

Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Black Forest / Elbert

El Paso County

Single Family-Patio Homes

Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	9	3	- 66.7%	66	52	- 21.2%
Sold Listings	6	6	0.0%	42	36	- 14.3%
Median Sales Price*	\$783,740	\$934,500	+ 19.2%	\$720,000	\$750,000	+ 4.2%
Average Sales Price*	\$743,616	\$991,917	+ 33.4%	\$735,719	\$767,027	+ 4.3%
Percent of List Price Received*	99.4%	96.9%	- 2.5%	98.8%	99.2%	+ 0.4%
Days on Market Until Sale	97	26	- 73.2%	53	58	+ 9.4%
Inventory of Homes for Sale	23	9	- 60.9%	--	--	--
Months Supply of Inventory	6.1	2.3	- 62.3%	--	--	--

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

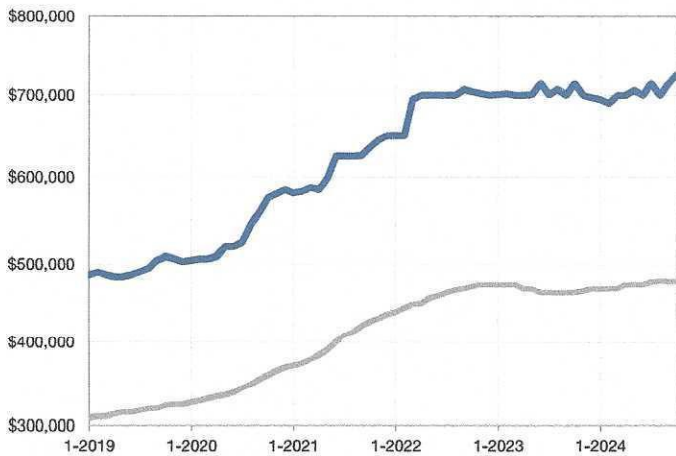
Townhouse/Condo

Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	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.

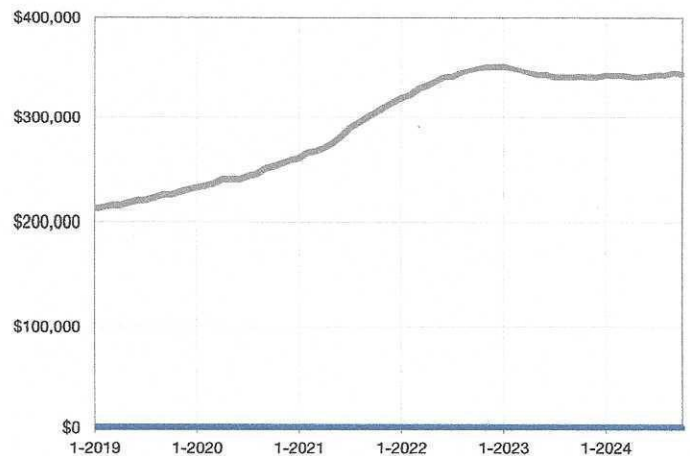
Median Sales Price – Single Family Rolling 12-Month Calculation

Entire MLS —
Black Forest / Elbert —



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

Entire MLS —
Black Forest / Elbert —



Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Calhan / Ramah

El Paso County

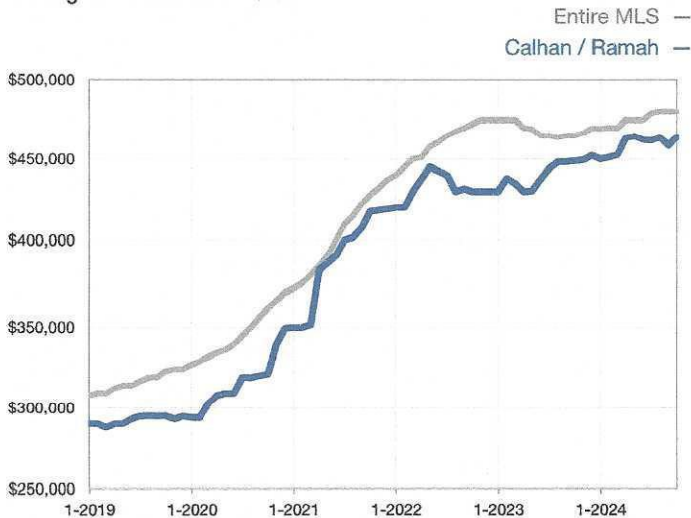
Single Family-Patio Homes	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	12	26	+ 116.7%	156	158	+ 1.3%
Sold Listings	7	9	+ 28.6%	108	89	- 17.6%
Median Sales Price*	\$403,897	\$403,810	- 0.0%	\$449,535	\$462,714	+ 2.9%
Average Sales Price*	\$361,715	\$512,060	+ 41.6%	\$474,641	\$488,624	+ 2.9%
Percent of List Price Received*	97.9%	99.9%	+ 2.0%	98.3%	98.8%	+ 0.5%
Days on Market Until Sale	72	34	- 52.8%	57	69	+ 21.1%
Inventory of Homes for Sale	49	51	+ 4.1%	--	--	--
Months Supply of Inventory	4.6	5.7	+ 23.9%	--	--	--

