

Local Market Update for February 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Black Forest / Elbert

El Paso County

Single Family-Patio Homes

Key Metrics	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
New Listings	7	5	- 28.6%	13	6	- 53.8%
Sold Listings	1	2	+ 100.0%	4	5	+ 25.0%
Median Sales Price*	\$700,186	\$783,250	+ 11.9%	\$645,093	\$625,000	- 3.1%
Average Sales Price*	\$700,186	\$783,250	+ 11.9%	\$751,272	\$673,200	- 10.4%
Percent of List Price Received*	96.5%	100.0%	+ 3.6%	99.9%	100.0%	+ 0.1%
Days on Market Until Sale	0	6	--	51	17	- 66.7%
Inventory of Homes for Sale	10	2	- 80.0%	--	--	--
Months Supply of Inventory	2.1	0.4	- 81.0%	--	--	--

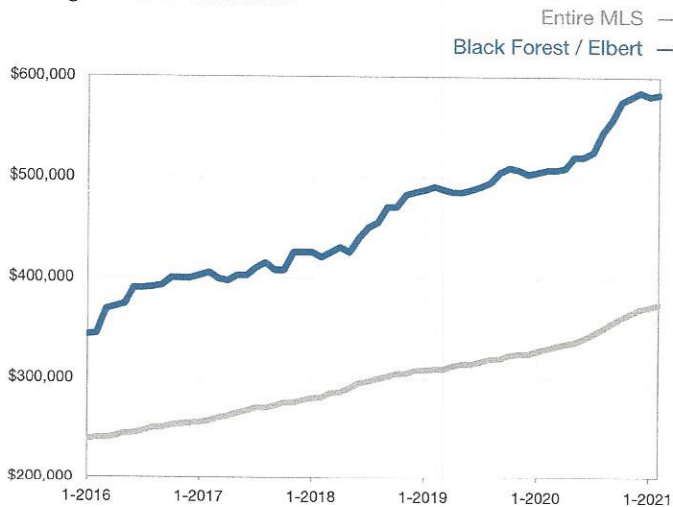
* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo

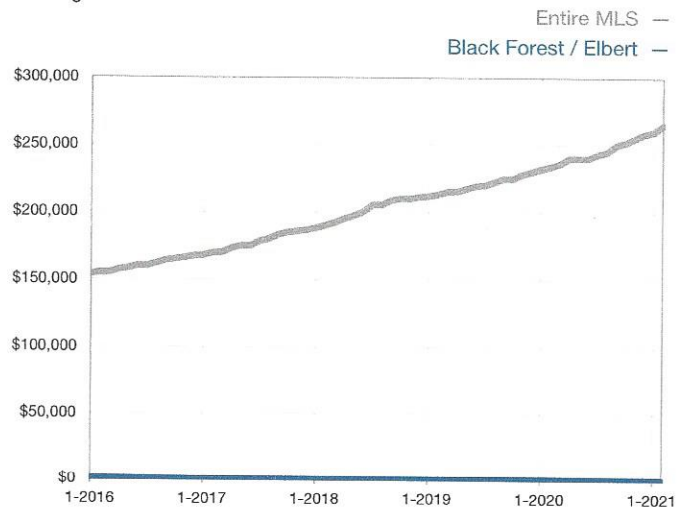
Key Metrics	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Calhan / Ramah

El Paso County

Single Family-Patio Homes

Key Metrics	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
New Listings	12	7	- 41.7%	30	19	- 36.7%
Sold Listings	6	9	+ 50.0%	16	17	+ 6.3%
Median Sales Price*	\$291,000	\$390,000	+ 34.0%	\$287,450	\$387,000	+ 34.6%
Average Sales Price*	\$331,167	\$437,350	+ 32.1%	\$315,613	\$429,009	+ 35.9%
Percent of List Price Received*	97.5%	99.4%	+ 1.9%	98.7%	99.5%	+ 0.8%
Days on Market Until Sale	69	48	- 30.4%	65	44	- 32.3%
Inventory of Homes for Sale	32	11	- 65.6%	--	--	--
Months Supply of Inventory	3.1	1.1	- 64.5%	--	--	--

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

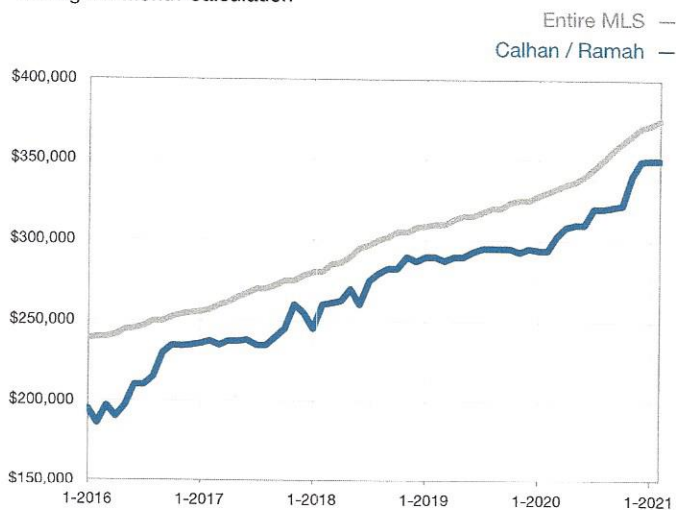
Townhouse/Condo

Key Metrics	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	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.

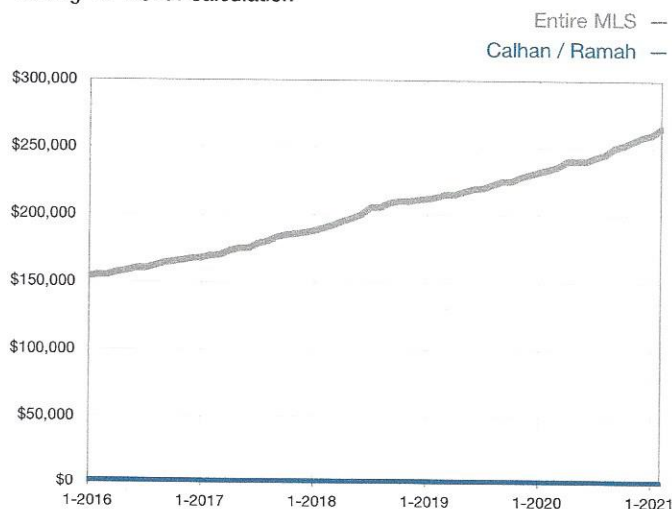
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Local Market Update for February 2021

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	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
New Listings	1	0	- 100.0%	2	1	- 50.0%
Sold Listings	0	0	--	2	1	- 50.0%
Median Sales Price*	\$0	\$0	--	\$306,500	\$456,900	+ 49.1%
Average Sales Price*	\$0	\$0	--	\$306,500	\$456,900	+ 49.1%
Percent of List Price Received*	0.0%	0.0%	--	98.6%	97.4%	- 1.2%
Days on Market Until Sale	0	0	--	130	80	- 38.5%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	1.7	0.0	- 100.0%	--	--	--

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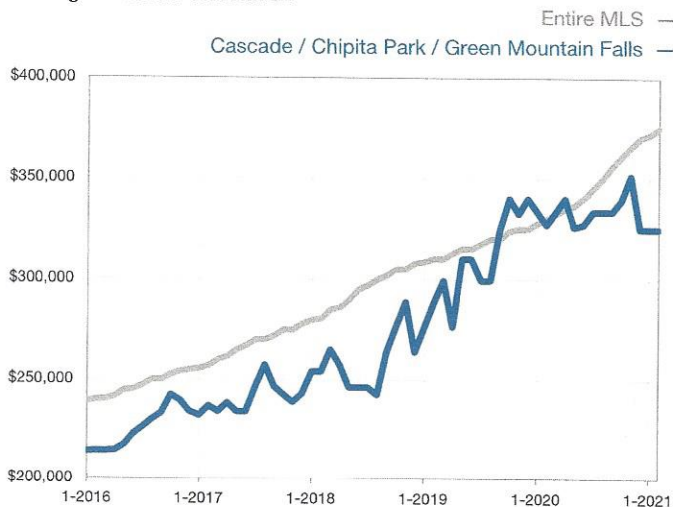
Townhouse/Condo

Key Metrics	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	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.

