sold Listings	959	1,063	+ 10.8%	3,912	4,013	+ 2.6%
Median Sales Price*	\$503,000	\$500,000	- 0.6%	\$494,225	\$485,000	- 1.9%
Average Sales Price*	\$581,521	\$583,912	+ 0.4%	\$564,692	\$557,285	- 1.3%
Percent of List Price Received*	99.5%	99.3%	- 0.2%	99.3%	99.1%	- 0.2%
Days on Market Until Sale	39	40	+ 2.6%	52	55	+ 5.8%
Inventory of Homes for Sale	2,948	2,883	- 2.2%	--	--	--
Months Supply of Inventory	3.7	3.5	- 5.4%	--	--	--

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

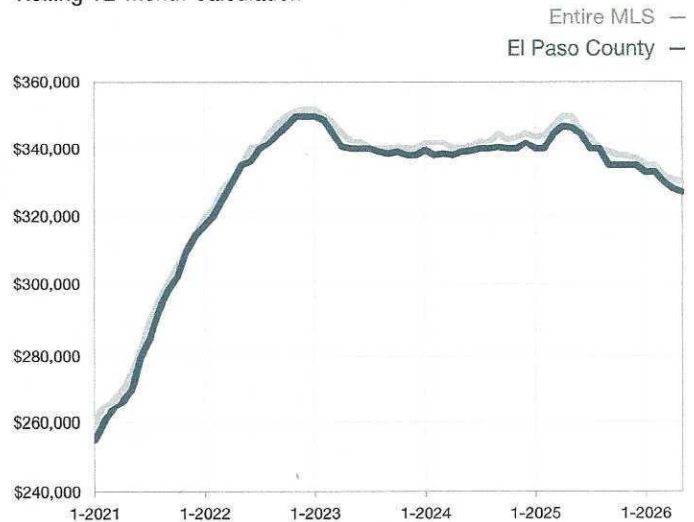
Townhouse/Condo	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	251	228	- 9.2%	1,075	1,139	+ 6.0%
Sold Listings	148	139	- 6.1%	605	551	- 8.9%
Median Sales Price*	\$340,000	\$334,900	- 1.5%	\$340,000	\$325,000	- 4.4%
Average Sales Price*	\$359,845	\$337,617	- 6.2%	\$360,432	\$341,961	- 5.1%
Percent of List Price Received*	99.2%	98.6%	- 0.6%	98.8%	98.5%	- 0.3%
Days on Market Until Sale	55	62	+ 12.7%	65	73	+ 12.3%
Inventory of Homes for Sale	605	651	+ 7.6%	--	--	--
Months Supply of Inventory	4.8	5.6	+ 16.7%	--	--	--

* 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 May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Falcon / Peyton

El Paso County

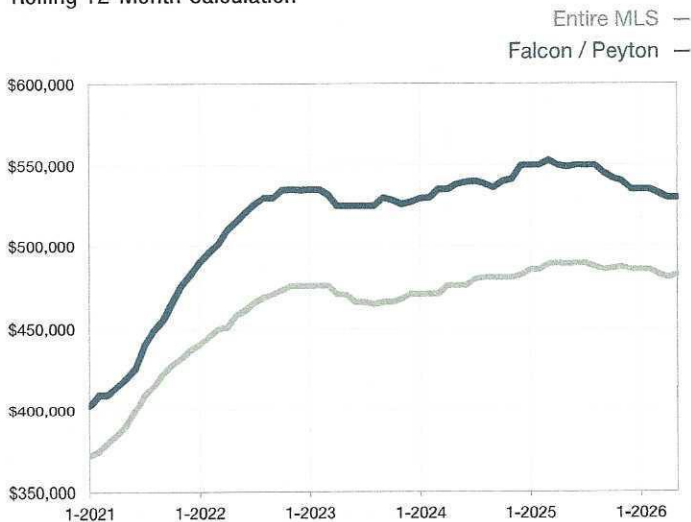
Single Family-Patio Homes	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	133	118	- 11.3%	554	508	- 8.3%
Sold Listings	66	88	+ 33.3%	268	324	+ 20.9%
Median Sales Price*	\$541,945	\$540,600	- 0.2%	\$550,000	\$530,000	- 3.6%
Average Sales Price*	\$564,645	\$558,833	- 1.0%	\$579,600	\$574,809	- 0.8%
Percent of List Price Received*	100.1%	99.6%	- 0.5%	99.7%	99.6%	- 0.1%
Days on Market Until Sale	49	45	- 8.2%	53	69	+ 30.2%
Inventory of Homes for Sale	276	251	- 9.1%	--	--	--
Months Supply of Inventory	5.1	3.9	- 23.5%	--	--	--