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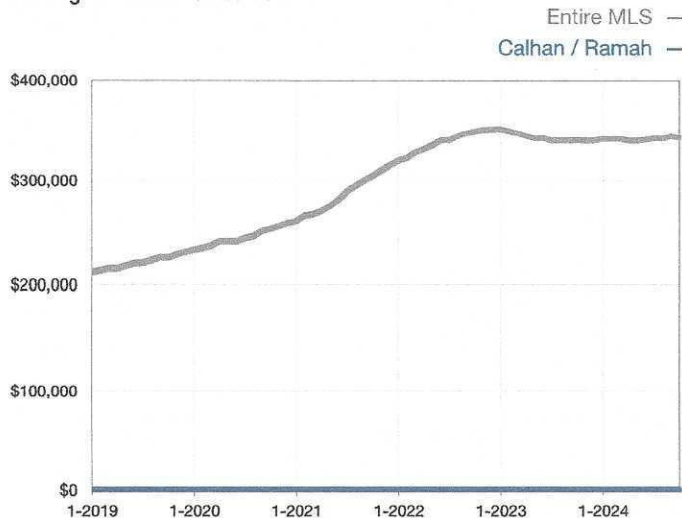
Townhouse/Condo	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
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 October 2024

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Cascade / Chipita Park / Green Mountain Falls

El Paso and Teller Counties

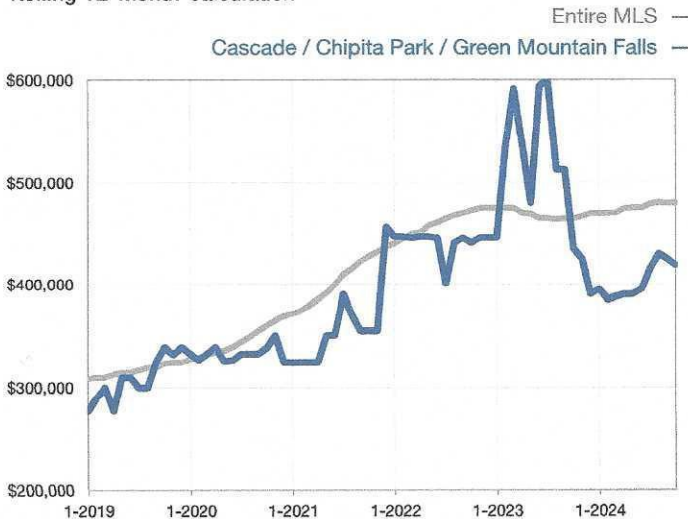
Single Family-Patio Homes	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	3	1	- 66.7%	17	25	+ 47.1%
Sold Listings	2	3	+ 50.0%	12	19	+ 58.3%
Median Sales Price*	\$415,000	\$412,000	- 0.7%	\$405,000	\$425,000	+ 4.9%
Average Sales Price*	\$415,000	\$453,114	+ 9.2%	\$493,792	\$431,855	- 12.5%
Percent of List Price Received*	97.6%	102.1%	+ 4.6%	95.3%	98.0%	+ 2.8%
Days on Market Until Sale	51	34	- 33.3%	64	41	- 35.9%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	2.3	1.8	- 21.7%	--	--	--

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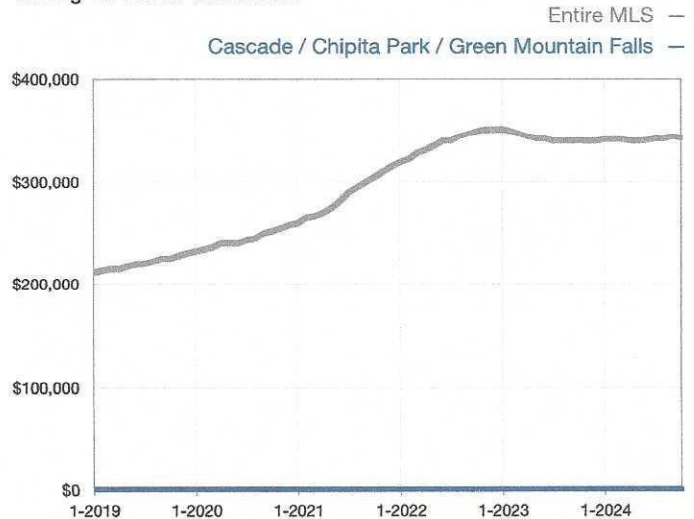
Townhouse/Condo	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	0	2	--	0	4	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List 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	2	--	--	--	--
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 October 2024

