

Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Black Forest / Elbert

El Paso County

Single Family-Patio Homes

Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	4	4	0.0%	51	38	- 25.5%
Sold Listings	5	2	- 60.0%	20	23	+ 15.0%
Median Sales Price*	\$779,900	\$770,000	- 1.3%	\$750,000	\$669,000	- 10.8%
Average Sales Price*	\$775,060	\$770,000	- 0.7%	\$743,712	\$687,804	- 7.5%
Percent of List Price Received*	99.7%	99.2%	- 0.5%	98.7%	98.6%	- 0.1%
Days on Market Until Sale	26	11	- 57.7%	36	45	+ 25.0%
Inventory of Homes for Sale	28	11	- 60.7%	--	--	--
Months Supply of Inventory	8.8	2.9	- 67.0%	--	--	--

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

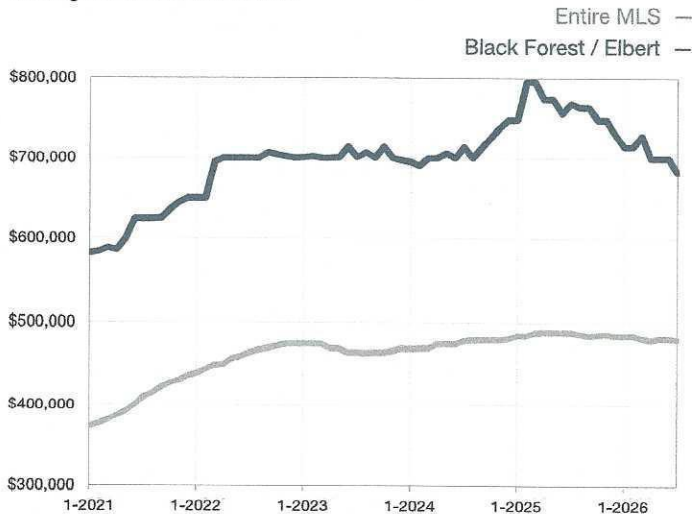
Townhouse/Condo

Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	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.

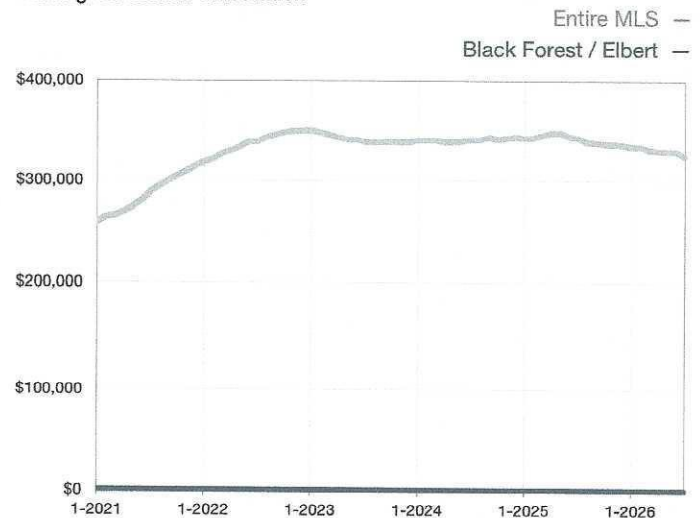
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Calhan / Ramah

El Paso County

Single Family-Patio Homes

Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	21	19	- 9.5%	99	123	+ 24.2%
Sold Listings	11	12	+ 9.1%	61	53	- 13.1%
Median Sales Price*	\$479,000	\$555,000	+ 15.9%	\$460,000	\$489,900	+ 6.5%
Average Sales Price*	\$504,172	\$534,583	+ 6.0%	\$479,310	\$506,963	+ 5.8%
Percent of List Price Received*	99.2%	99.1%	- 0.1%	98.2%	98.6%	+ 0.4%
Days on Market Until Sale	71	47	- 33.8%	84	63	- 25.0%
Inventory of Homes for Sale	46	73	+ 58.7%	--	--	--
Months Supply of Inventory	5.2	9.6	+ 84.6%	--	--	--

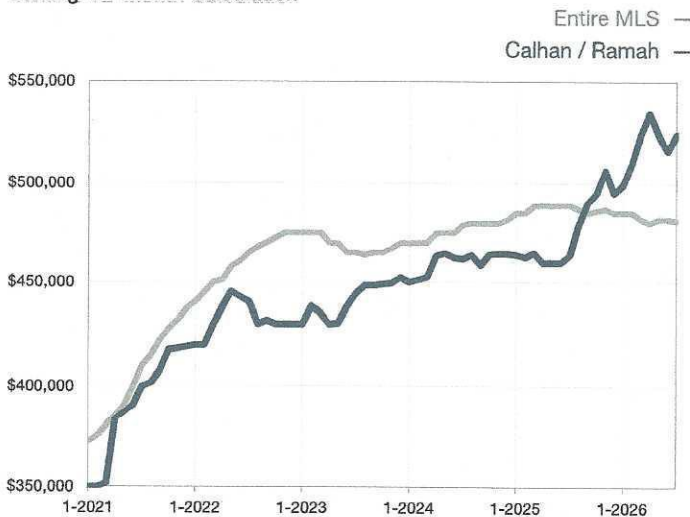
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Townhouse/Condo

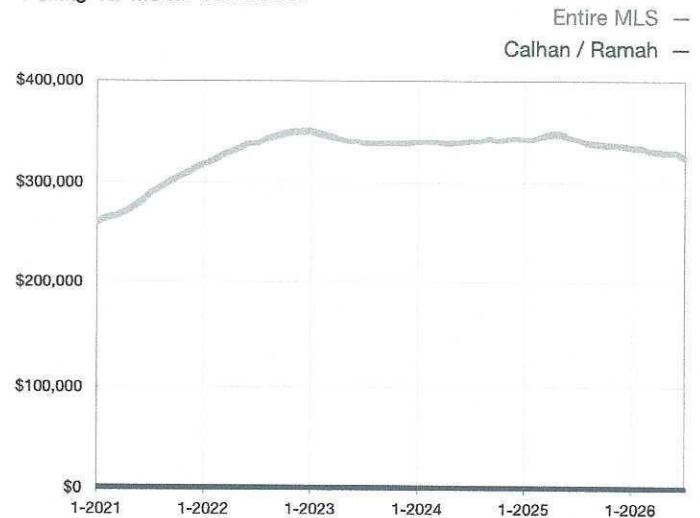
Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 July 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

Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	1	4	+ 300.0%	9	19	+ 111.1%
Sold Listings	0	0	--	3	8	+ 166.7%
Median Sales Price*	\$0	\$0	--	\$424,000	\$362,050	- 14.6%
Average Sales Price*	\$0	\$0	--	\$486,333	\$361,089	- 25.8%
Percent of List Price Received*	0.0%	0.0%	--	98.1%	91.2%	- 7.0%
Days on Market Until Sale	0	0	--	127	118	- 7.1%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	3.0	4.5	+ 50.0%	--	--	--

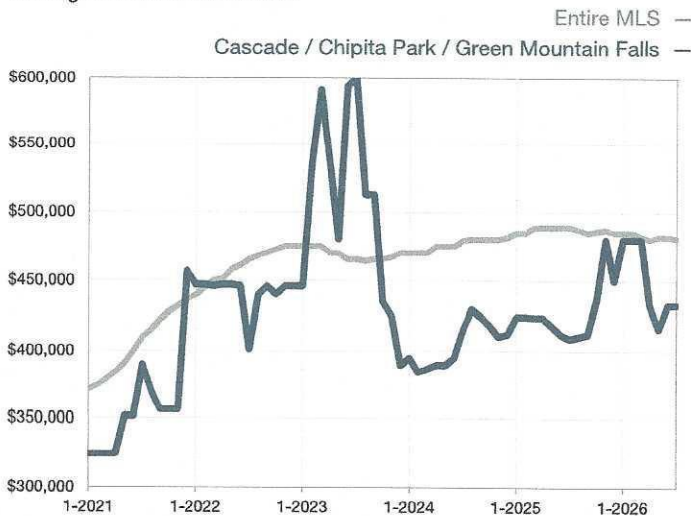
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Townhouse/Condo