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

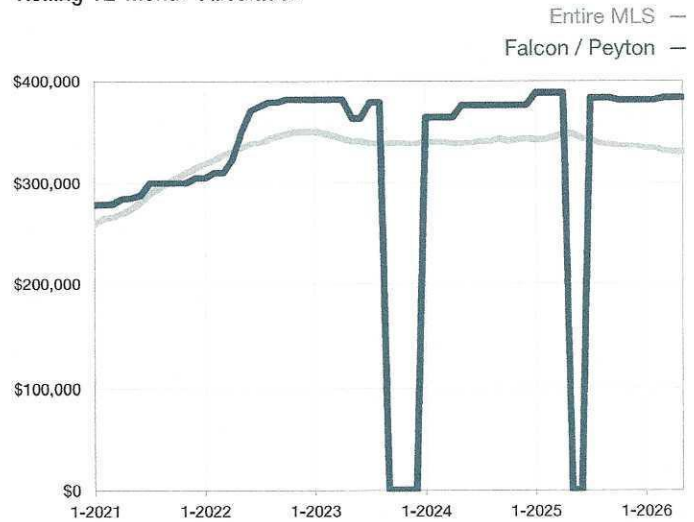
Townhouse/Condo	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	1	--
Sold Listings	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$391,500	--
Average Sales Price*	\$0	\$0	--	\$0	\$391,500	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	101.7%	--
Days on Market Until Sale	0	0	--	0	14	--
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 May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Florissant

Teller County

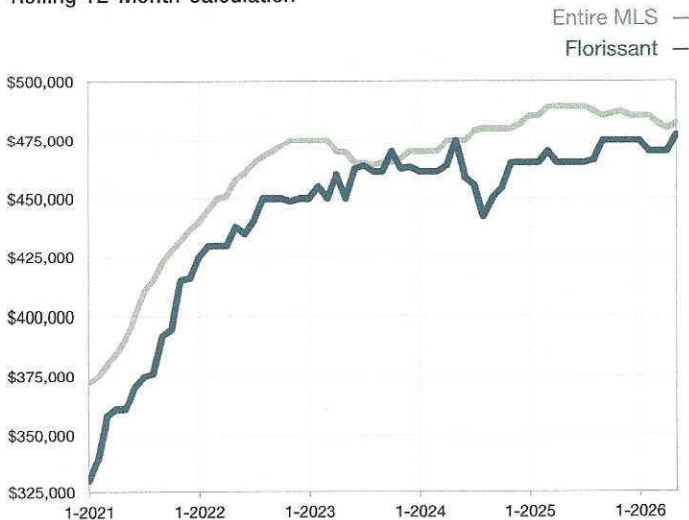
Single Family-Patio Homes	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	35	23	- 34.3%	111	118	+ 6.3%
Sold Listings	14	18	+ 28.6%	57	66	+ 15.8%
Median Sales Price*	\$429,500	\$503,316	+ 17.2%	\$467,500	\$437,500	- 6.4%
Average Sales Price*	\$473,799	\$506,827	+ 7.0%	\$533,886	\$481,371	- 9.8%
Percent of List Price Received*	98.9%	98.7%	- 0.2%	97.8%	98.3%	+ 0.5%
Days on Market Until Sale	59	81	+ 37.3%	73	81	+ 11.0%
Inventory of Homes for Sale	81	89	+ 9.9%	--	--	--
Months Supply of Inventory	6.7	6.6	- 1.5%	--	--	--

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

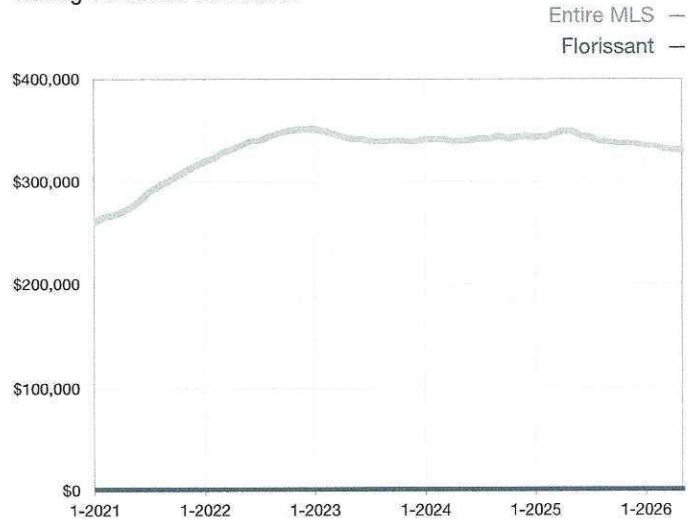
Townhouse/Condo	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent 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 May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Fountain