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Colorado Springs

El Paso County

Single Family-Patio Homes

Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	687	809	+ 17.8%	8,111	8,729	+ 7.6%
Sold Listings	516	639	+ 23.8%	6,552	6,286	- 4.1%
Median Sales Price*	\$470,195	\$460,000	- 2.2%	\$464,900	\$475,000	+ 2.2%
Average Sales Price*	\$542,189	\$551,388	+ 1.7%	\$531,445	\$545,156	+ 2.6%
Percent of List Price Received*	99.2%	99.0%	- 0.2%	99.5%	99.5%	0.0%
Days on Market Until Sale	37	38	+ 2.7%	34	37	+ 8.8%
Inventory of Homes for Sale	1,524	1,906	+ 25.1%	--	--	--
Months Supply of Inventory	2.4	3.2	+ 33.3%	--	--	--

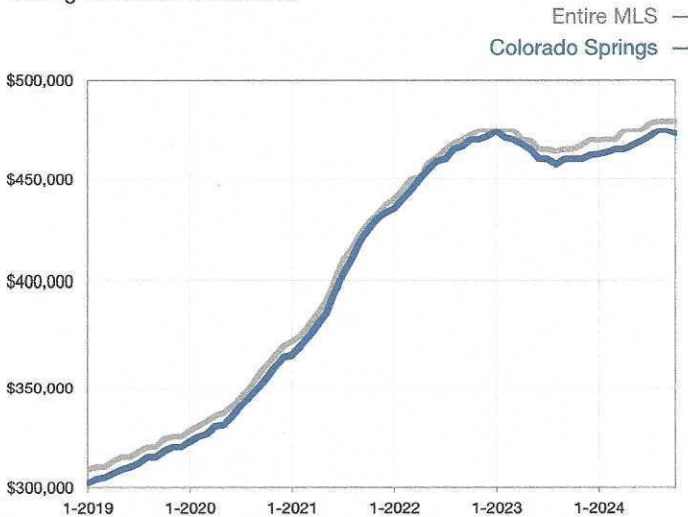
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Townhouse/Condo

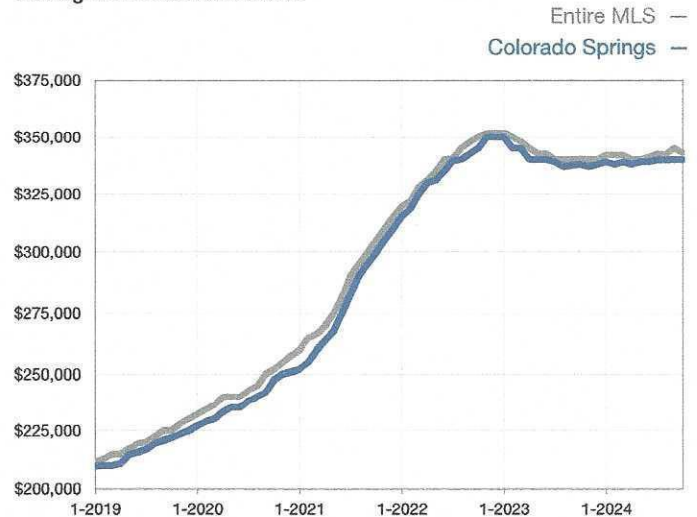
Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	155	175	+ 12.9%	1,708	2,029	+ 18.8%
Sold Listings	109	138	+ 26.6%	1,232	1,246	+ 1.1%
Median Sales Price*	\$338,000	\$331,500	- 1.9%	\$339,700	\$340,000	+ 0.1%
Average Sales Price*	\$355,237	\$349,829	- 1.5%	\$359,254	\$366,777	+ 2.1%
Percent of List Price Received*	99.3%	98.9%	- 0.4%	99.5%	99.0%	- 0.5%
Days on Market Until Sale	39	59	+ 51.3%	31	47	+ 51.6%
Inventory of Homes for Sale	354	564	+ 59.3%	--	--	--
Months Supply of Inventory	2.9	4.7	+ 62.1%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



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Cripple Creek

Teller County

Single Family-Patio Homes	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	2	8	+ 300.0%	83	115	+ 38.6%
Sold Listings	7	5	- 28.6%	49	41	- 16.3%
Median Sales Price*	\$365,000	\$460,000	+ 26.0%	\$335,000	\$410,000	+ 22.4%
Average Sales Price*	\$386,786	\$495,600	+ 28.1%	\$362,057	\$417,152	+ 15.2%
Percent of List Price Received*	97.4%	97.0%	- 0.4%	98.4%	96.3%	- 2.1%
Days on Market Until Sale	60	65	+ 8.3%	41	61	+ 48.8%
Inventory of Homes for Sale	19	46	+ 142.1%	--	--	--
Months Supply of Inventory	3.9	12.0	+ 207.7%	--	--	--