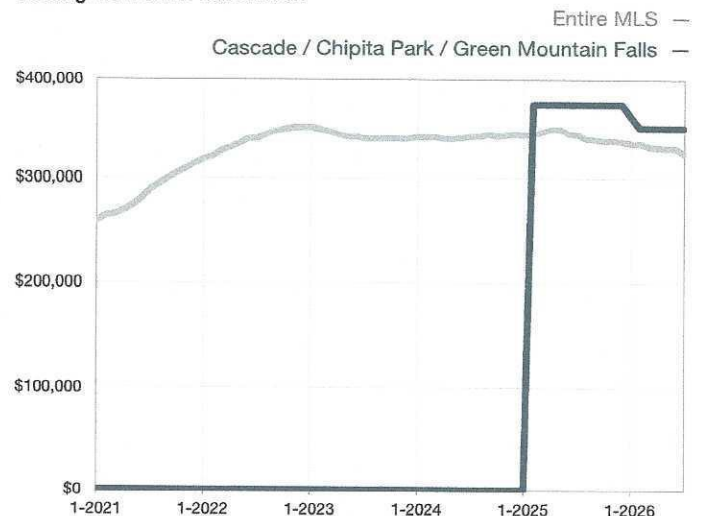
Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	0	1	--	2	1	- 50.0%
Sold Listings	0	0	--	1	1	0.0%
Median Sales Price*	\$0	\$0	--	\$375,000	\$351,500	- 6.3%
Average Sales Price*	\$0	\$0	--	\$375,000	\$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	1	- 50.0%	--	--	--
Months Supply of Inventory	2.0	1.0	- 50.0%	--	--	--

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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 July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Colorado Springs

El Paso County

Single Family-Patio Homes

Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	988	1,059	+ 7.2%	6,952	7,209	+ 3.7%
Sold Listings	744	744	0.0%	4,655	4,692	+ 0.8%
Median Sales Price*	\$490,000	\$487,450	- 0.5%	\$485,000	\$474,654	- 2.1%
Average Sales Price*	\$571,797	\$564,805	- 1.2%	\$561,604	\$550,738	- 1.9%
Percent of List Price Received*	99.1%	99.4%	+ 0.3%	99.3%	99.2%	- 0.1%
Days on Market Until Sale	35	35	0.0%	45	47	+ 4.4%
Inventory of Homes for Sale	2,448	2,554	+ 4.3%	--	--	--
Months Supply of Inventory	3.8	4.0	+ 5.3%	--	--	--

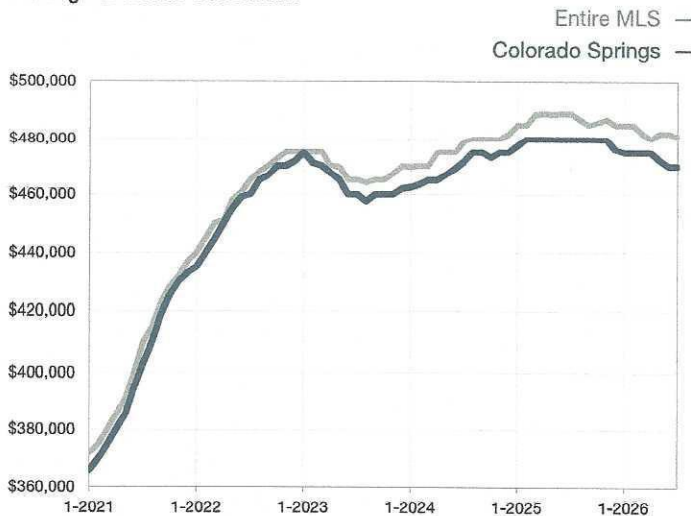
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Townhouse/Condo

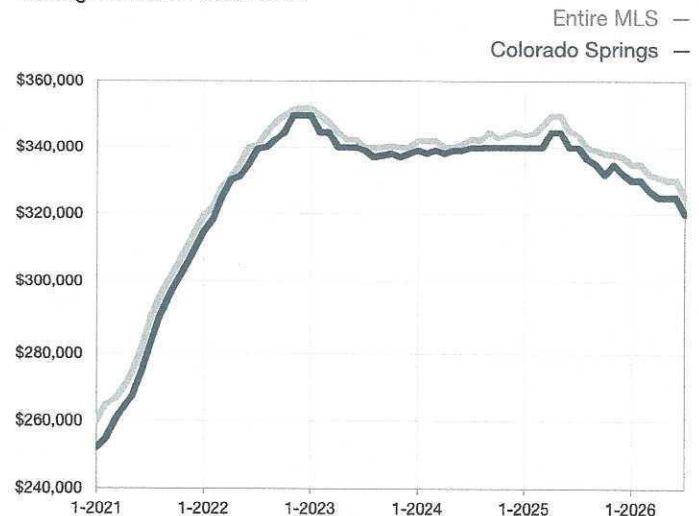
Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	218	201	- 7.8%	1,438	1,524	+ 6.0%
Sold Listings	117	123	+ 5.1%	796	777	- 2.4%
Median Sales Price*	\$332,000	\$304,000	- 8.4%	\$335,000	\$315,000	- 6.0%
Average Sales Price*	\$386,953	\$323,244	- 16.5%	\$363,017	\$337,199	- 7.1%
Percent of List Price Received*	98.9%	99.3%	+ 0.4%	98.8%	98.6%	- 0.2%
Days on Market Until Sale	53	53	0.0%	63	67	+ 6.3%
Inventory of Homes for Sale	625	665	+ 6.4%	--	--	--
Months Supply of Inventory	5.5	6.1	+ 10.9%	--	--	--

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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 July 2026

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Cripple Creek

Teller County

Single Family-Patio Homes

Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	14	8	- 42.9%	78	67	- 14.1%
Sold Listings	2	5	+ 150.0%	29	26	- 10.3%
Median Sales Price*	\$235,500	\$310,000	+ 31.6%	\$335,000	\$351,000	+ 4.8%
Average Sales Price*	\$235,500	\$382,740	+ 62.5%	\$376,234	\$441,934	+ 17.5%
Percent of List Price Received*	103.3%	95.1%	- 7.9%	97.5%	96.1%	- 1.4%
Days on Market Until Sale	9	63	+ 600.0%	85	94	+ 10.6%
Inventory of Homes for Sale	64	46	- 28.1%	--	--	--
Months Supply of Inventory	12.4	10.1	- 18.5%	--	--	--

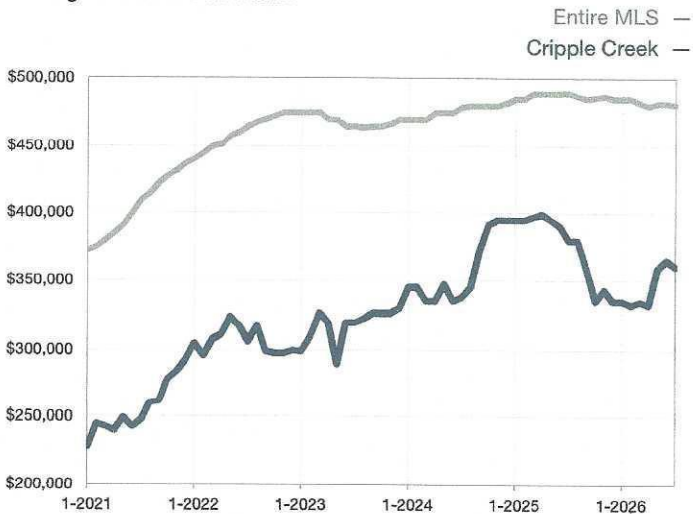
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Townhouse/Condo