El Paso County

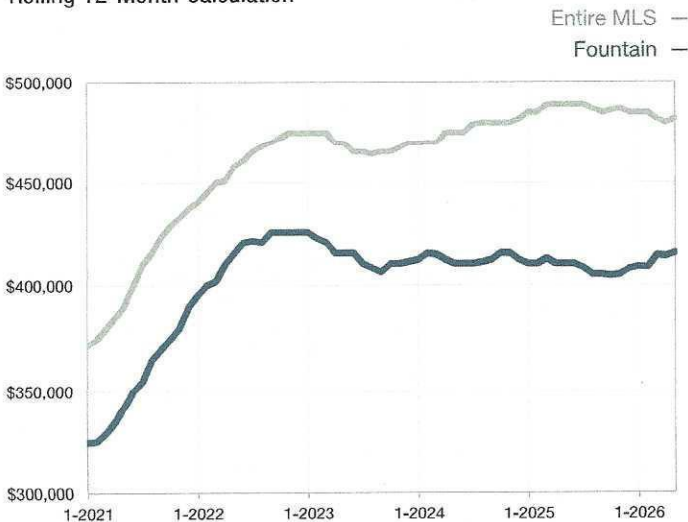
Single Family-Patio Homes	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	85	69	- 18.8%	319	309	- 3.1%
Sold Listings	50	54	+ 8.0%	192	206	+ 7.3%
Median Sales Price*	\$404,950	\$425,000	+ 5.0%	\$403,500	\$420,000	+ 4.1%
Average Sales Price*	\$415,817	\$437,970	+ 5.3%	\$417,493	\$425,736	+ 2.0%
Percent of List Price Received*	99.6%	99.6%	0.0%	99.9%	99.6%	- 0.3%
Days on Market Until Sale	36	38	+ 5.6%	50	55	+ 10.0%
Inventory of Homes for Sale	140	113	- 19.3%	--	--	--
Months Supply of Inventory	3.4	2.8	- 17.6%	--	--	--

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

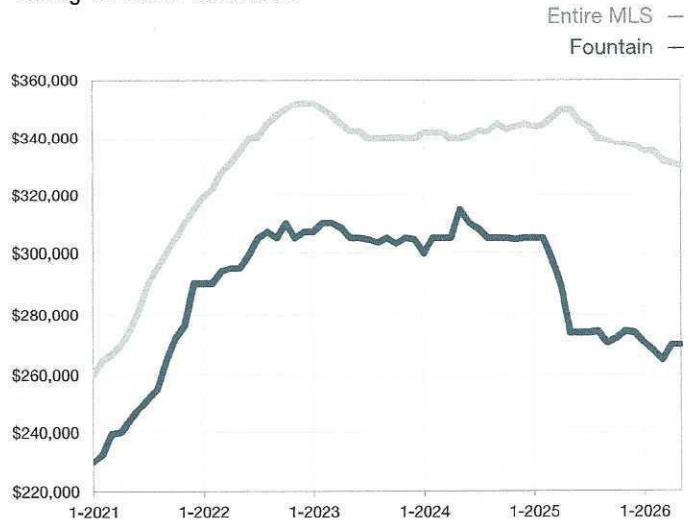
Townhouse/Condo	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	8	7	- 12.5%	35	23	- 34.3%
Sold Listings	5	1	- 80.0%	20	10	- 50.0%
Median Sales Price*	\$262,900	\$234,000	- 11.0%	\$272,250	\$256,900	- 5.6%
Average Sales Price*	\$272,580	\$234,000	- 14.2%	\$284,260	\$260,245	- 8.4%
Percent of List Price Received*	99.9%	102.6%	+ 2.7%	100.8%	100.2%	- 0.6%
Days on Market Until Sale	54	61	+ 13.0%	54	40	- 25.9%
Inventory of Homes for Sale	18	12	- 33.3%	--	--	--
Months Supply of Inventory	5.3	5.0	- 5.7%	--	--	--

* 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 May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Manitou Springs