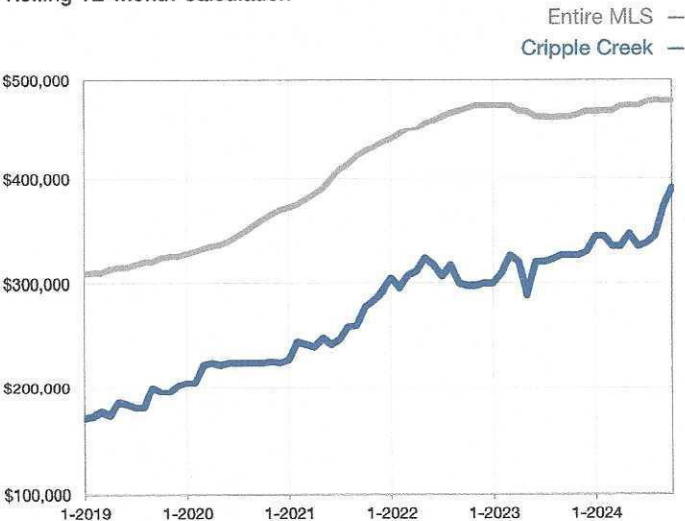
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Townhouse/Condo	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	8	9	+ 12.5%
Sold Listings	0	1	--	6	5	- 16.7%
Median Sales Price*	\$0	\$200,000	--	\$171,500	\$200,000	+ 16.6%
Average Sales Price*	\$0	\$200,000	--	\$168,833	\$234,000	+ 38.6%
Percent of List Price Received*	0.0%	93.1%	--	95.2%	96.5%	+ 1.4%
Days on Market Until Sale	0	96	--	78	105	+ 34.6%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.8	3.2	+ 300.0%	--	--	--

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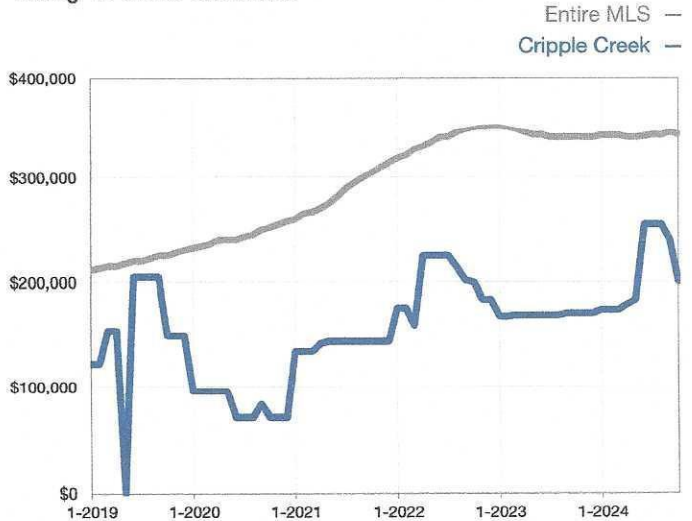
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Local Market Update for October 2024

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Divide

Teller County

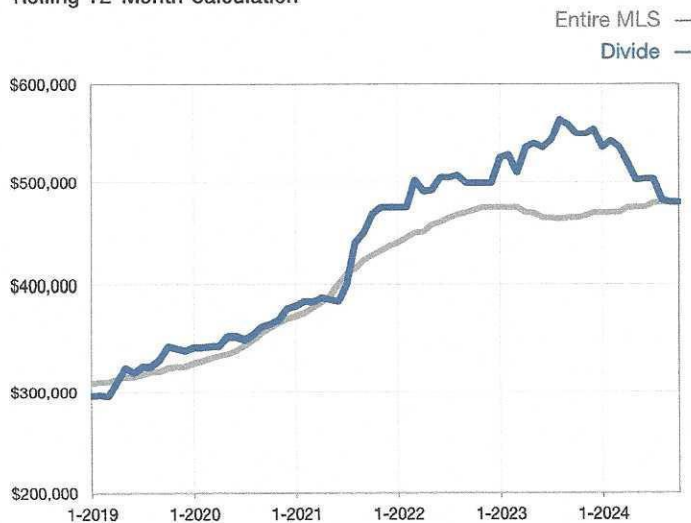
Single Family-Patio Homes	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	6	11	+ 83.3%	106	133	+ 25.5%
Sold Listings	15	8	- 46.7%	81	71	- 12.3%
Median Sales Price*	\$430,000	\$527,500	+ 22.7%	\$555,000	\$480,000	- 13.5%
Average Sales Price*	\$619,617	\$606,125	- 2.2%	\$670,734	\$530,213	- 21.0%
Percent of List Price Received*	97.8%	97.4%	- 0.4%	98.4%	97.8%	- 0.6%
Days on Market Until Sale	35	120	+ 242.9%	55	54	- 1.8%
Inventory of Homes for Sale	27	60	+ 122.2%	--	--	--
Months Supply of Inventory	3.2	8.9	+ 178.1%	--	--	--