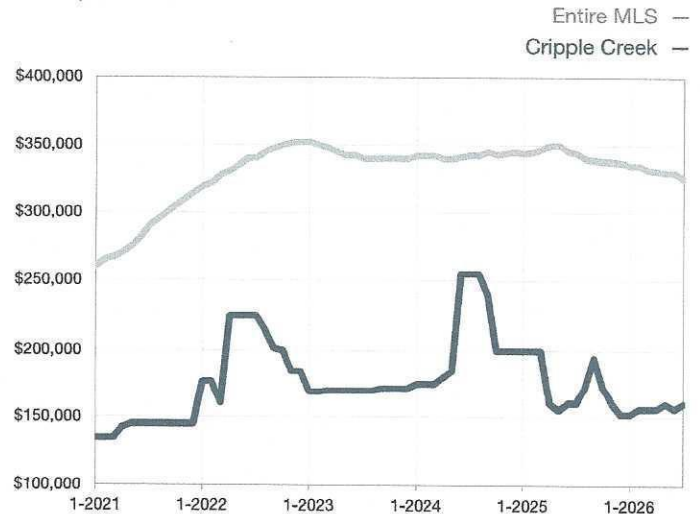
Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	4	1	- 75.0%	15	11	- 26.7%
Sold Listings	0	1	--	2	2	0.0%
Median Sales Price*	\$0	\$170,000	--	\$172,500	\$165,000	- 4.3%
Average Sales Price*	\$0	\$170,000	--	\$172,500	\$165,000	- 4.3%
Percent of List Price Received*	0.0%	100.0%	--	97.1%	96.2%	- 0.9%
Days on Market Until Sale	0	91	--	94	180	+ 91.5%
Inventory of Homes for Sale	12	8	- 33.3%	--	--	--
Months Supply of Inventory	12.0	6.4	- 46.7%	--	--	--

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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 July 2026

A Research Tool Provided by the Colorado Association of REALTORS®

Divide

Teller County

Single Family-Patio Homes

Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	16	17	+ 6.3%	117	119	+ 1.7%
Sold Listings	15	12	- 20.0%	73	64	- 12.3%
Median Sales Price*	\$560,000	\$540,000	- 3.6%	\$515,000	\$507,500	- 1.5%
Average Sales Price*	\$549,478	\$541,879	- 1.4%	\$608,245	\$547,804	- 9.9%
Percent of List Price Received*	98.1%	96.4%	- 1.7%	98.2%	98.1%	- 0.1%
Days on Market Until Sale	44	69	+ 56.8%	69	87	+ 26.1%
Inventory of Homes for Sale	59	58	- 1.7%	--	--	--
Months Supply of Inventory	6.6	6.5	- 1.5%	--	--	--

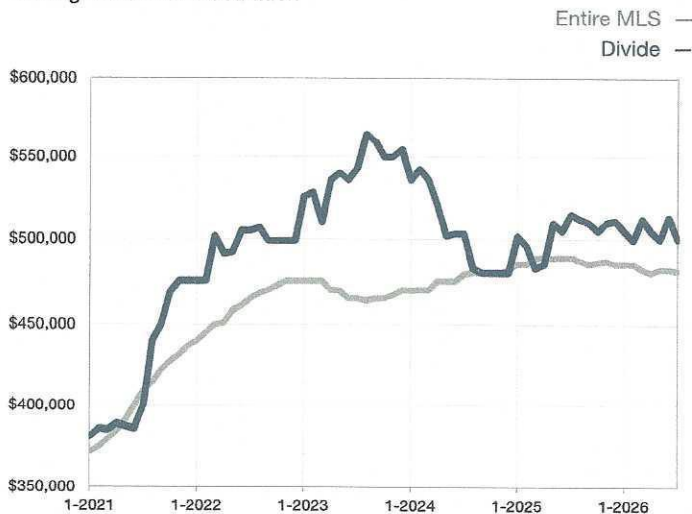
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Townhouse/Condo

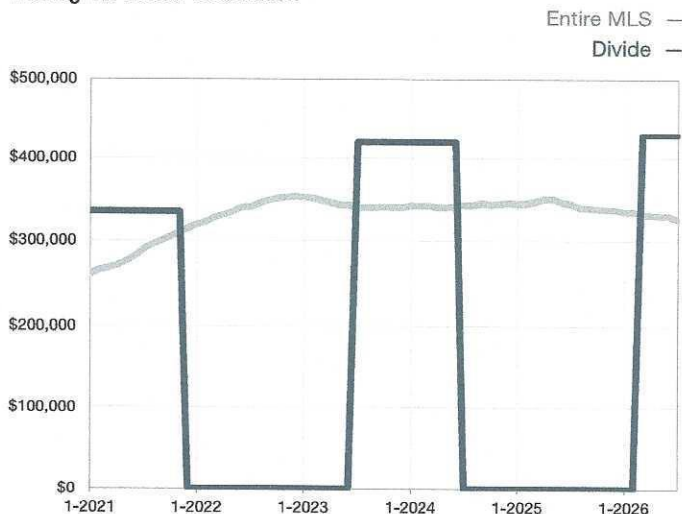
Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$430,000	--
Average Sales Price*	\$0	\$0	--	\$0	\$430,000	--
Percent of 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	--	--	--	--

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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 July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Ellicott

El Paso County

Single Family-Patio Homes

Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	0	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%	--	--	--

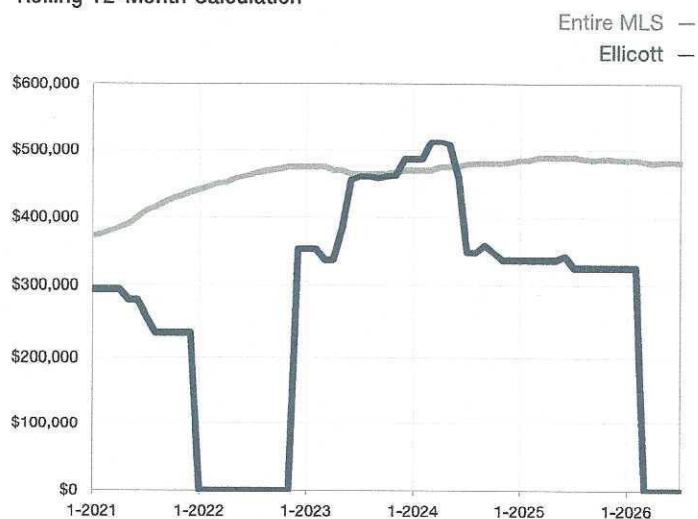
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Townhouse/Condo