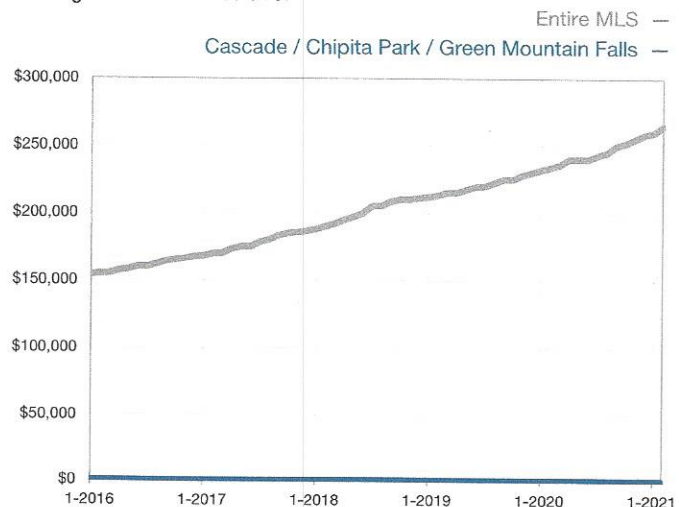
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Local Market Update for February 2021

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		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
New Listings	856	799	- 6.7%	1,720	1,566	- 9.0%
Sold Listings	699	661	- 5.4%	1,357	1,293	- 4.7%
Median Sales Price*	\$339,000	\$401,338	+ 18.4%	\$336,590	\$390,000	+ 15.9%
Average Sales Price*	\$384,387	\$446,107	+ 16.1%	\$377,369	\$439,481	+ 16.5%
Percent of List Price Received*	100.1%	102.4%	+ 2.3%	100.0%	102.2%	+ 2.2%
Days on Market Until Sale	29	18	- 37.9%	28	18	- 35.7%
Inventory of Homes for Sale	827	371	- 55.1%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--

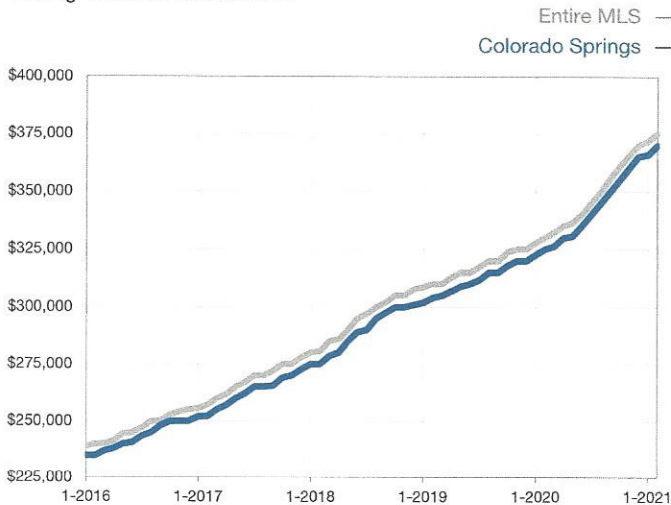
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Townhouse/Condo

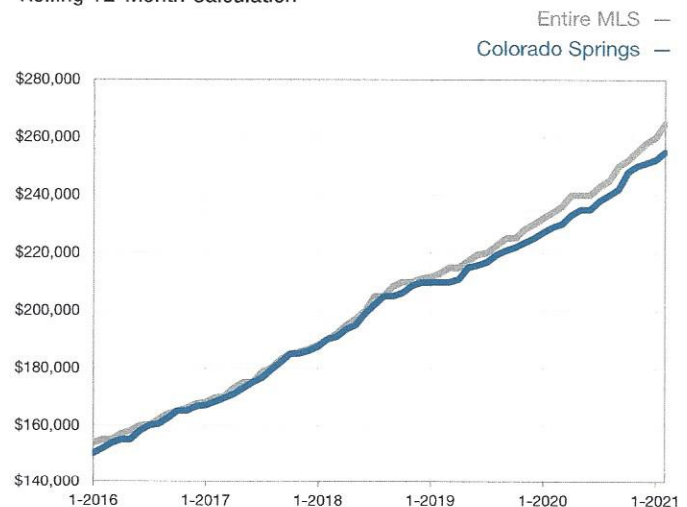
Key Metrics	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
New Listings	163	160	- 1.8%	334	279	- 16.5%
Sold Listings	124	130	+ 4.8%	228	258	+ 13.2%
Median Sales Price*	\$230,500	\$295,000	+ 28.0%	\$231,500	\$278,141	+ 20.1%
Average Sales Price*	\$247,732	\$292,721	+ 18.2%	\$250,205	\$282,657	+ 13.0%
Percent of List Price Received*	100.0%	102.1%	+ 2.1%	100.0%	101.9%	+ 1.9%
Days on Market Until Sale	17	12	- 29.4%	20	10	- 50.0%
Inventory of Homes for Sale	129	62	- 51.9%	--	--	--
Months Supply of Inventory	0.8	0.4	- 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 February 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Cripple Creek

Teller County

Single Family-Patio Homes

Key Metrics	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
New Listings	7	6	- 14.3%	13	8	- 38.5%
Sold Listings	6	2	- 66.7%	7	8	+ 14.3%
Median Sales Price*	\$186,225	\$331,500	+ 78.0%	\$185,000	\$269,000	+ 45.4%
Average Sales Price*	\$218,408	\$331,500	+ 51.8%	\$213,636	\$299,125	+ 40.0%
Percent of List Price Received*	97.1%	98.7%	+ 1.6%	97.5%	99.1%	+ 1.6%
Days on Market Until Sale	72	81	+ 12.5%	62	28	- 54.8%
Inventory of Homes for Sale	17	6	- 64.7%	--	--	--
Months Supply of Inventory	3.7	1.0	- 73.0%	--	--	--

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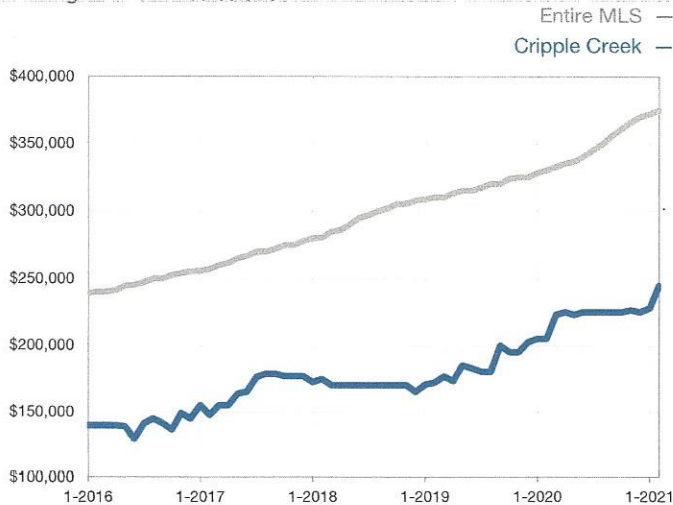
Townhouse/Condo