El Paso County

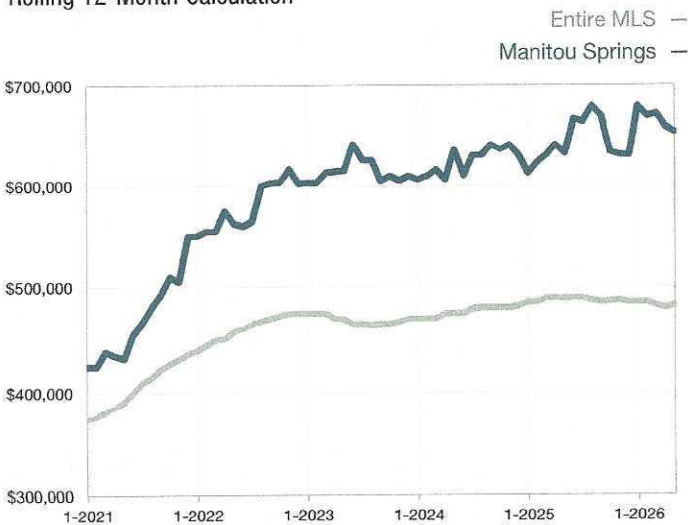
Single Family-Patio Homes	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	14	11	- 21.4%	57	57	0.0%
Sold Listings	9	10	+ 11.1%	25	28	+ 12.0%
Median Sales Price*	\$640,000	\$646,500	+ 1.0%	\$640,000	\$678,000	+ 5.9%
Average Sales Price*	\$686,778	\$667,400	- 2.8%	\$667,960	\$644,482	- 3.5%
Percent of List Price Received*	98.6%	97.4%	- 1.2%	98.4%	97.1%	- 1.3%
Days on Market Until Sale	5	74	+ 1380.0%	22	64	+ 190.9%
Inventory of Homes for Sale	30	36	+ 20.0%	--	--	--
Months Supply of Inventory	5.2	5.8	+ 11.5%	--	--	--

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

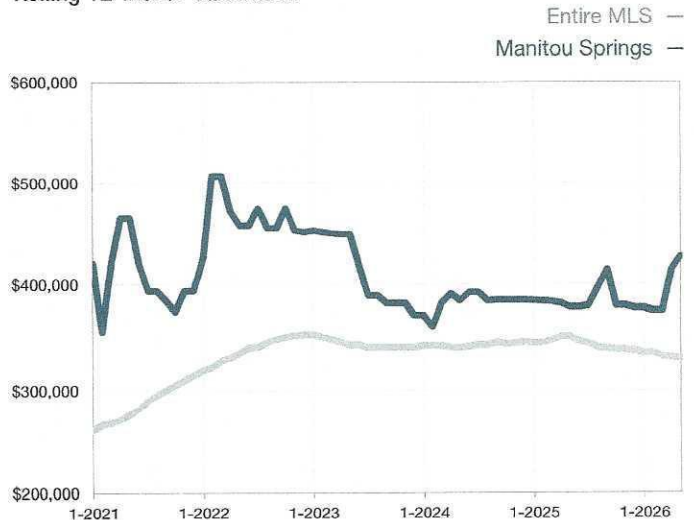
Townhouse/Condo	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	3	4	+ 33.3%	6	8	+ 33.3%
Sold Listings	2	1	- 50.0%	3	3	0.0%
Median Sales Price*	\$414,500	\$685,000	+ 65.3%	\$380,000	\$600,000	+ 57.9%
Average Sales Price*	\$414,500	\$685,000	+ 65.3%	\$403,000	\$588,333	+ 46.0%
Percent of List Price Received*	98.8%	97.9%	- 0.9%	99.6%	99.3%	- 0.3%
Days on Market Until Sale	96	89	- 7.3%	79	30	- 62.0%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	1.9	2.9	+ 52.6%	--	--	--

* 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 May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Monument / Palmer Lake / Larkspur

El Paso County

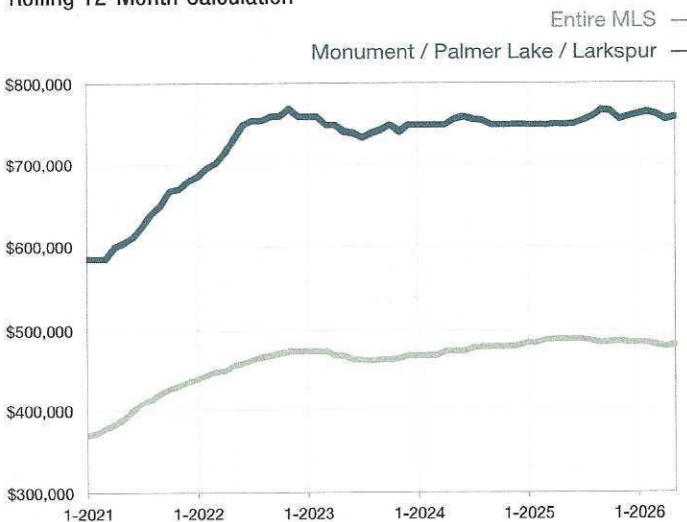
Single Family-Patio Homes	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
New Listings	124	89	- 28.2%	453	489	+ 7.9%
Sold Listings	58	71	+ 22.4%	256	273	+ 6.6%
Median Sales Price*	\$762,475	\$790,000	+ 3.6%	\$757,500	\$750,000	- 1.0%
Average Sales Price*	\$856,756	\$859,520	+ 0.3%	\$839,145	\$829,334	- 1.2%
Percent of List Price Received*	99.3%	99.3%	0.0%	99.1%	98.4%	- 0.7%
Days on Market Until Sale	60	45	- 25.0%	65	65	0.0%
Inventory of Homes for Sale	275	259	- 5.8%	--	--	--
Months Supply of Inventory	5.0	5.0	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.