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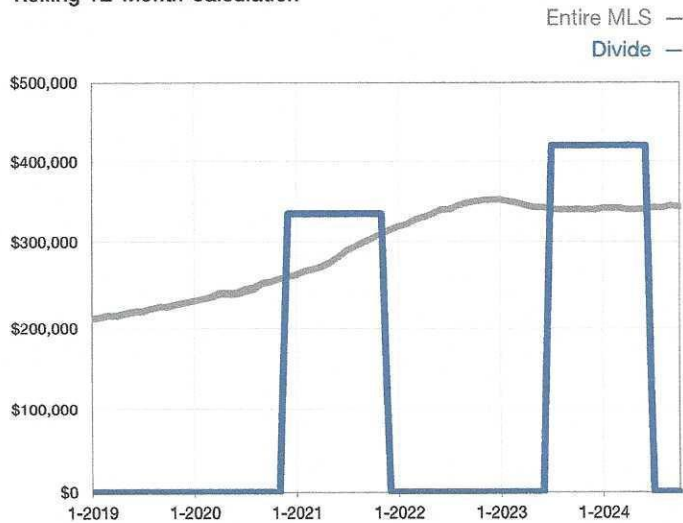
Townhouse/Condo	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	1	0	- 100.0%
Sold Listings	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$420,000	\$0	- 100.0%
Average Sales Price*	\$0	\$0	--	\$420,000	\$0	- 100.0%
Percent of List Price Received*	0.0%	0.0%	--	93.3%	0.0%	- 100.0%
Days on Market Until Sale	0	0	--	12	0	- 100.0%
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 October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Ellicott

El Paso County

Single Family-Patio Homes

Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	0	0	--	8	6	- 25.0%
Sold Listings	1	0	- 100.0%	15	3	- 80.0%
Median Sales Price*	\$541,158	\$0	- 100.0%	\$463,500	\$336,000	- 27.5%
Average Sales Price*	\$541,158	\$0	- 100.0%	\$457,466	\$342,000	- 25.2%
Percent of List Price Received*	111.1%	0.0%	- 100.0%	101.7%	97.9%	- 3.7%
Days on Market Until Sale	39	0	- 100.0%	76	60	- 21.1%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.2	0.0	- 100.0%	--	--	--

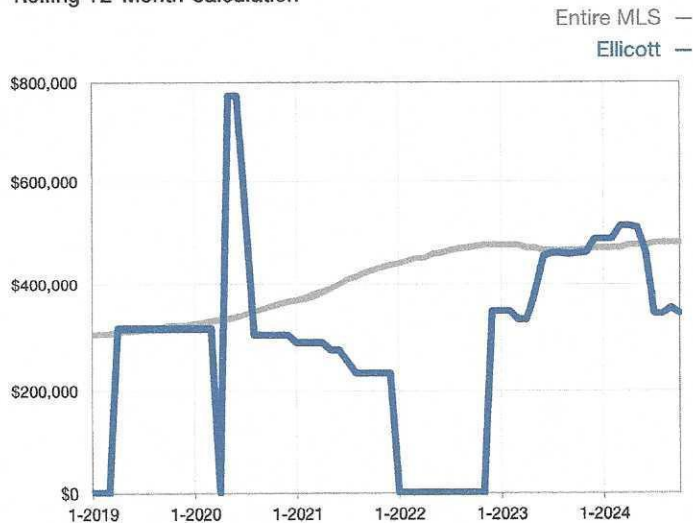
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Townhouse/Condo

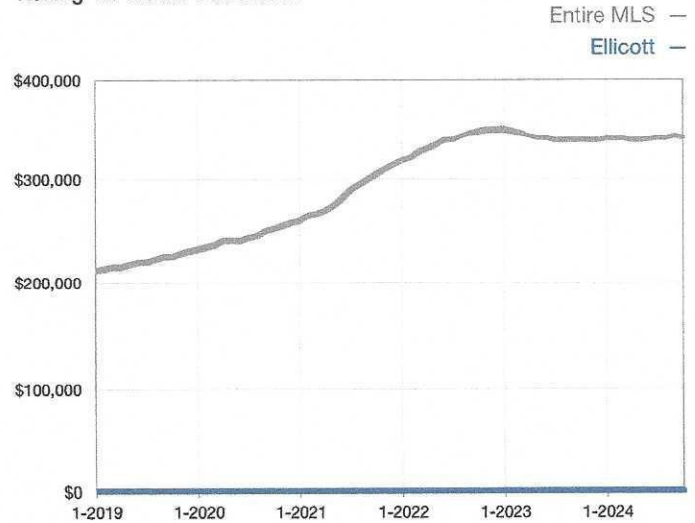
Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 October 2024