Key Metrics	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
New Listings	0	2	--	1	4	+ 300.0%
Sold Listings	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$66,500	\$0	- 100.0%
Average Sales Price*	\$0	\$0	--	\$66,500	\$0	- 100.0%
Percent of List Price Received*	0.0%	0.0%	--	95.1%	0.0%	- 100.0%
Days on Market Until Sale	0	0	--	4	0	- 100.0%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	3.0	--	--	--	--

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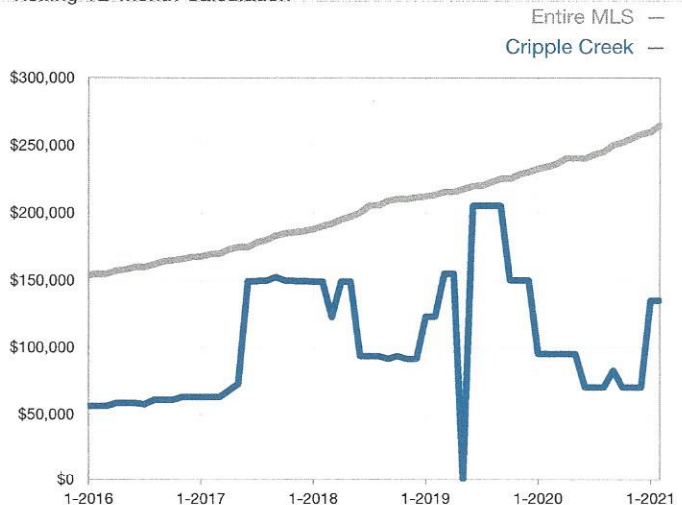
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse/Condo

Rolling 12-Month Calculation



Local Market Update for February 2021

A Research Tool Provided by the Colorado Association of REALTORS®

Divide

Teller County

Single Family-Patio Homes

Key Metrics	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
New Listings	6	7	+ 16.7%	11	14	+ 27.3%
Sold Listings	4	7	+ 75.0%	12	14	+ 16.7%
Median Sales Price*	\$241,500	\$450,000	+ 86.3%	\$319,750	\$412,500	+ 29.0%
Average Sales Price*	\$262,000	\$435,571	+ 66.2%	\$350,742	\$394,921	+ 12.6%
Percent of List Price Received*	97.5%	99.9%	+ 2.5%	97.8%	100.9%	+ 3.2%
Days on Market Until Sale	110	19	- 82.7%	100	17	- 83.0%
Inventory of Homes for Sale	18	9	- 50.0%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--

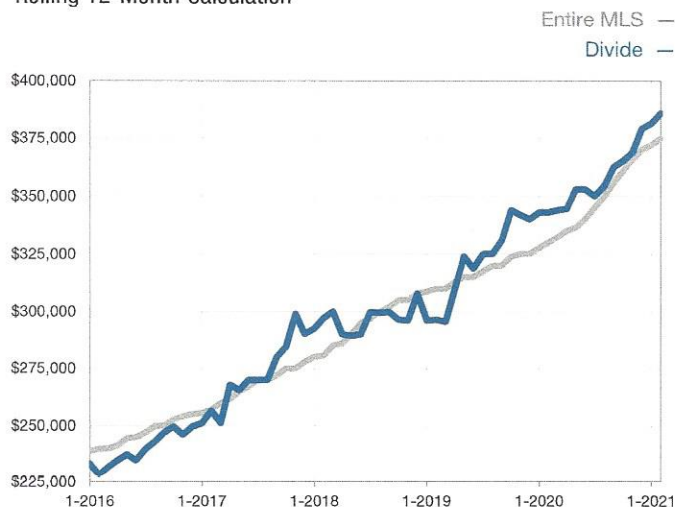
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Townhouse/Condo

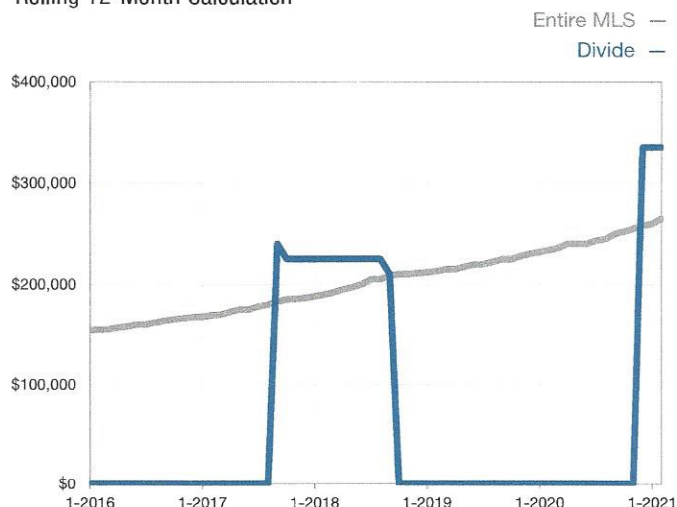
Key Metrics	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Ellicott

El Paso County

Single Family-Patio Homes

Key Metrics	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
New Listings	1	0	- 100.0%	1	0	- 100.0%
Sold Listings	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$235,000	--
Average Sales Price*	\$0	\$0	--	\$0	\$235,000	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	102.2%	--
Days on Market Until Sale	0	0	--	0	75	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--

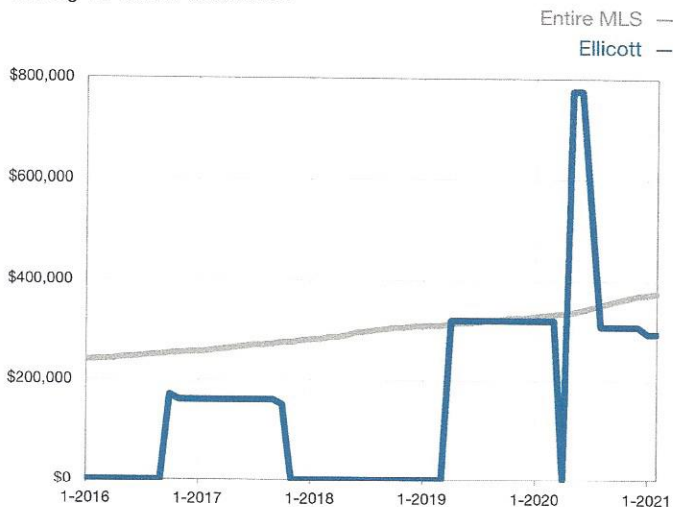
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Townhouse/Condo

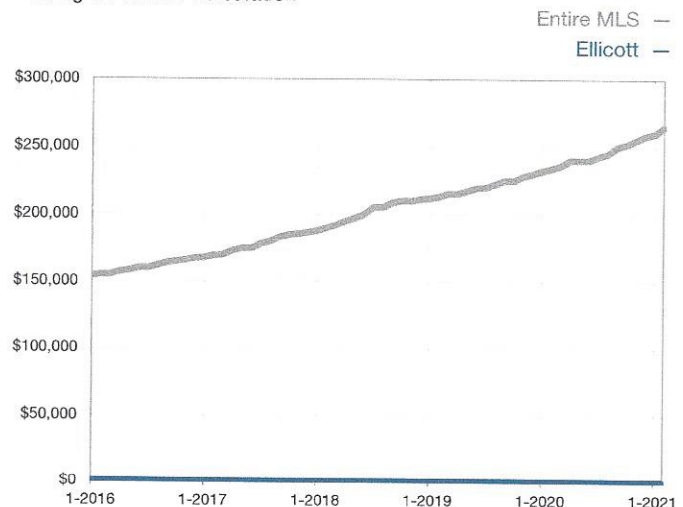
Key Metrics	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 2021