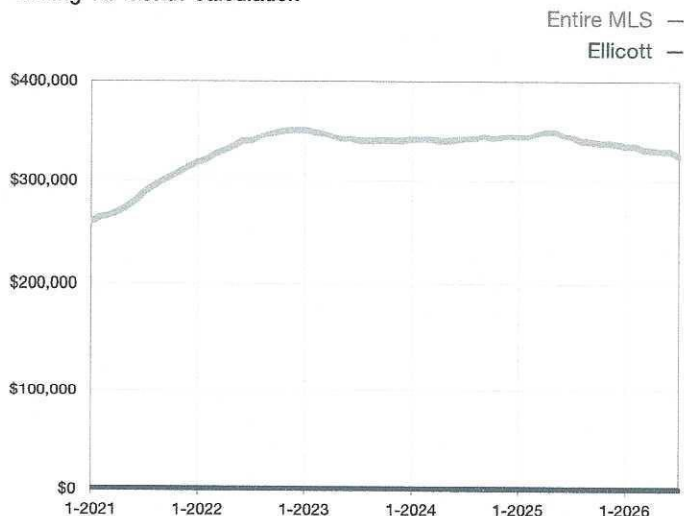
Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



El Paso County

Single Family-Patio Homes

Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	1,290	1,371	+ 6.3%	9,082	9,357	+ 3.0%
Sold Listings	939	946	+ 0.7%	5,867	6,005	+ 2.4%
Median Sales Price*	\$500,000	\$503,350	+ 0.7%	\$498,922	\$490,000	- 1.8%
Average Sales Price*	\$578,354	\$579,856	+ 0.3%	\$570,158	\$564,761	- 0.9%
Percent of List Price Received*	99.1%	99.5%	+ 0.4%	99.3%	99.2%	- 0.1%
Days on Market Until Sale	37	37	0.0%	47	50	+ 6.4%
Inventory of Homes for Sale	3,353	3,412	+ 1.8%	--	--	--
Months Supply of Inventory	4.1	4.2	+ 2.4%	--	--	--

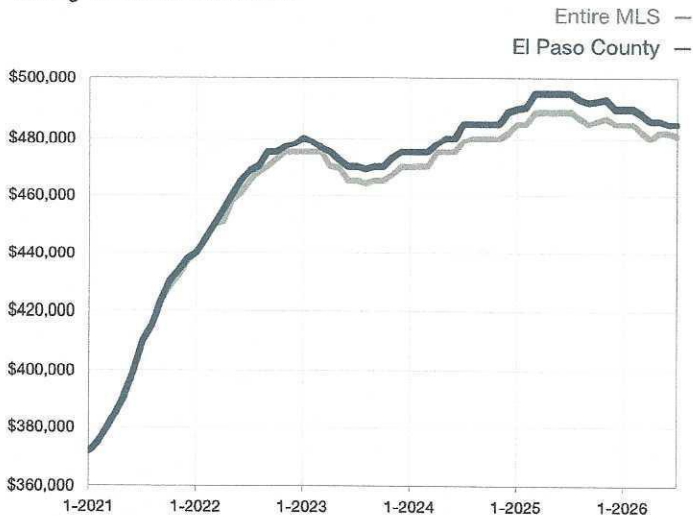
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Townhouse/Condo

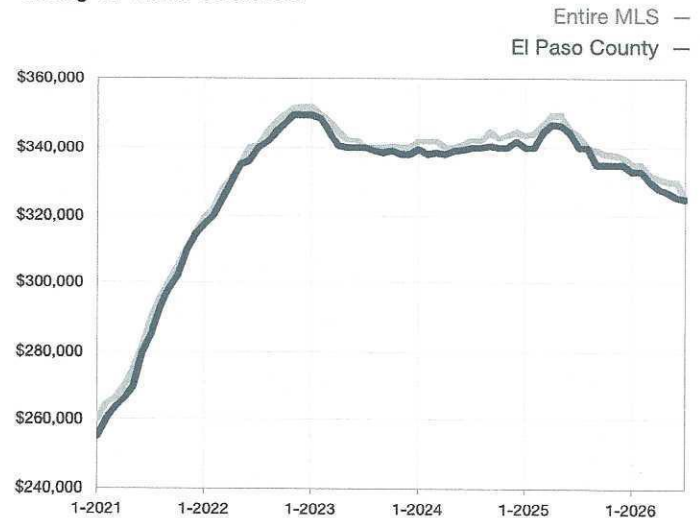
Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	234	212	- 9.4%	1,548	1,622	+ 4.8%
Sold Listings	126	134	+ 6.3%	861	824	- 4.3%
Median Sales Price*	\$335,000	\$305,000	- 9.0%	\$339,900	\$320,000	- 5.9%
Average Sales Price*	\$383,904	\$328,603	- 14.4%	\$362,177	\$341,096	- 5.8%
Percent of List Price Received*	99.0%	99.3%	+ 0.3%	98.9%	98.7%	- 0.2%
Days on Market Until Sale	53	52	- 1.9%	62	66	+ 6.5%
Inventory of Homes for Sale	673	712	+ 5.8%	--	--	--
Months Supply of Inventory	5.5	6.1	+ 10.9%	--	--	--

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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 July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Falcon / Peyton

El Paso County

Single Family-Patio Homes

Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	103	110	+ 6.8%	768	741	- 3.5%
Sold Listings	68	66	- 2.9%	415	458	+ 10.4%
Median Sales Price*	\$536,250	\$529,000	- 1.4%	\$547,000	\$534,995	- 2.2%
Average Sales Price*	\$559,666	\$548,402	- 2.0%	\$579,602	\$573,855	- 1.0%
Percent of List Price Received*	99.3%	100.0%	+ 0.7%	99.6%	99.6%	0.0%
Days on Market Until Sale	48	38	- 20.8%	50	63	+ 26.0%
Inventory of Homes for Sale	309	304	- 1.6%	--	--	--
Months Supply of Inventory	5.6	4.9	- 12.5%	--	--	--

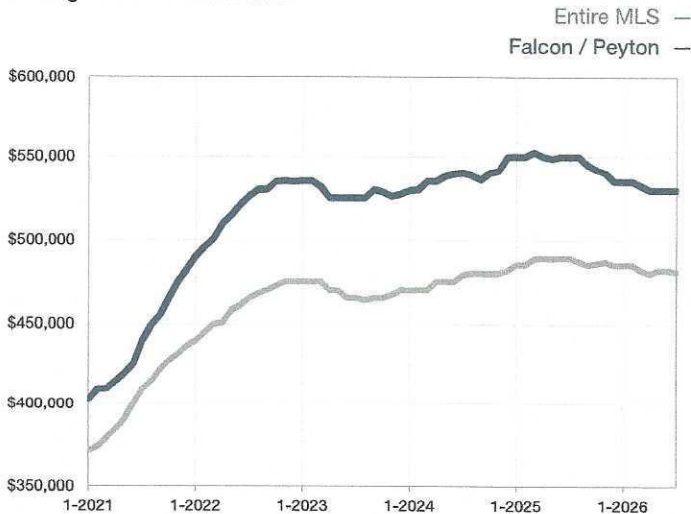
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Townhouse/Condo

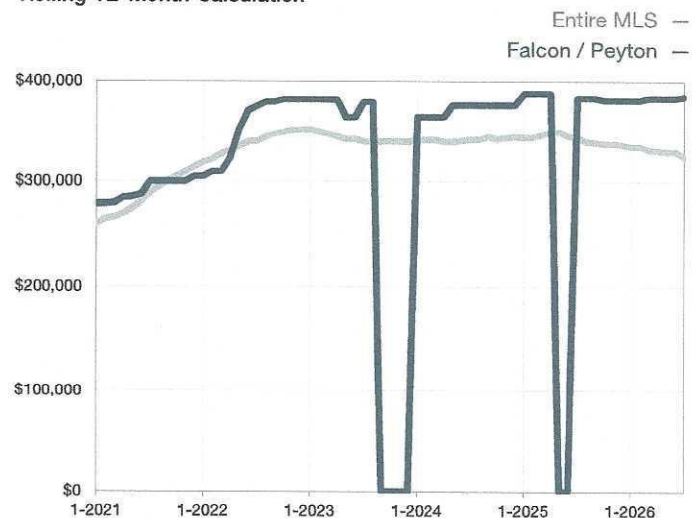
Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	0	0	--	2	1	- 50.0%
Sold Listings	1	0	- 100.0%	1	1	0.0%
Median Sales Price*	\$384,000	\$0	- 100.0%	\$384,000	\$391,500	+ 2.0%
Average Sales Price*	\$384,000	\$0	- 100.0%	\$384,000	\$391,500	+ 2.0%
Percent of List Price Received*	100.0%	0.0%	- 100.0%	100.0%	101.7%	+ 1.7%
Days on Market Until Sale	14	0	- 100.0%	14	14	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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Median Sales Price – Single Family Rolling 12-Month Calculation