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El Paso County

Single Family-Patio Homes

Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	896	1,057	+ 18.0%	10,562	11,297	+ 7.0%
Sold Listings	680	814	+ 19.7%	8,436	8,027	- 4.8%
Median Sales Price*	\$485,000	\$475,300	- 2.0%	\$475,000	\$486,000	+ 2.3%
Average Sales Price*	\$560,821	\$565,143	+ 0.8%	\$541,572	\$556,719	+ 2.8%
Percent of List Price Received*	99.3%	99.0%	- 0.3%	99.5%	99.5%	0.0%
Days on Market Until Sale	39	41	+ 5.1%	35	39	+ 11.4%
Inventory of Homes for Sale	2,078	2,547	+ 22.6%	--	--	--
Months Supply of Inventory	2.5	3.3	+ 32.0%	--	--	--

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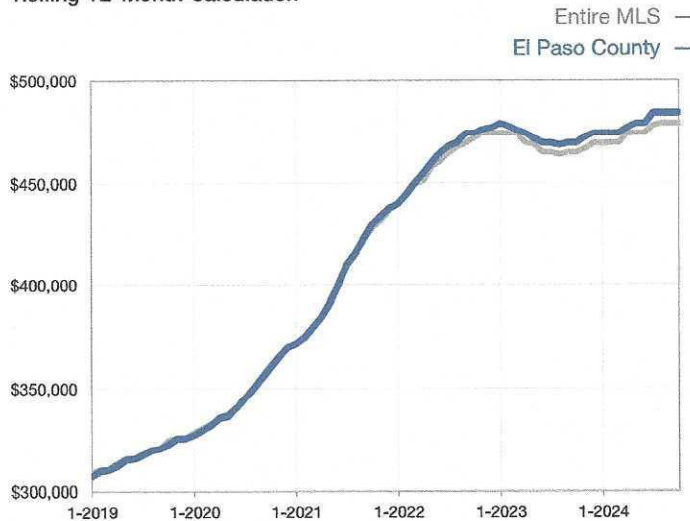
Townhouse/Condo

Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	162	188	+ 16.0%	1,808	2,174	+ 20.2%
Sold Listings	111	142	+ 27.9%	1,314	1,331	+ 1.3%
Median Sales Price*	\$338,000	\$331,500	- 1.9%	\$340,000	\$342,000	+ 0.6%
Average Sales Price*	\$355,129	\$349,341	- 1.6%	\$359,152	\$367,445	+ 2.3%
Percent of List Price Received*	99.4%	98.9%	- 0.5%	99.5%	99.0%	- 0.5%
Days on Market Until Sale	39	58	+ 48.7%	30	47	+ 56.7%
Inventory of Homes for Sale	368	596	+ 62.0%	--	--	--
Months Supply of Inventory	2.8	4.7	+ 67.9%	--	--	--

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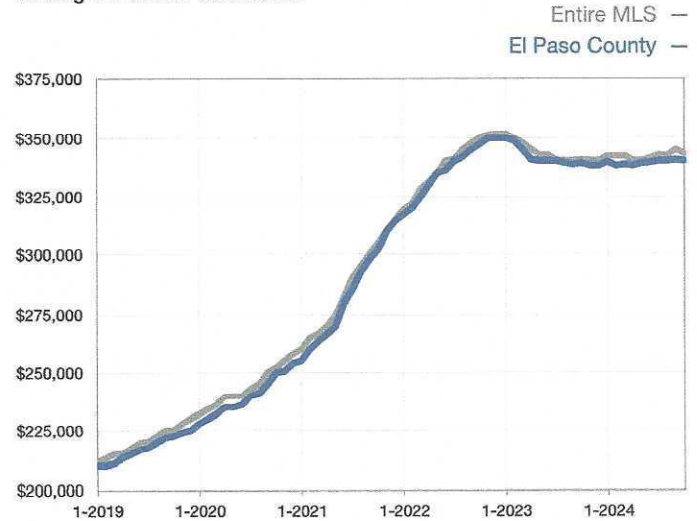
Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



Local Market Update for October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Falcon / Peyton

El Paso County

Single Family-Patio Homes

Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	84	72	- 14.3%	815	844	+ 3.6%
Sold Listings	59	56	- 5.1%	632	606	- 4.1%
Median Sales Price*	\$507,000	\$572,450	+ 12.9%	\$530,000	\$548,250	+ 3.4%
Average Sales Price*	\$575,075	\$592,411	+ 3.0%	\$556,054	\$574,509	+ 3.3%
Percent of List Price Received*	99.7%	99.4%	- 0.3%	99.4%	99.7%	+ 0.3%
Days on Market Until Sale	47	56	+ 19.1%	40	46	+ 15.0%
Inventory of Homes for Sale	194	200	+ 3.1%	--	--	--
Months Supply of Inventory	3.1	3.4	+ 9.7%	--	--	--