A Research Tool Provided by the Colorado Association of REALTORS®



El Paso County

Single Family-Patio Homes

Key Metrics	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
New Listings	1,081	1,001	- 7.4%	2,188	1,957	- 10.6%
Sold Listings	875	838	- 4.2%	1,675	1,674	- 0.1%
Median Sales Price*	\$340,000	\$405,000	+ 19.1%	\$339,900	\$396,000	+ 16.5%
Average Sales Price*	\$384,302	\$448,842	+ 16.8%	\$379,228	\$443,750	+ 17.0%
Percent of List Price Received*	100.0%	102.4%	+ 2.4%	99.9%	102.0%	+ 2.1%
Days on Market Until Sale	32	18	- 43.8%	31	18	- 41.9%
Inventory of Homes for Sale	1,126	480	- 57.4%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--

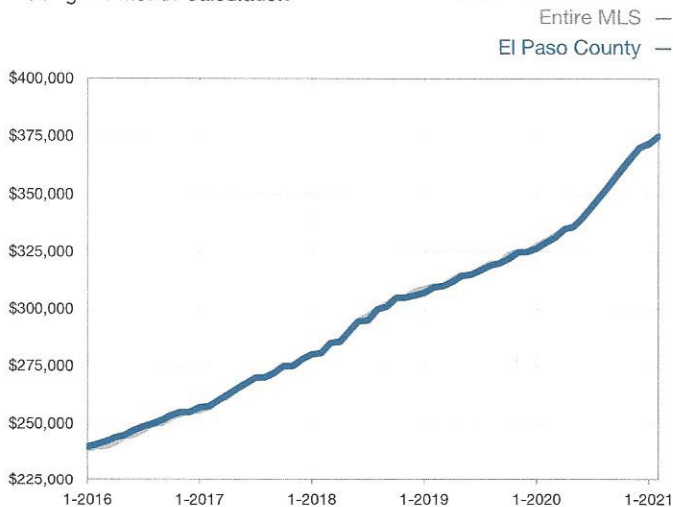
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Townhouse/Condo

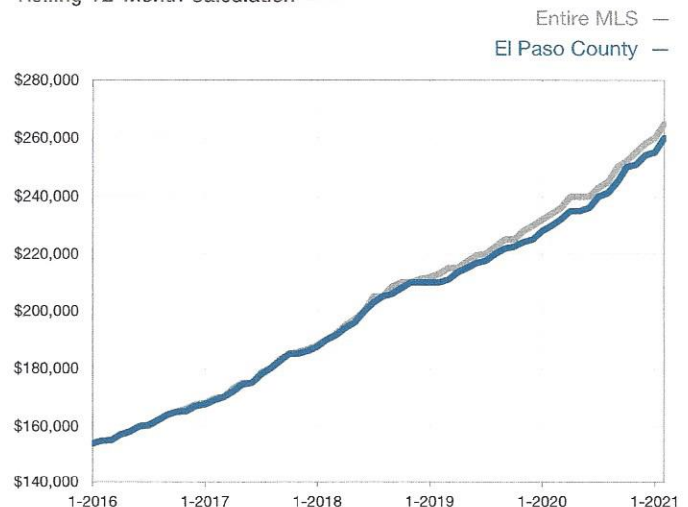
Key Metrics	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
New Listings	181	171	- 5.5%	362	307	- 15.2%
Sold Listings	128	146	+ 14.1%	246	289	+ 17.5%
Median Sales Price*	\$230,500	\$295,050	+ 28.0%	\$232,750	\$280,000	+ 20.3%
Average Sales Price*	\$247,338	\$294,527	+ 19.1%	\$252,360	\$285,146	+ 13.0%
Percent of List Price Received*	100.0%	102.0%	+ 2.0%	100.1%	101.9%	+ 1.8%
Days on Market Until Sale	17	11	- 35.3%	21	10	- 52.4%
Inventory of Homes for Sale	148	71	- 52.0%	--	--	--
Months Supply of Inventory	0.9	0.4	- 55.6%	--	--	--

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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 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Falcon / Peyton

El Paso County

Single Family-Patio Homes

Key Metrics	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
New Listings	85	82	- 3.5%	185	164	- 11.4%
Sold Listings	73	74	+ 1.4%	112	159	+ 42.0%
Median Sales Price*	\$375,000	\$440,500	+ 17.5%	\$378,400	\$425,067	+ 12.3%
Average Sales Price*	\$372,780	\$485,373	+ 30.2%	\$379,269	\$461,986	+ 21.8%
Percent of List Price Received*	99.8%	101.3%	+ 1.5%	99.7%	101.1%	+ 1.4%
Days on Market Until Sale	47	20	- 57.4%	46	19	- 58.7%
Inventory of Homes for Sale	95	38	- 60.0%	--	--	--
Months Supply of Inventory	1.1	0.4	- 63.6%	--	--	--

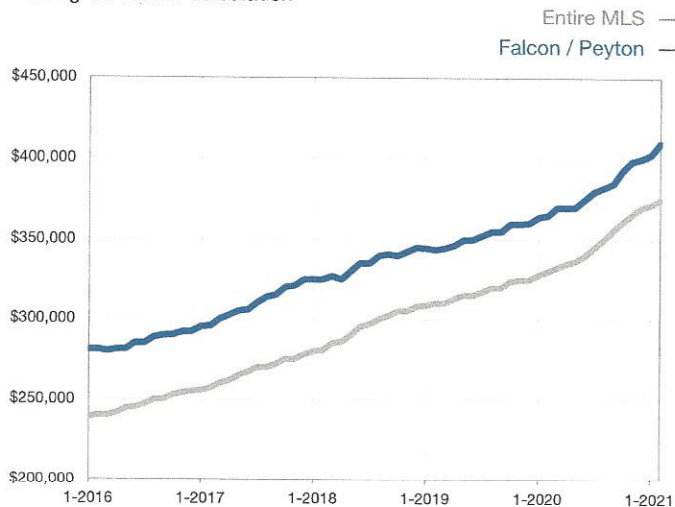
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Townhouse/Condo

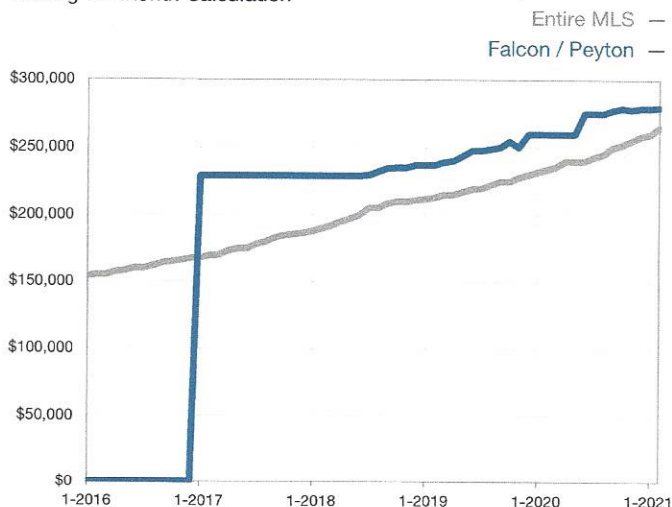
Key Metrics	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
New Listings	1	0	- 100.0%	2	0	- 100.0%
Sold Listings	0	1	--	0	1	--
Median Sales Price*	\$0	\$290,000	--	\$0	\$290,000	--
Average Sales Price*	\$0	\$290,000	--	\$0	\$290,000	--
Percent of List Price Received*	0.0%	100.0%	--	0.0%	100.0%	--
Days on Market Until Sale	0	2	--	0	2	--
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 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Florissant