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



Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Florissant

Teller County

Single Family-Patio Homes

Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	34	20	- 41.2%	187	178	- 4.8%
Sold Listings	12	8	- 33.3%	82	85	+ 3.7%
Median Sales Price*	\$480,000	\$469,000	- 2.3%	\$472,500	\$472,500	0.0%
Average Sales Price*	\$556,000	\$429,125	- 22.8%	\$524,586	\$493,048	- 6.0%
Percent of List Price Received*	97.0%	94.2%	- 2.9%	97.3%	97.8%	+ 0.5%
Days on Market Until Sale	51	69	+ 35.3%	74	83	+ 12.2%
Inventory of Homes for Sale	120	113	- 5.8%	--	--	--
Months Supply of Inventory	9.8	8.7	- 11.2%	--	--	--

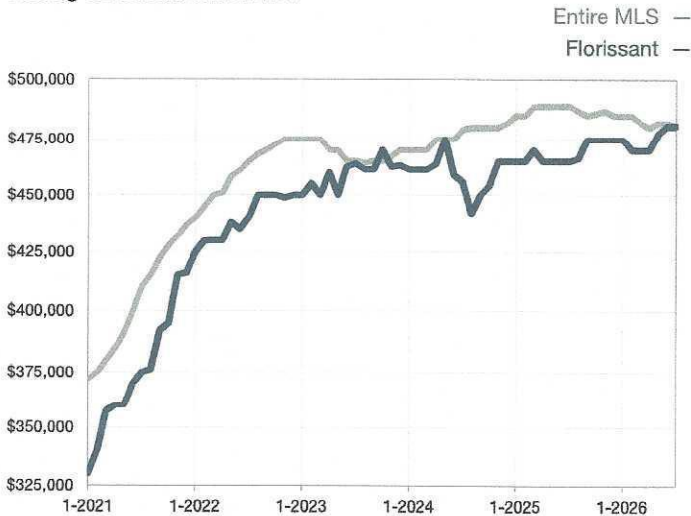
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Townhouse/Condo

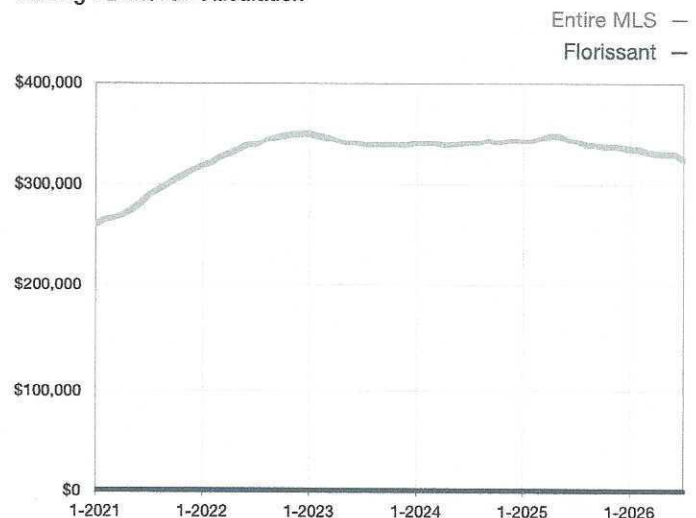
Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Fountain

El Paso County

Single Family-Patio Homes

Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	57	57	0.0%	451	435	- 3.5%
Sold Listings	47	42	- 10.6%	305	297	- 2.6%
Median Sales Price*	\$405,000	\$408,125	+ 0.8%	\$405,000	\$419,000	+ 3.5%
Average Sales Price*	\$414,855	\$415,230	+ 0.1%	\$415,091	\$425,933	+ 2.6%
Percent of List Price Received*	100.4%	100.5%	+ 0.1%	100.0%	99.8%	- 0.2%
Days on Market Until Sale	31	44	+ 41.9%	44	49	+ 11.4%
Inventory of Homes for Sale	140	135	- 3.6%	--	--	--
Months Supply of Inventory	3.3	3.5	+ 6.1%	--	--	--

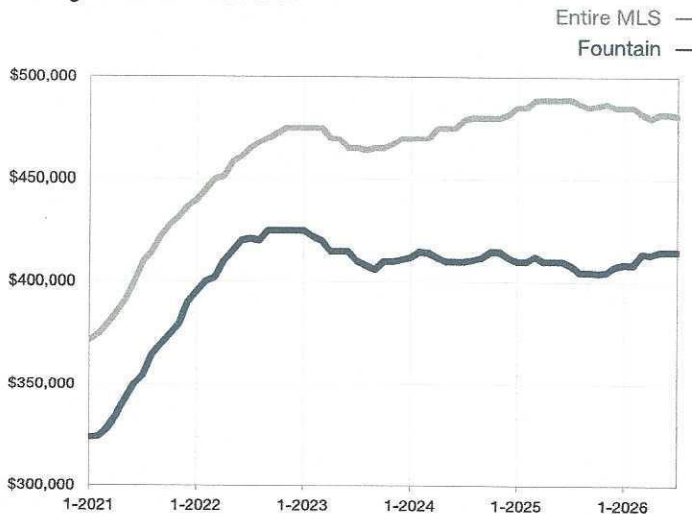
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Townhouse/Condo

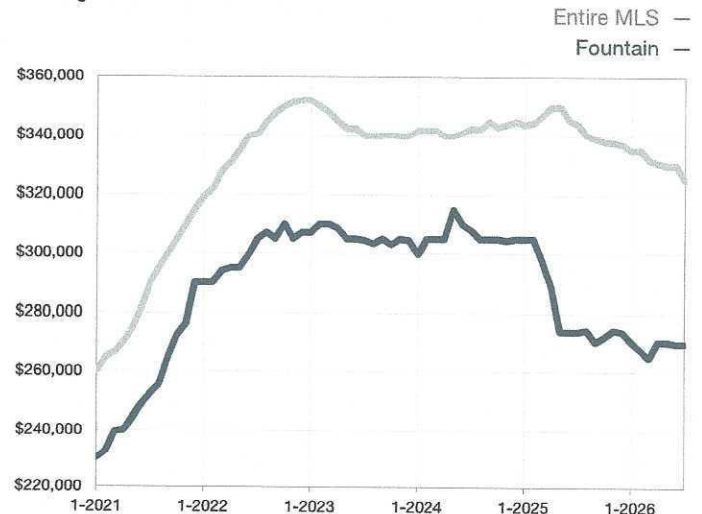
Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	3	3	0.0%	42	27	- 35.7%
Sold Listings	3	3	0.0%	28	12	- 57.1%
Median Sales Price*	\$285,000	\$285,000	0.0%	\$274,500	\$267,500	- 2.6%
Average Sales Price*	\$291,000	\$281,666	- 3.2%	\$284,114	\$268,954	- 5.3%
Percent of List Price Received*	101.1%	98.8%	- 2.3%	100.8%	99.6%	- 1.2%
Days on Market Until Sale	54	36	- 33.3%	54	42	- 22.2%
Inventory of Homes for Sale	14	13	- 7.1%	--	--	--
Months Supply of Inventory	3.9	6.2	+ 59.0%	--	--	--