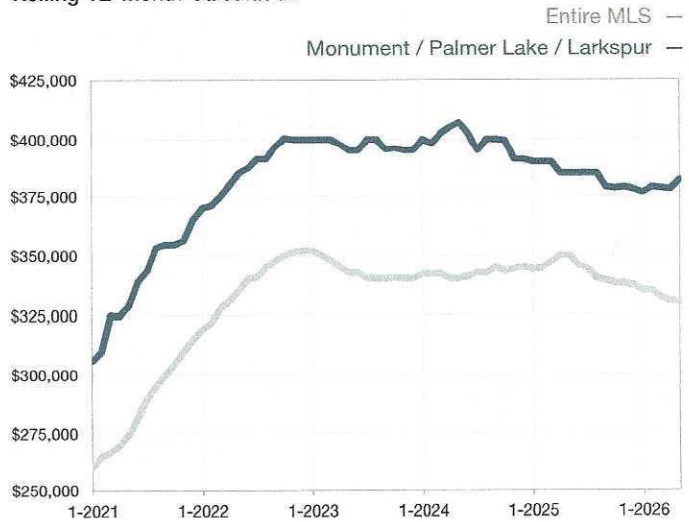
Townhouse/Condo	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
New Listings	7	7	0.0%	35	43	+ 22.9%
Sold Listings	3	6	+ 100.0%	23	18	- 21.7%
Median Sales Price*	\$390,000	\$452,500	+ 16.0%	\$385,000	\$402,500	+ 4.5%
Average Sales Price*	\$410,467	\$509,000	+ 24.0%	\$402,752	\$474,833	+ 17.9%
Percent of List Price Received*	98.7%	97.1%	- 1.6%	99.0%	98.1%	- 0.9%
Days on Market Until Sale	42	117	+ 178.6%	63	97	+ 54.0%
Inventory of Homes for Sale	20	29	+ 45.0%	--	--	--
Months Supply of Inventory	4.4	7.3	+ 65.9%	--	--	--

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

Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Rush / Truckton / Yoder

El Paso County

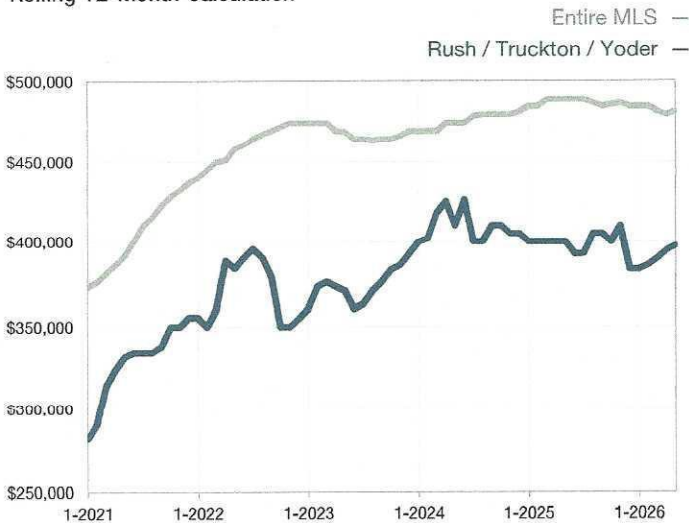
Single Family-Patio Homes	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	10	7	- 30.0%	39	26	- 33.3%
Sold Listings	5	3	- 40.0%	13	15	+ 15.4%
Median Sales Price*	\$330,000	\$285,000	- 13.6%	\$370,000	\$395,000	+ 6.8%
Average Sales Price*	\$301,200	\$319,000	+ 5.9%	\$362,615	\$395,560	+ 9.1%
Percent of List Price Received*	91.6%	100.8%	+ 10.0%	96.6%	98.9%	+ 2.4%
Days on Market Until Sale	103	57	- 44.7%	66	62	- 6.1%
Inventory of Homes for Sale	27	16	- 40.7%	--	--	--
Months Supply of Inventory	6.6	4.0	- 39.4%	--	--	--