Teller County

Single Family-Patio Homes

Key Metrics	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
New Listings	18	17	- 5.6%	35	26	- 25.7%
Sold Listings	9	16	+ 77.8%	21	27	+ 28.6%
Median Sales Price*	\$250,000	\$412,500	+ 65.0%	\$298,000	\$355,000	+ 19.1%
Average Sales Price*	\$358,942	\$614,469	+ 71.2%	\$341,042	\$483,074	+ 41.6%
Percent of List Price Received*	93.1%	102.8%	+ 10.4%	95.4%	100.6%	+ 5.5%
Days on Market Until Sale	70	66	- 5.7%	55	54	- 1.8%
Inventory of Homes for Sale	43	21	- 51.2%	--	--	--
Months Supply of Inventory	2.8	1.0	- 64.3%	--	--	--

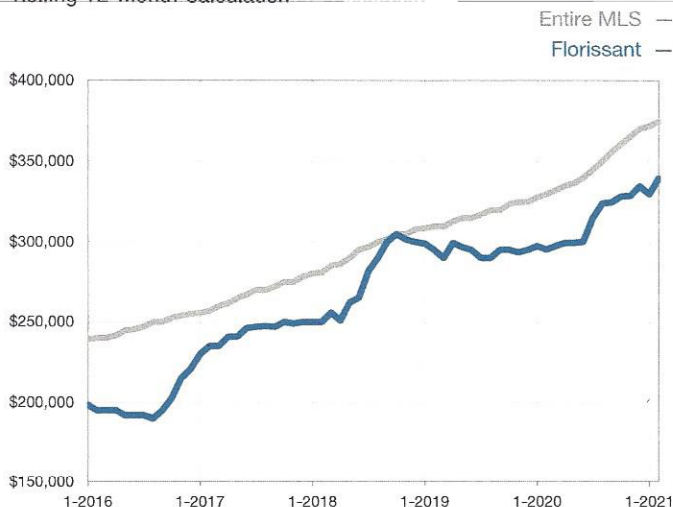
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Townhouse/Condo

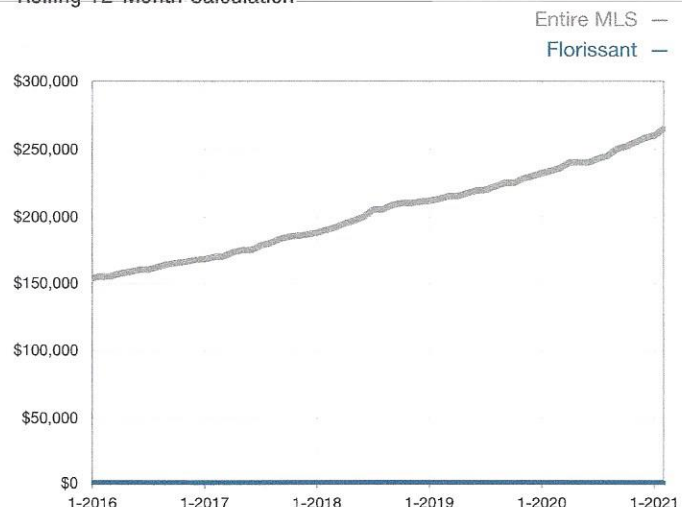
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	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent 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 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Fountain

El Paso County

Single Family-Patio Homes

Key Metrics	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
New Listings	60	51	- 15.0%	119	106	- 10.9%
Sold Listings	53	57	+ 7.5%	109	114	+ 4.6%
Median Sales Price*	\$306,000	\$351,000	+ 14.7%	\$298,000	\$342,500	+ 14.9%
Average Sales Price*	\$307,664	\$345,802	+ 12.4%	\$297,813	\$347,175	+ 16.6%
Percent of List Price Received*	100.7%	103.9%	+ 3.2%	100.5%	102.8%	+ 2.3%
Days on Market Until Sale	16	4	- 75.0%	17	7	- 58.8%
Inventory of Homes for Sale	34	16	- 52.9%	--	--	--
Months Supply of Inventory	0.4	0.2	- 50.0%	--	--	--

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

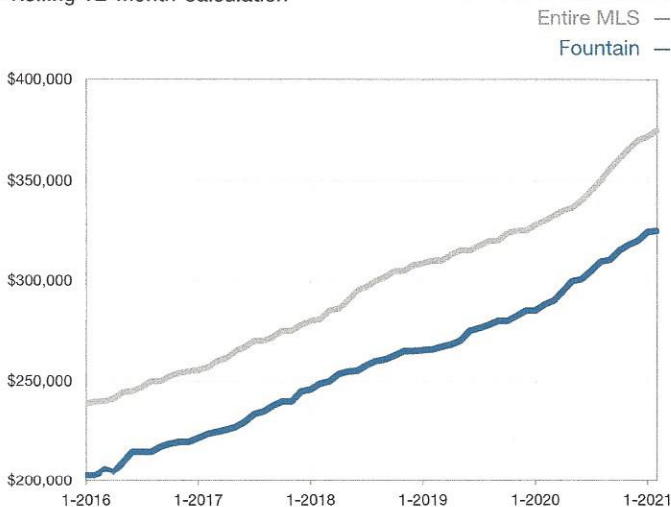
Townhouse/Condo

Key Metrics	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
New Listings	5	1	- 80.0%	8	6	- 25.0%
Sold Listings	2	3	+ 50.0%	8	7	- 12.5%
Median Sales Price*	\$202,500	\$260,000	+ 28.4%	\$207,500	\$260,000	+ 25.3%
Average Sales Price*	\$202,500	\$251,667	+ 24.3%	\$211,463	\$255,714	+ 20.9%
Percent of List Price Received*	101.0%	102.6%	+ 1.6%	100.8%	104.6%	+ 3.8%
Days on Market Until Sale	3	1	- 66.7%	11	4	- 63.6%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	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.

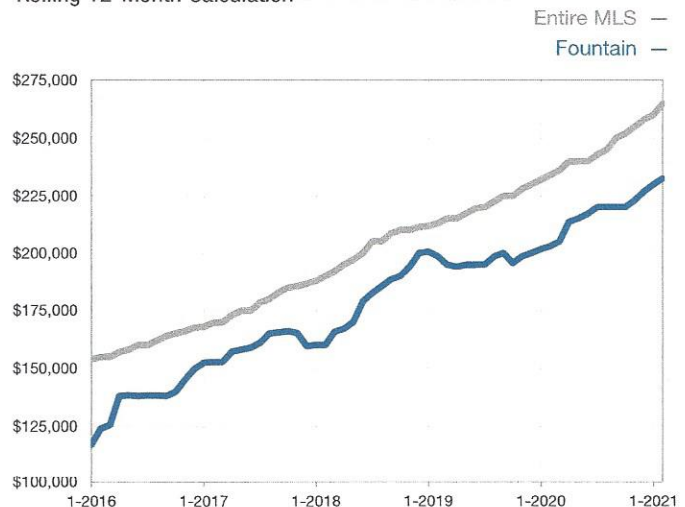
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse/Condo

Rolling 12-Month Calculation



Local Market Update for February 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Manitou Springs

El Paso County

Single Family-Patio Homes

Key Metrics	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
New Listings	5	2	- 60.0%	11	2	- 81.8%
Sold Listings	3	3	0.0%	5	8	+ 60.0%
Median Sales Price*	\$397,000	\$363,000	- 8.6%	\$465,000	\$389,750	- 16.2%
Average Sales Price*	\$404,000	\$431,000	+ 6.7%	\$445,400	\$447,375	+ 0.4%
Percent of List Price Received*	99.1%	93.8%	- 5.3%	99.1%	98.1%	- 1.0%
Days on Market Until Sale	115	52	- 54.8%	72	28	- 61.1%
Inventory of Homes for Sale	17	5	- 70.6%	--	--	--
Months Supply of Inventory	2.4	0.7	- 70.8%	--	--	--