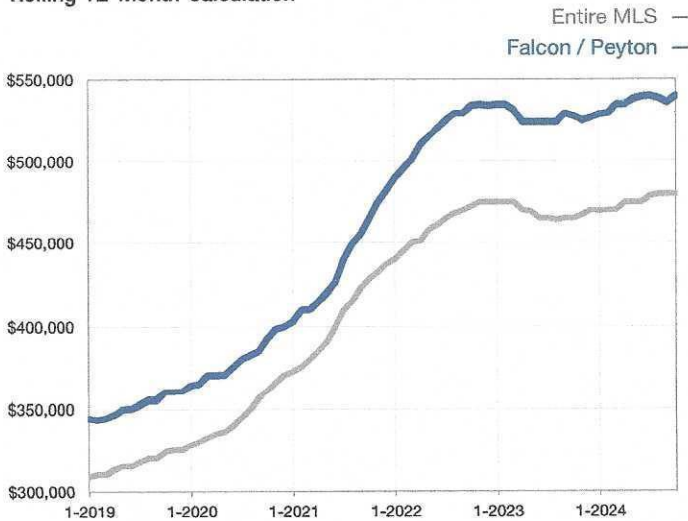
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Townhouse/Condo

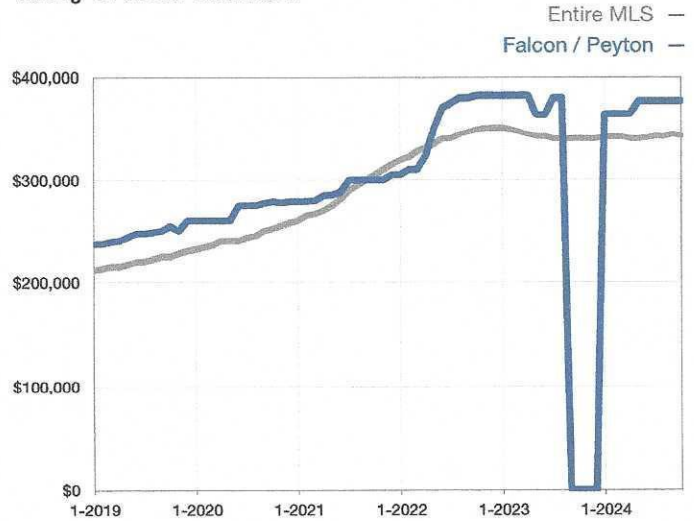
Key Metrics	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	0	0	--	0	1	--
Sold Listings	0	0	--	0	2	--
Median Sales Price*	\$0	\$0	--	\$0	\$376,800	--
Average Sales Price*	\$0	\$0	--	\$0	\$376,800	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	102.5%	--
Days on Market Until Sale	0	0	--	0	7	--
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 October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Florissant

Teller County

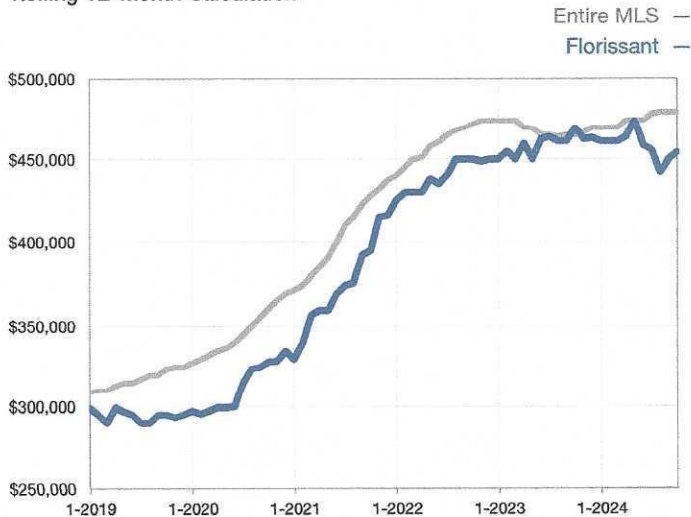
Single Family-Patio Homes	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	17	20	+ 17.6%	196	231	+ 17.9%
Sold Listings	6	17	+ 183.3%	124	124	0.0%
Median Sales Price*	\$486,500	\$504,000	+ 3.6%	\$472,500	\$465,000	- 1.6%
Average Sales Price*	\$430,811	\$490,518	+ 13.9%	\$505,876	\$489,145	- 3.3%
Percent of List Price Received*	96.7%	97.8%	+ 1.1%	98.3%	97.6%	- 0.7%
Days on Market Until Sale	22	48	+ 118.2%	50	67	+ 34.0%
Inventory of Homes for Sale	68	78	+ 14.7%	--	--	--
Months Supply of Inventory	5.7	6.2	+ 8.8%	--	--	--