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

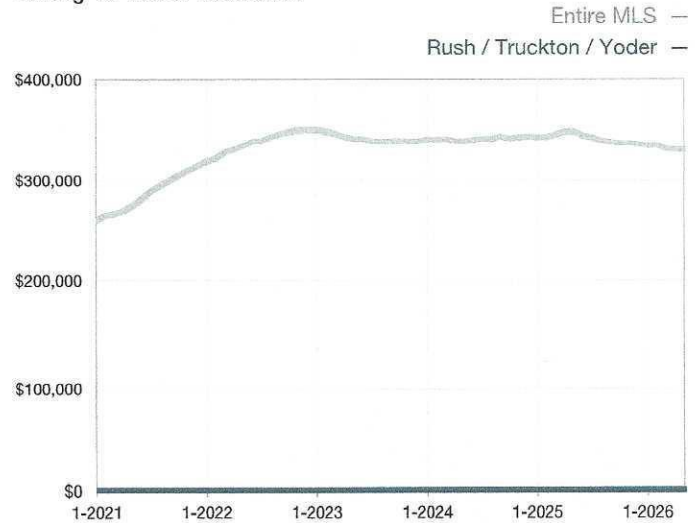
Townhouse/Condo	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent 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 May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Security-Widefield

El Paso County

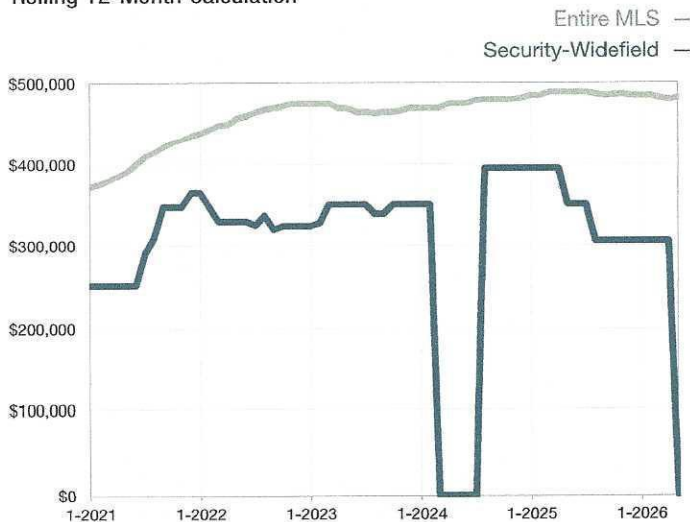
Single Family-Patio Homes	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
New Listings	0	0	--	0	2	--
Sold Listings	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$306,000	\$0	- 100.0%	\$306,000	\$0	- 100.0%
Average Sales Price*	\$306,000	\$0	- 100.0%	\$306,000	\$0	- 100.0%
Percent of List Price Received*	102.0%	0.0%	- 100.0%	102.0%	0.0%	- 100.0%
Days on Market Until Sale	150	0	- 100.0%	150	0	- 100.0%
Inventory of Homes for Sale	0	1	--	--	--	--
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.

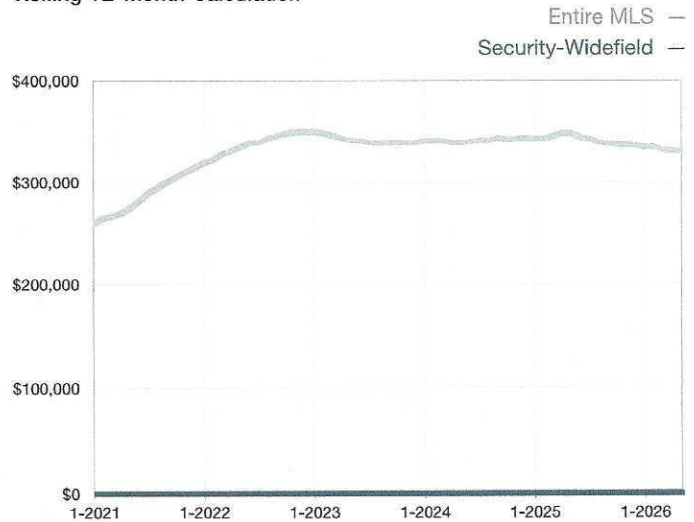
Townhouse/Condo	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Teller County