* 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 July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Manitou Springs

El Paso County

Single Family-Patio Homes

Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	13	15	+ 15.4%	83	86	+ 3.6%
Sold Listings	9	7	- 22.2%	41	40	- 2.4%
Median Sales Price*	\$670,000	\$792,500	+ 18.3%	\$690,000	\$687,750	- 0.3%
Average Sales Price*	\$759,444	\$882,357	+ 16.2%	\$703,563	\$685,100	- 2.6%
Percent of List Price Received*	96.2%	100.2%	+ 4.2%	98.1%	97.7%	- 0.4%
Days on Market Until Sale	27	35	+ 29.6%	23	54	+ 134.8%
Inventory of Homes for Sale	35	46	+ 31.4%	--	--	--
Months Supply of Inventory	6.2	7.9	+ 27.4%	--	--	--

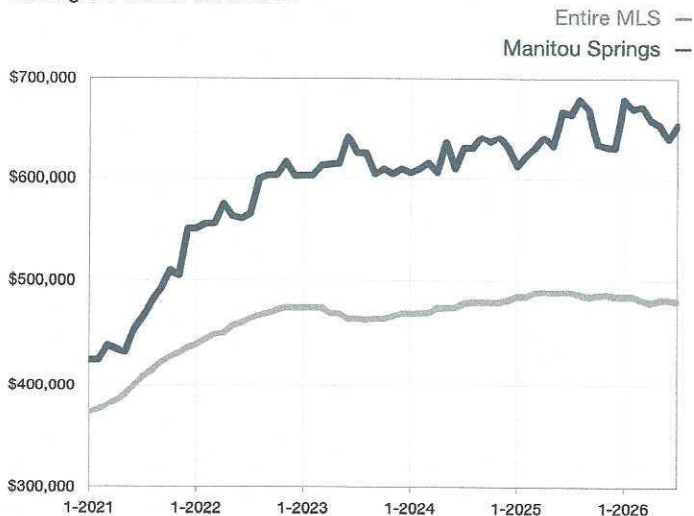
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Townhouse/Condo

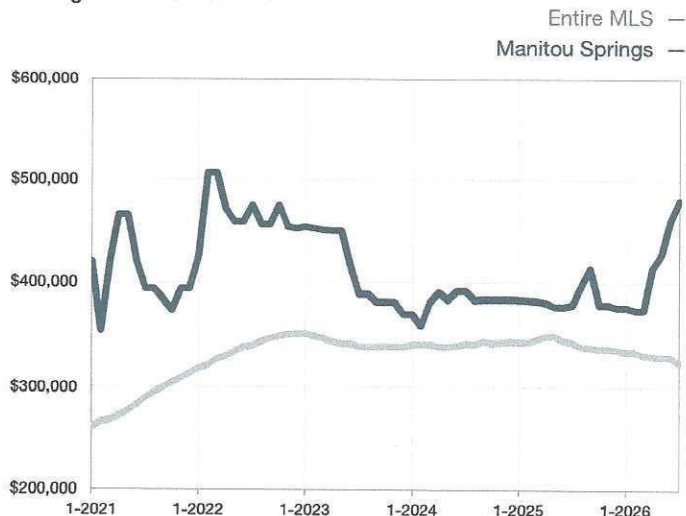
Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	1	2	+ 100.0%	12	13	+ 8.3%
Sold Listings	1	0	- 100.0%	5	4	- 20.0%
Median Sales Price*	\$440,000	\$0	- 100.0%	\$414,000	\$587,500	+ 41.9%
Average Sales Price*	\$440,000	\$0	- 100.0%	\$412,600	\$585,000	+ 41.8%
Percent of List Price Received*	97.8%	0.0%	- 100.0%	99.5%	99.5%	0.0%
Days on Market Until Sale	7	0	- 100.0%	49	24	- 51.0%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	5.1	4.3	- 15.7%	--	--	--

* 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 July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Monument / Palmer Lake / Larkspur

El Paso County

Single Family-Patio Homes

Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	94	92	- 2.1%	640	685	+ 7.0%
Sold Listings	50	74	+ 48.0%	361	426	+ 18.0%
Median Sales Price*	\$769,450	\$805,000	+ 4.6%	\$769,900	\$781,675	+ 1.5%
Average Sales Price*	\$904,521	\$875,099	- 3.3%	\$846,902	\$851,618	+ 0.6%
Percent of List Price Received*	98.0%	98.4%	+ 0.4%	98.9%	98.4%	- 0.5%
Days on Market Until Sale	45	52	+ 15.6%	60	60	0.0%
Inventory of Homes for Sale	326	274	- 16.0%	--	--	--
Months Supply of Inventory	6.2	4.9	- 21.0%	--	--	--

* 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

Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	13	5	- 61.5%	56	61	+ 8.9%
Sold Listings	5	8	+ 60.0%	31	31	0.0%
Median Sales Price*	\$370,000	\$402,500	+ 8.8%	\$385,000	\$406,000	+ 5.5%
Average Sales Price*	\$428,612	- 5.3%	\$417,994	\$458,545	+ 9.7%	\$452,000
Percent of List Price Received*	99.4%	+ 0.1%	99.1%	98.7%	- 0.4%	99.1%
Days on Market Until Sale	50	+ 2.0%	58	75	+ 29.3%	41
Inventory of Homes for Sale	28	- 3.4%	--	--	--	2
Months Supply of Inventory	6.3	- 11.3%	--	--	--	7.1

Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family Rolling 12-Month Calculation



Local Market Update for July 2026



mls

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A Research

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Rush / Truckton / Yoder

Rush

El Paso

El Paso County

Single-Family-Patio Homes

July

Year to Date

Single

Key Metrics

Key Metrics	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year	Percent Change
New Listings	9	12	+ 33.3%	54	40	- 25.9%	New Listings
Sold Listings	8	4	- 50.0%	25	20	- 20.0%	Sold Listings
Median Sales Price*	\$397,000	\$408,000	+ 2.8%	\$397,000	\$375,000	- 5.8%	Median Sales Price*
Average Sales Price*	\$356,118	\$388,916	+ 9.2%	\$386,644			Average Sales Price*
Percent of List Price Received*	101.0%	98.3%	- 2.7%	99.9%			Percent of List Price Received*
Days on Market Until Sale	54	56	+ 3.7%				Days on Market Until Sale
Inventory of Homes for Sale	—	—	—				Inventory of Homes for Sale
Months Supply of Inventory	—	—	—				Months Supply of Inventory

Small sample size.

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

Year to Date		
Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
0	0	—
0	0	—
\$0	\$0	—
\$0	\$0	—
0.0%	0.0%	—
0	0	—
—	—	—
—	—	—

Small sample size.