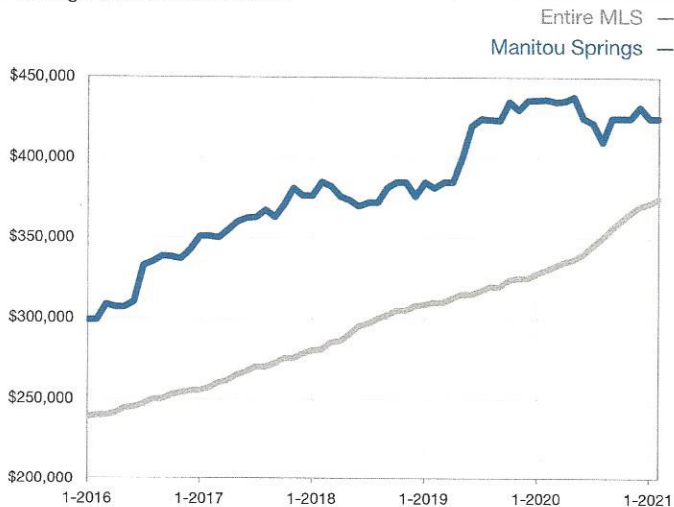
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Townhouse/Condo

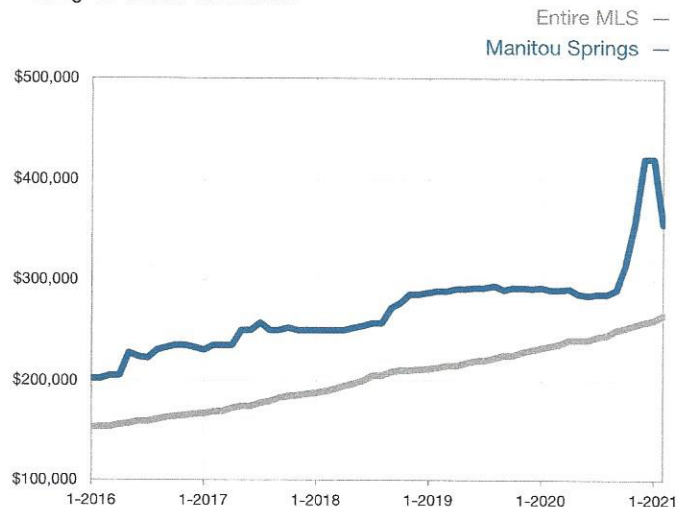
Key Metrics	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
New Listings	0	5	--	3	8	+ 166.7%
Sold Listings	1	3	+ 200.0%	2	4	+ 100.0%
Median Sales Price*	\$285,500	\$241,000	- 15.6%	\$312,750	\$283,500	- 9.4%
Average Sales Price*	\$285,500	\$260,333	- 8.8%	\$312,750	\$279,000	- 10.8%
Percent of List Price Received*	100.0%	102.7%	+ 2.7%	98.6%	102.8%	+ 4.3%
Days on Market Until Sale	96	8	- 91.7%	92	7	- 92.4%
Inventory of Homes for Sale	2	7	+ 250.0%	--	--	--
Months Supply of Inventory	1.3	5.0	+ 284.6%	--	--	--

* 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 2021

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		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
New Listings	48	49	+ 2.1%	106	85	- 19.8%
Sold Listings	40	31	- 22.5%	69	77	+ 11.6%
Median Sales Price*	\$487,450	\$585,000	+ 20.0%	\$519,400	\$575,000	+ 10.7%
Average Sales Price*	\$538,414	\$639,457	+ 18.8%	\$567,748	\$649,924	+ 14.5%
Percent of List Price Received*	98.6%	102.7%	+ 4.2%	99.1%	101.0%	+ 1.9%
Days on Market Until Sale	70	26	- 62.9%	59	28	- 52.5%
Inventory of Homes for Sale	105	38	- 63.8%	--	--	--
Months Supply of Inventory	1.9	0.6	- 68.4%	--	--	--

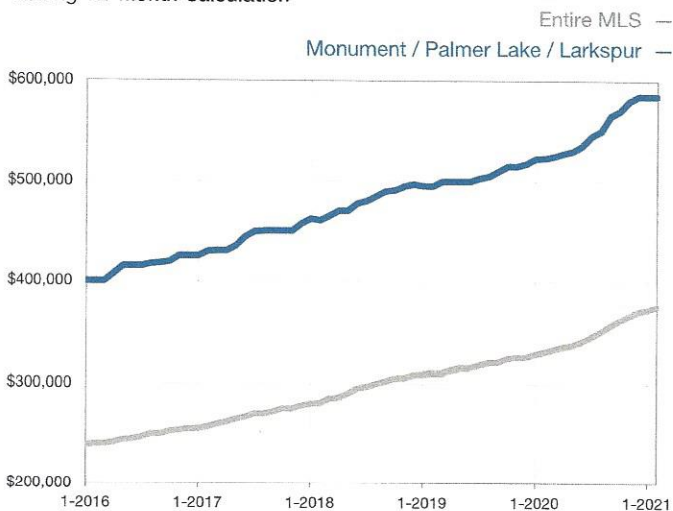
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Townhouse/Condo

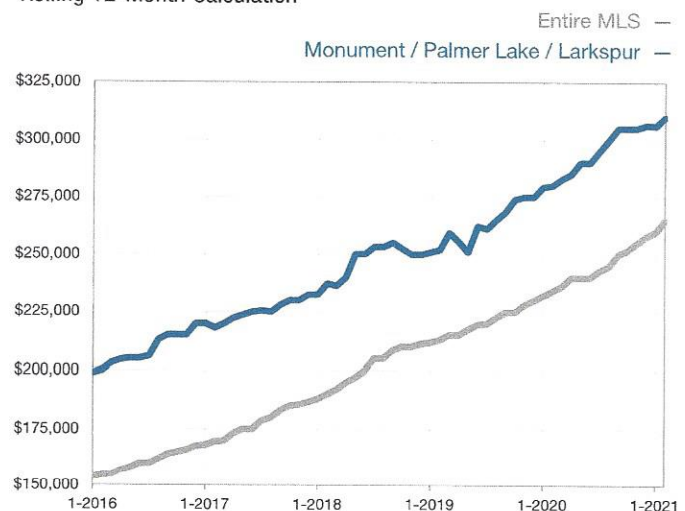
Key Metrics	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
New Listings	16	5	- 68.8%	19	14	- 26.3%
Sold Listings	1	9	+ 800.0%	9	19	+ 111.1%
Median Sales Price*	\$250,000	\$354,510	+ 41.8%	\$362,950	\$335,000	- 7.7%
Average Sales Price*	\$250,000	\$346,800	+ 38.7%	\$375,072	\$330,821	- 11.8%
Percent of List Price Received*	100.0%	100.5%	+ 0.5%	100.7%	100.8%	+ 0.1%
Days on Market Until Sale	7	5	- 28.6%	60	9	- 85.0%
Inventory of Homes for Sale	17	2	- 88.2%	--	--	--
Months Supply of Inventory	2.8	0.2	- 92.9%	--	--	--

* 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 February 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Rush / Truckton / Yoder