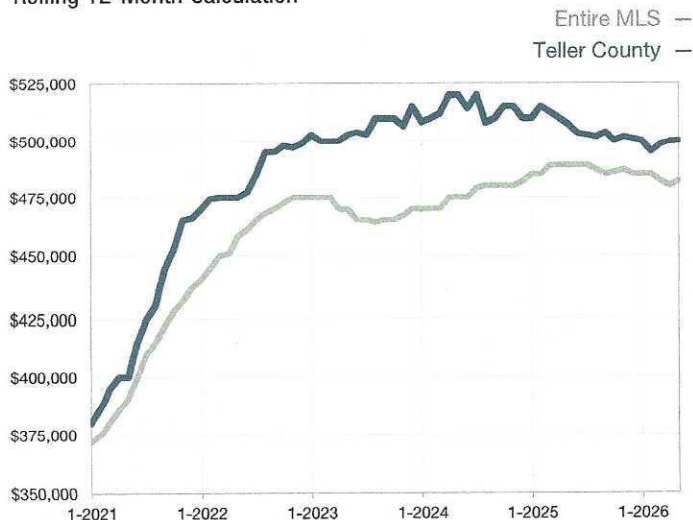
Single Family-Patio Homes	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	142	73	- 48.6%	446	441	- 1.1%
Sold Listings	55	62	+ 12.7%	216	235	+ 8.8%
Median Sales Price*	\$470,000	\$542,500	+ 15.4%	\$499,500	\$495,000	- 0.9%
Average Sales Price*	\$563,988	\$565,710	+ 0.3%	\$557,027	\$530,831	- 4.7%
Percent of List Price Received*	98.3%	98.4%	+ 0.1%	98.2%	98.4%	+ 0.2%
Days on Market Until Sale	66	58	- 12.1%	78	74	- 5.1%
Inventory of Homes for Sale	340	281	- 17.4%	--	--	--
Months Supply of Inventory	7.2	5.4	- 25.0%	--	--	--

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

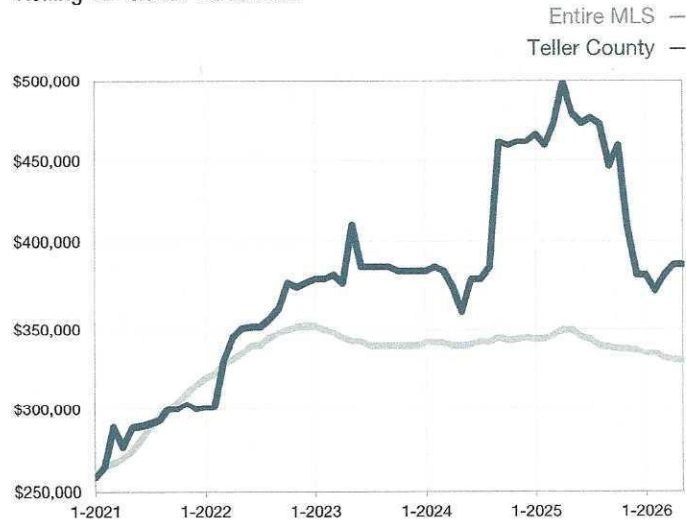
Townhouse/Condo	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	5	3	- 40.0%	37	28	- 24.3%
Sold Listings	8	0	- 100.0%	10	5	- 50.0%
Median Sales Price*	\$417,950	\$0	- 100.0%	\$417,950	\$430,000	+ 2.9%
Average Sales Price*	\$405,050	\$0	- 100.0%	\$412,630	\$364,000	- 11.8%
Percent of List Price Received*	100.9%	0.0%	- 100.0%	100.8%	96.3%	- 4.5%
Days on Market Until Sale	69	0	- 100.0%	63	135	+ 114.3%
Inventory of Homes for Sale	27	26	- 3.7%	--	--	--
Months Supply of Inventory	7.7	6.9	- 10.4%	--	--	--

* 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



Local Market Update for May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Victor / Goldfield

Teller County

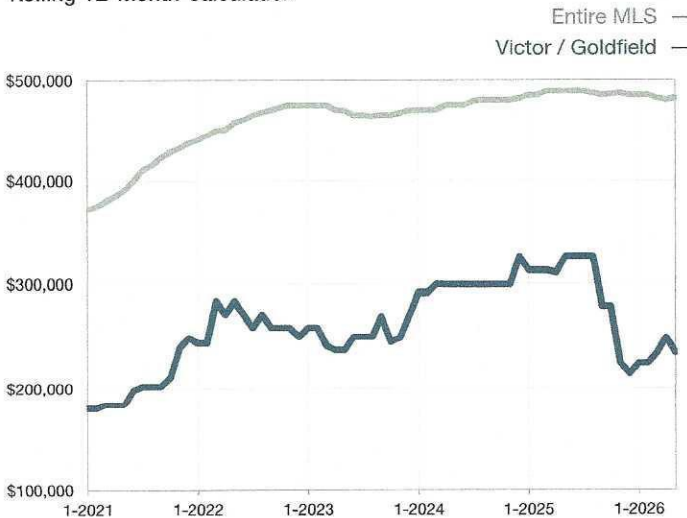
Single Family-Patio Homes	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	6	0	- 100.0%	9	9	0.0%
Sold Listings	2	1	- 50.0%	3	5	+ 66.7%
Median Sales Price*	\$462,500	\$197,000	- 57.4%	\$215,000	\$265,000	+ 23.3%
Average Sales Price*	\$462,500	\$197,000	- 57.4%	\$360,000	\$252,221	- 29.9%
Percent of List Price Received*	91.8%	103.7%	+ 13.0%	93.9%	100.1%	+ 6.6%
Days on Market Until Sale	196	20	- 89.8%	159	117	- 26.4%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	7.6	5.7	- 25.0%	--	--	--