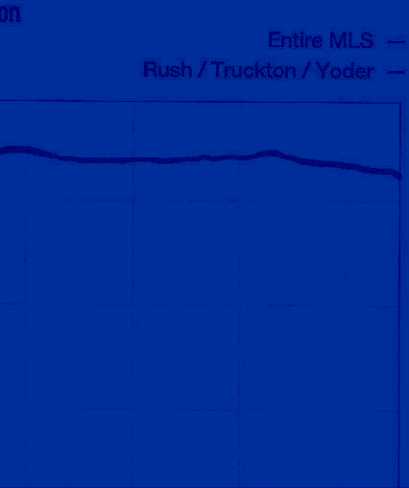
Townhouse/Condo

July

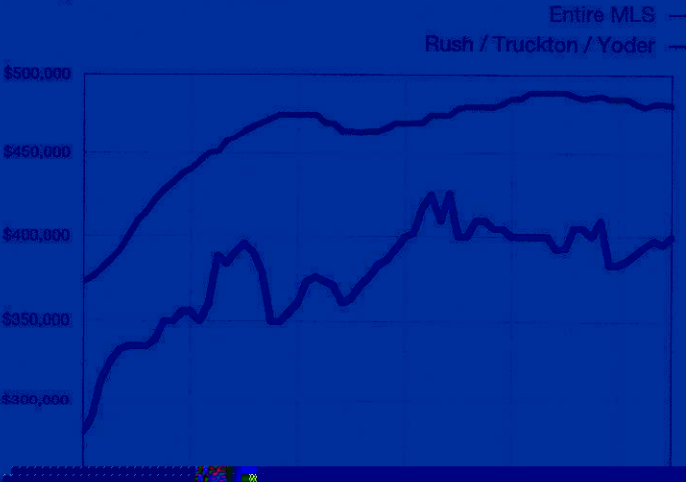
Key Metrics	2025	2026	Percent Change from Previous Year
New Listings	0	0	—
Sold Listings	0	0	—
Median Sales Price*	\$0	\$0	—
Average Sales Price*	\$0	\$0	—
Percent of List Price Received*	0.0%	0.0%	—
Days on Market Until Sale	0	0	—
Inventory of Homes for Sale	0	0	—
Months Supply of Inventory	0.0	0.0	—

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

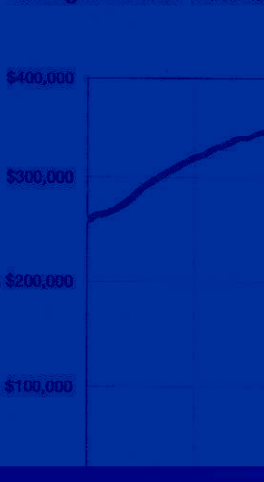
Townhouse-Condo



Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Local Market Update for July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Security-Widefield

El Paso County

Single Family-Patio Homes

Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	0	0	--	0	2	--
Sold Listings	0	0	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$0	--	\$306,000	\$446,875	+ 46.0%
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	--	102.0%
Days on Market Until Sale	0	0	--	0	--	150
Inventory of Homes for Sale	0	0	--	0	--	--
Months Supply of Inventory	0.0	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.

to Date

07-2026	Percent Change from Previous Year
0	--
0	--
\$0	--
\$0	--
0.0%	--
0	--
--	--
--	--

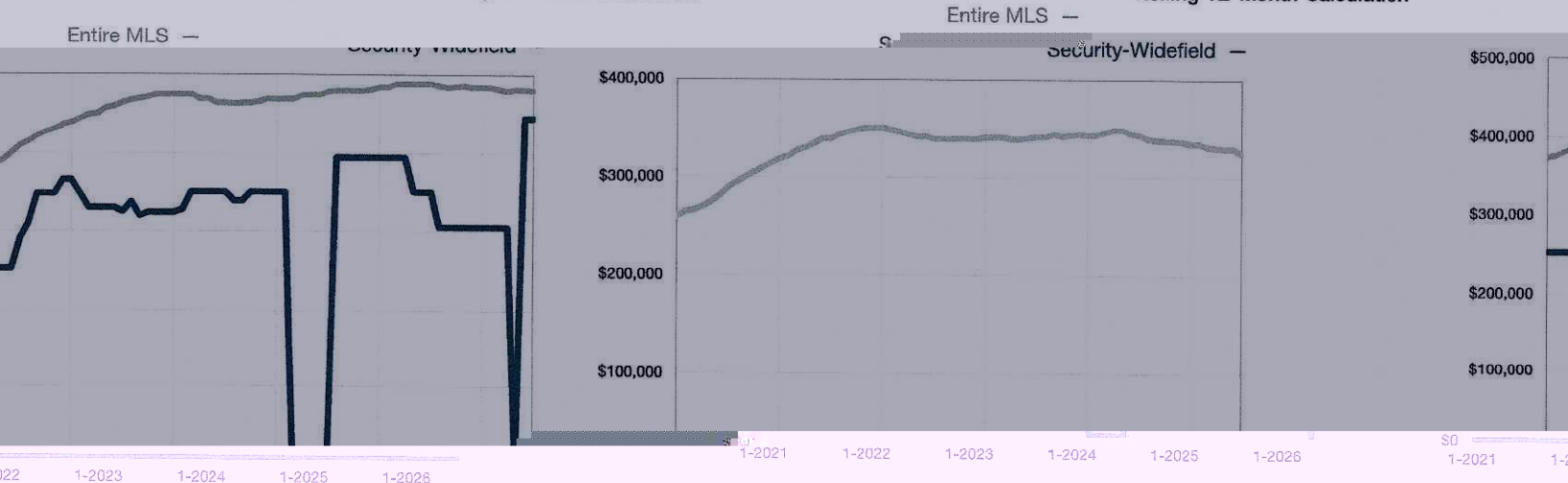
Townhouse/Condo

Key Metrics	July			Year to Date	
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026
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 July 2026

A Research Tool Provided by the Colorado Association of REALTORS®

Teller County

Single Family-Patio Homes

Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	116	80	- 31.0%	675	648	- 4.0%
Sold Listings	58	53	- 8.6%	322	343	+ 6.5%
Median Sales Price*	\$531,000	\$550,000	+ 3.6%	\$500,450	\$510,000	+ 1.9%
Average Sales Price*	\$576,441	\$590,637	+ 2.5%	\$552,634	\$550,720	- 0.3%
Percent of List Price Received*	98.0%	96.4%	- 1.6%	98.1%	98.1%	0.0%
Days on Market Until Sale	52	65	+ 25.0%	71	73	+ 2.8%
Inventory of Homes for Sale	406	338	- 16.7%	--	--	--
Months Supply of Inventory	8.4	6.5	- 22.6%	--	--	--

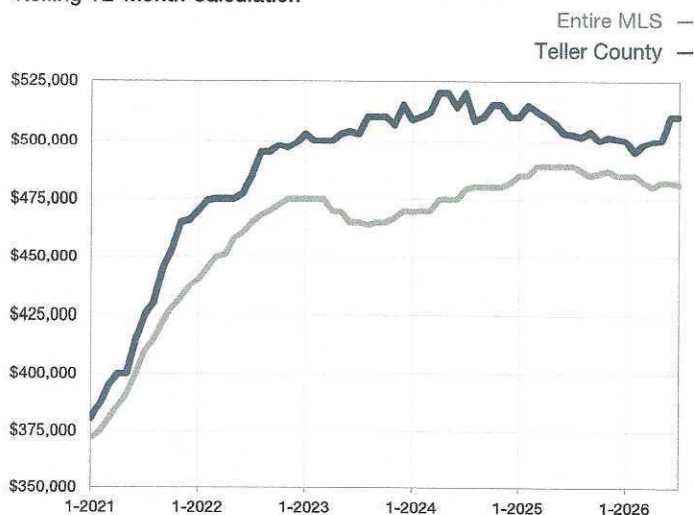
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Townhouse/Condo