El Paso County

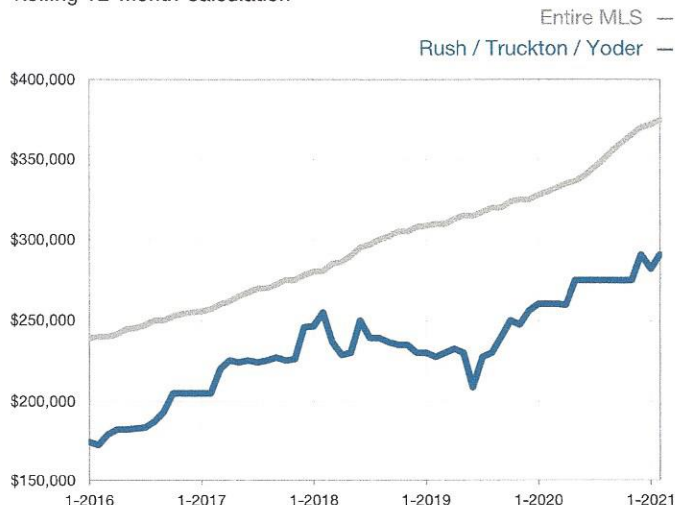
Single Family-Patio Homes	February			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
New Listings	4	7	+ 75.0%	8	13	+ 62.5%
Sold Listings	1	5	+ 400.0%	2	6	+ 200.0%
Median Sales Price*	\$230,000	\$360,000	+ 56.5%	\$282,500	\$280,000	- 0.9%
Average Sales Price*	\$230,000	\$356,000	+ 54.8%	\$282,500	\$314,500	+ 11.3%
Percent of List Price Received*	92.0%	103.0%	+ 12.0%	95.3%	102.5%	+ 7.6%
Days on Market Until Sale	37	19	- 48.6%	62	16	- 74.2%
Inventory of Homes for Sale	12	5	- 58.3%	--	--	--
Months Supply of Inventory	4.4	1.0	- 77.3%	--	--	--

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

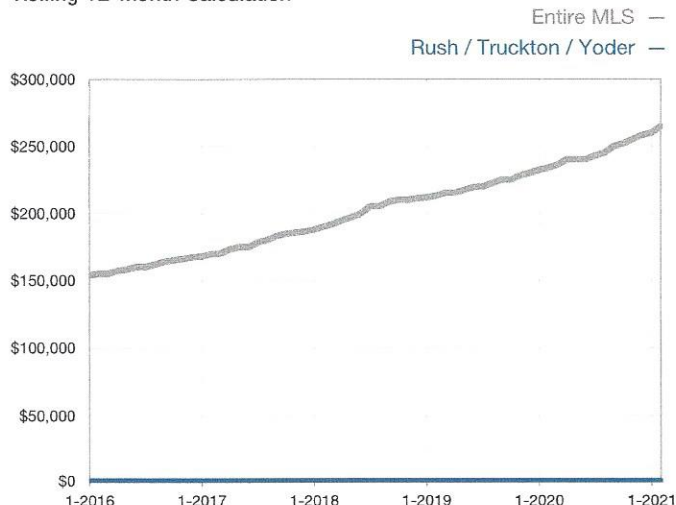
Townhouse/Condo	February			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent 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 2021

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		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	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.

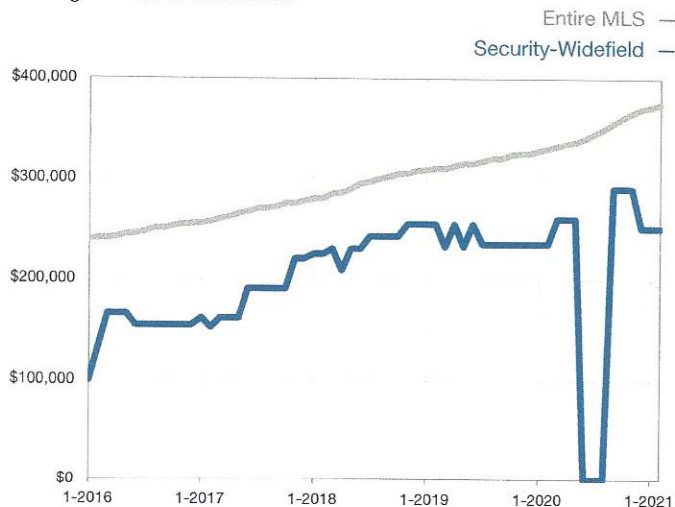
Townhouse/Condo

Key Metrics	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	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.

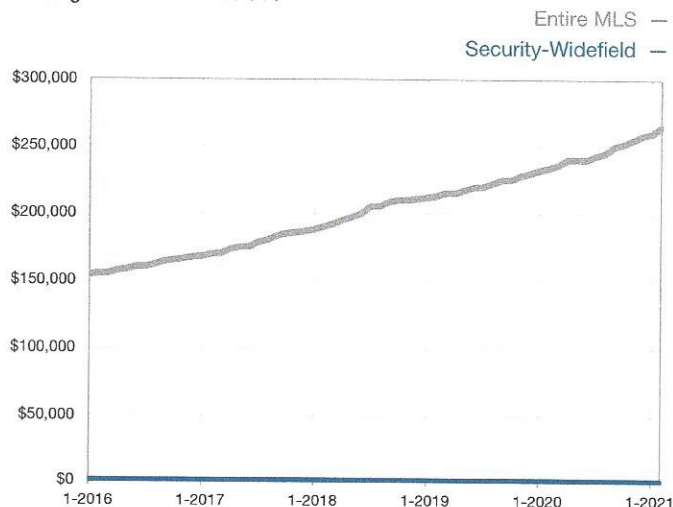
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Local Market Update for February 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Teller County

Single Family-Patio Homes

Key Metrics	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
New Listings	41	54	+ 31.7%	94	93	- 1.1%
Sold Listings	34	41	+ 20.6%	78	94	+ 20.5%
Median Sales Price*	\$295,250	\$450,000	+ 52.4%	\$338,250	\$410,000	+ 21.2%
Average Sales Price*	\$337,080	\$579,618	+ 72.0%	\$363,177	\$478,769	+ 31.8%
Percent of List Price Received*	96.3%	100.5%	+ 4.4%	97.1%	100.2%	+ 3.2%
Days on Market Until Sale	74	41	- 44.6%	64	26	- 59.4%
Inventory of Homes for Sale	128	52	- 59.4%	--	--	--
Months Supply of Inventory	2.1	0.8	- 61.9%	--	--	--

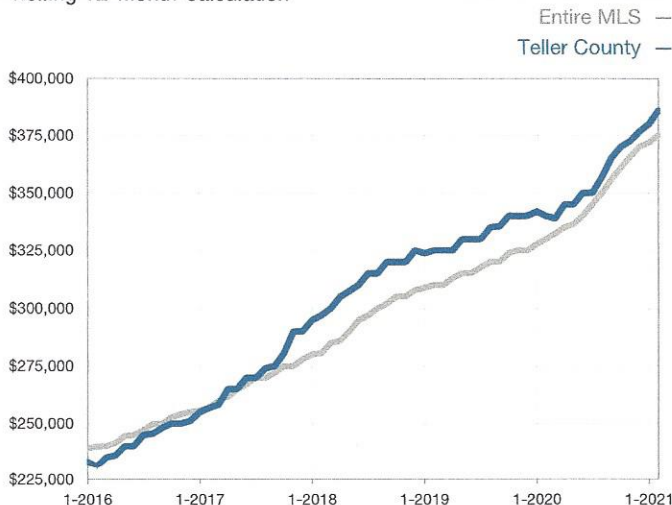
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Townhouse/Condo