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

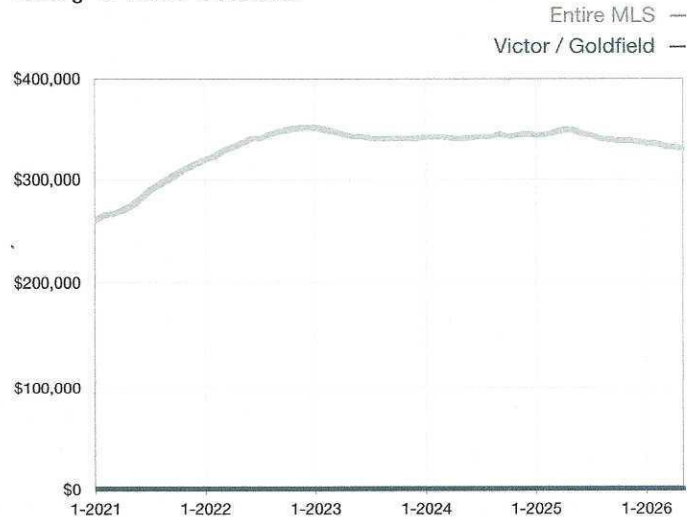
Townhouse/Condo	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent 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 May 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Woodland Park

Teller County

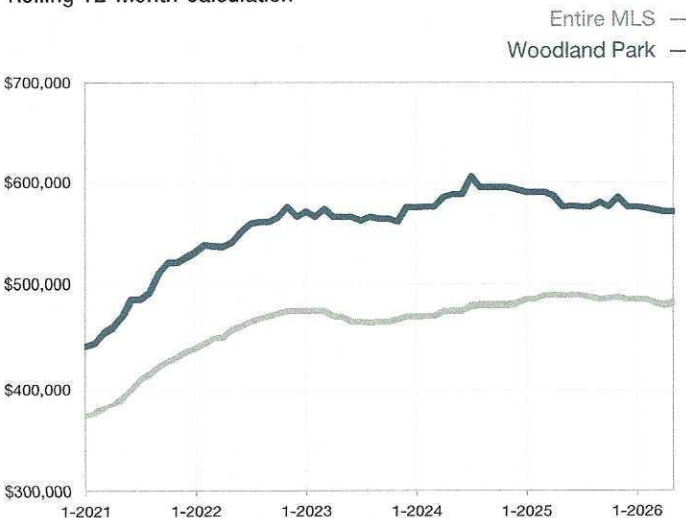
Single Family-Patio Homes	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	49	28	- 42.9%	198	184	- 7.1%
Sold Listings	16	33	+ 106.3%	91	115	+ 26.4%
Median Sales Price*	\$557,118	\$585,000	+ 5.0%	\$565,000	\$535,000	- 5.3%
Average Sales Price*	\$527,383	\$602,731	+ 14.3%	\$581,988	\$569,284	- 2.2%
Percent of List Price Received*	99.5%	98.6%	- 0.9%	98.5%	98.7%	+ 0.2%
Days on Market Until Sale	37	36	- 2.7%	71	63	- 11.3%
Inventory of Homes for Sale	143	92	- 35.7%	--	--	--
Months Supply of Inventory	6.8	3.7	- 45.6%	--	--	--

* 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	May			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 05-2025	Thru 05-2026	Percent Change from Previous Year
Key Metrics						
New Listings	3	2	- 33.3%	28	18	- 35.7%
Sold Listings	7	0	- 100.0%	9	3	- 66.7%
Median Sales Price*	\$473,900	\$0	- 100.0%	\$473,900	\$435,000	- 8.2%
Average Sales Price*	\$441,486	\$0	- 100.0%	\$441,811	\$410,000	- 7.2%
Percent of List Price Received*	101.4%	0.0%	- 100.0%	101.3%	96.7%	- 4.5%
Days on Market Until Sale	75	0	- 100.0%	66	112	+ 69.7%
Inventory of Homes for Sale	21	17	- 19.0%	--	--	--
Months Supply of Inventory	6.8	5.5	- 19.1%	--	--	--

* 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