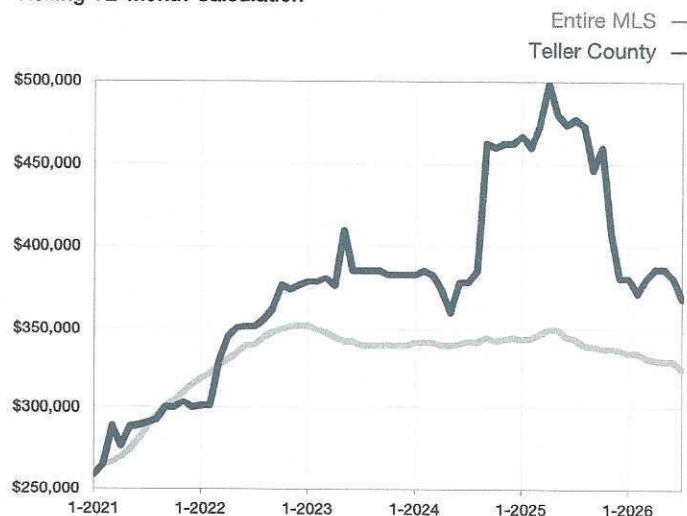
Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	4	3	- 25.0%	48	36	- 25.0%
Sold Listings	4	1	- 75.0%	17	8	- 52.9%
Median Sales Price*	\$441,360	\$170,000	- 61.5%	\$362,000	\$325,000	- 10.2%
Average Sales Price*	\$408,130	\$170,000	- 58.3%	\$402,554	\$326,625	- 18.9%
Percent of List Price Received*	99.2%	100.0%	+ 0.8%	99.5%	97.2%	- 2.3%
Days on Market Until Sale	68	91	+ 33.8%	74	144	+ 94.6%
Inventory of Homes for Sale	27	24	- 11.1%	--	--	--
Months Supply of Inventory	7.1	7.2	+ 1.4%	--	--	--

* 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 July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Victor / Goldfield

Teller County

Single Family-Patio Homes

Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	4	3	- 25.0%	15	14	- 6.7%
Sold Listings	0	2	--	4	7	+ 75.0%
Median Sales Price*	\$0	\$235,450	--	\$270,000	\$265,000	- 1.9%
Average Sales Price*	\$0	\$235,450	--	\$351,250	\$247,429	- 29.6%
Percent of List Price Received*	0.0%	97.1%	--	95.4%	99.2%	+ 4.0%
Days on Market Until Sale	0	134	--	123	122	- 0.8%
Inventory of Homes for Sale	16	9	- 43.8%	--	--	--
Months Supply of Inventory	10.7	6.8	- 36.4%	--	--	--

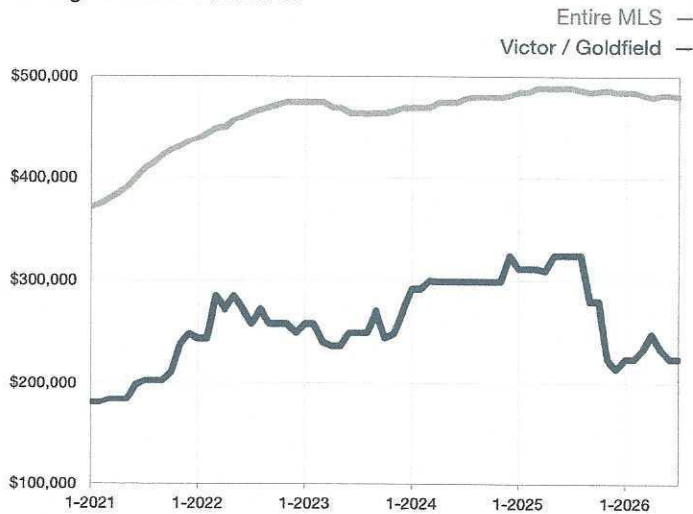
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Townhouse/Condo

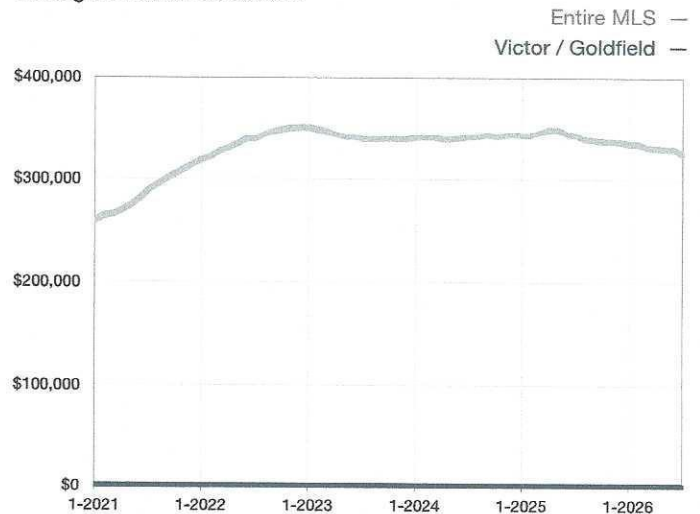
Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 July 2026

A Research Tool Provided by the Colorado Association of REALTORS®



Woodland Park

Teller County

Single Family-Patio Homes

Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	50	33	- 34.0%	292	276	- 5.5%
Sold Listings	30	25	- 16.7%	135	165	+ 22.2%
Median Sales Price*	\$622,500	\$656,000	+ 5.4%	\$575,000	\$558,000	- 3.0%
Average Sales Price*	\$626,280	\$740,945	+ 18.3%	\$596,870	\$607,846	+ 1.8%
Percent of List Price Received*	98.1%	97.3%	- 0.8%	98.4%	98.5%	+ 0.1%
Days on Market Until Sale	58	59	+ 1.7%	66	61	- 7.6%
Inventory of Homes for Sale	152	121	- 20.4%	--	--	--
Months Supply of Inventory	7.3	4.7	- 35.6%	--	--	--

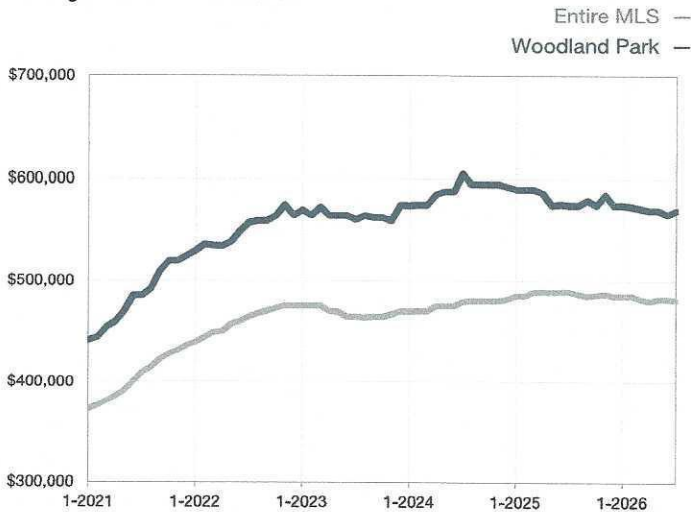
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Townhouse/Condo

Key Metrics	July			Year to Date		
	2025	2026	Percent Change from Previous Year	Thru 07-2025	Thru 07-2026	Percent Change from Previous Year
New Listings	0	2	--	33	25	- 24.2%
Sold Listings	4	0	- 100.0%	15	5	- 66.7%
Median Sales Price*	\$441,360	\$0	- 100.0%	\$473,900	\$355,000	- 25.1%
Average Sales Price*	\$408,130	\$0	- 100.0%	\$433,228	\$370,600	- 14.5%
Percent of List Price Received*	99.2%	0.0%	- 100.0%	99.8%	97.2%	- 2.6%
Days on Market Until Sale	68	0	- 100.0%	71	144	+ 102.8%
Inventory of Homes for Sale	15	16	+ 6.7%	--	--	--
Months Supply of Inventory	4.5	5.3	+ 17.8%	--	--	--

* 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