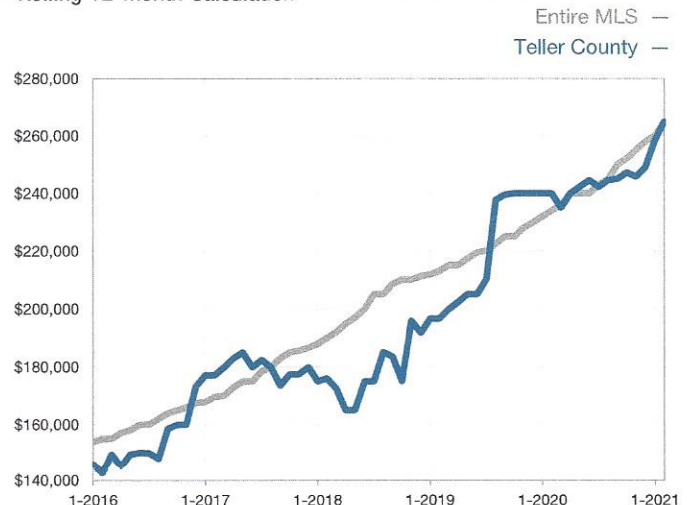
Key Metrics	February			Year to Date		
	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
New Listings	2	4	+ 100.0%	3	12	+ 300.0%
Sold Listings	4	2	- 50.0%	5	4	- 20.0%
Median Sales Price*	\$223,250	\$289,000	+ 29.5%	\$200,000	\$302,000	+ 51.0%
Average Sales Price*	\$220,875	\$289,000	+ 30.8%	\$190,000	\$295,750	+ 55.7%
Percent of List Price Received*	98.1%	103.1%	+ 5.1%	97.5%	100.8%	+ 3.4%
Days on Market Until Sale	97	10	- 89.7%	78	10	- 87.2%
Inventory of Homes for Sale	2	7	+ 250.0%	--	--	--
Months Supply of Inventory	1.0	2.4	+ 140.0%	--	--	--

* 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 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Victor / Goldfield

Teller County

Single Family-Patio Homes	February			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
New Listings	2	2	0.0%	2	2	0.0%
Sold Listings	0	0	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$0	--	\$135,000	\$199,750	+ 48.0%
Average Sales Price*	\$0	\$0	--	\$135,000	\$199,750	+ 48.0%
Percent of List Price Received*	0.0%	0.0%	--	67.8%	96.7%	+ 42.6%
Days on Market Until Sale	0	0	--	128	28	- 78.1%
Inventory of Homes for Sale	9	2	- 77.8%	--	--	--
Months Supply of Inventory	5.8	1.1	- 81.0%	--	--	--

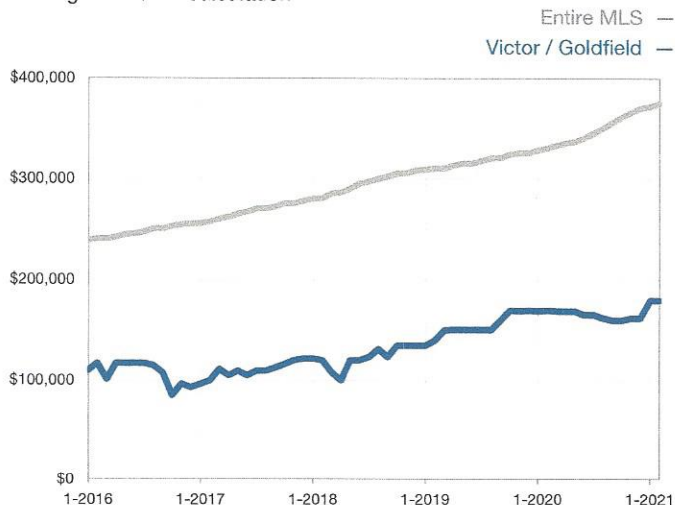
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Townhouse/Condo	February			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$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.

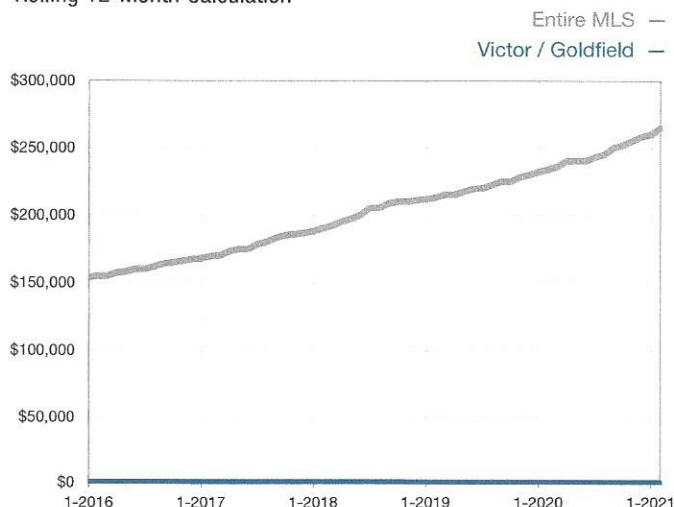
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Local Market Update for February 2021

A Research Tool Provided by the Colorado Association of REALTORS®



Woodland Park

Teller County

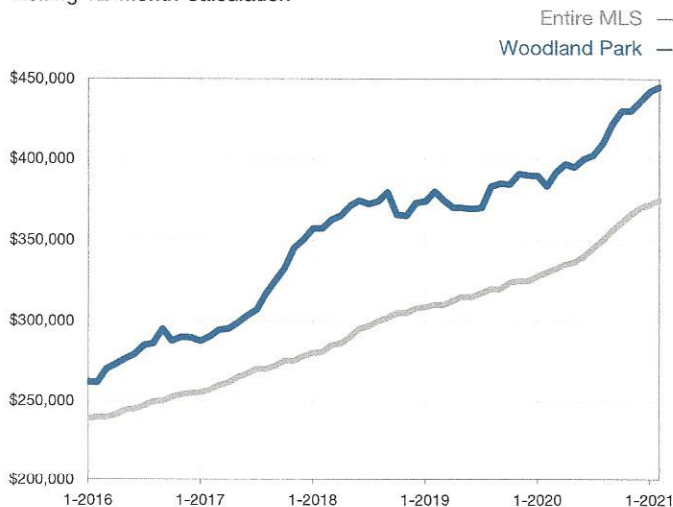
Single Family-Patio Homes	February			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
New Listings	11	25	+ 127.3%	39	47	+ 20.5%
Sold Listings	14	18	+ 28.6%	36	46	+ 27.8%
Median Sales Price*	\$410,000	\$469,500	+ 14.5%	\$381,450	\$464,320	+ 21.7%
Average Sales Price*	\$393,343	\$669,481	+ 70.2%	\$413,159	\$563,972	+ 36.5%
Percent of List Price Received*	97.7%	99.7%	+ 2.0%	98.5%	100.5%	+ 2.0%
Days on Market Until Sale	67	42	- 37.3%	54	20	- 63.0%
Inventory of Homes for Sale	46	17	- 63.0%	--	--	--
Months Supply of Inventory	1.7	0.6	- 64.7%	--	--	--

* 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	February			Year to Date		
Key Metrics	2020	2021	Percent Change from Previous Year	Thru 02-2020	Thru 02-2021	Percent Change from Previous Year
New Listings	2	2	0.0%	2	8	+ 300.0%
Sold Listings	4	2	- 50.0%	4	4	0.0%
Median Sales Price*	\$223,250	\$289,000	+ 29.5%	\$223,250	\$302,000	+ 35.3%
Average Sales Price*	\$220,875	\$289,000	+ 30.8%	\$220,875	\$295,750	+ 33.9%
Percent of List Price Received*	98.1%	103.1%	+ 5.1%	98.1%	100.8%	+ 2.8%
Days on Market Until Sale	97	10	- 89.7%	97	10	- 89.7%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	0.9	1.5	+ 66.7%	--	--	--

* 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