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

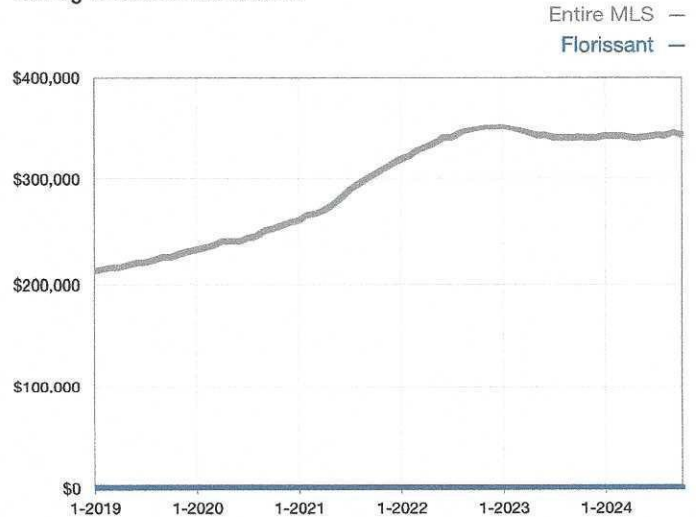
Townhouse/Condo	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
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 October 2024

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Fountain

El Paso County

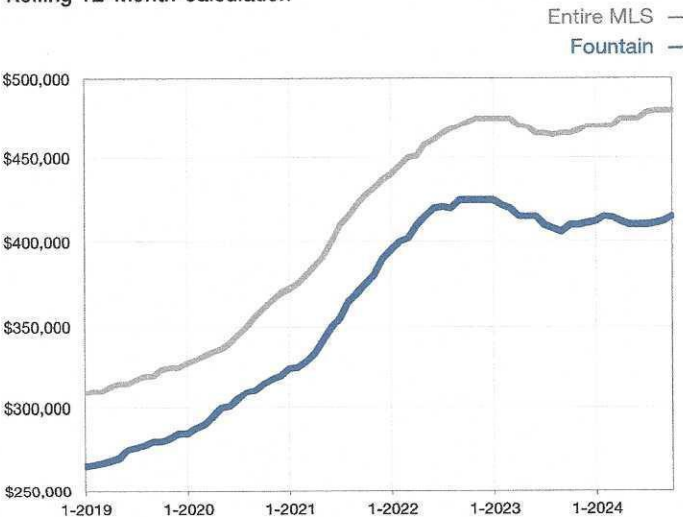
Single Family-Patio Homes	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	42	56	+ 33.3%	589	573	- 2.7%
Sold Listings	28	41	+ 46.4%	483	411	- 14.9%
Median Sales Price*	\$395,000	\$425,000	+ 7.6%	\$411,000	\$415,000	+ 1.0%
Average Sales Price*	\$402,765	\$429,203	+ 6.6%	\$412,688	\$419,523	+ 1.7%
Percent of List Price Received*	99.3%	99.9%	+ 0.6%	100.2%	100.2%	0.0%
Days on Market Until Sale	23	50	+ 117.4%	26	35	+ 34.6%
Inventory of Homes for Sale	92	120	+ 30.4%	--	--	--
Months Supply of Inventory	1.9	3.0	+ 57.9%	--	--	--

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

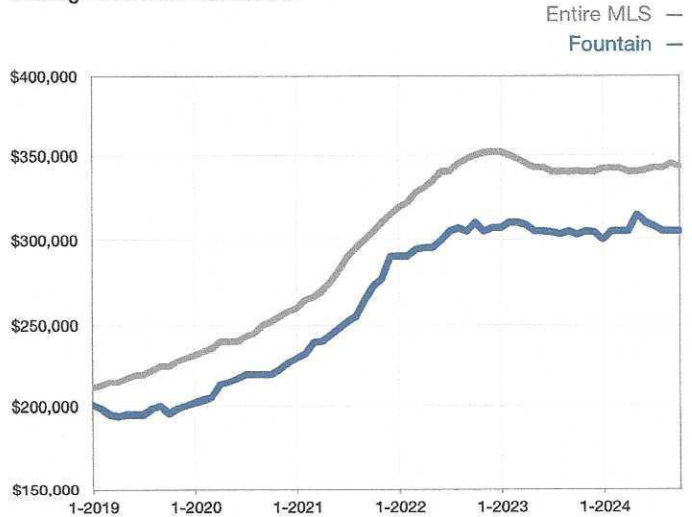
Townhouse/Condo	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	4	8	+ 100.0%	45	59	+ 31.1%
Sold Listings	1	2	+ 100.0%	37	33	- 10.8%
Median Sales Price*	\$293,500	\$282,500	- 3.7%	\$305,000	\$305,000	0.0%
Average Sales Price*	\$293,500	\$282,500	- 3.7%	\$298,500	\$300,712	+ 0.7%
Percent of List Price Received*	103.0%	99.1%	- 3.8%	100.0%	100.0%	0.0%
Days on Market Until Sale	42	22	- 47.6%	14	42	+ 200.0%
Inventory of Homes for Sale	6	13	+ 116.7%	--	--	--
Months Supply of Inventory	1.5	3.3	+ 120.0%	--	--	--

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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 October 2024

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Manitou Springs

El Paso County

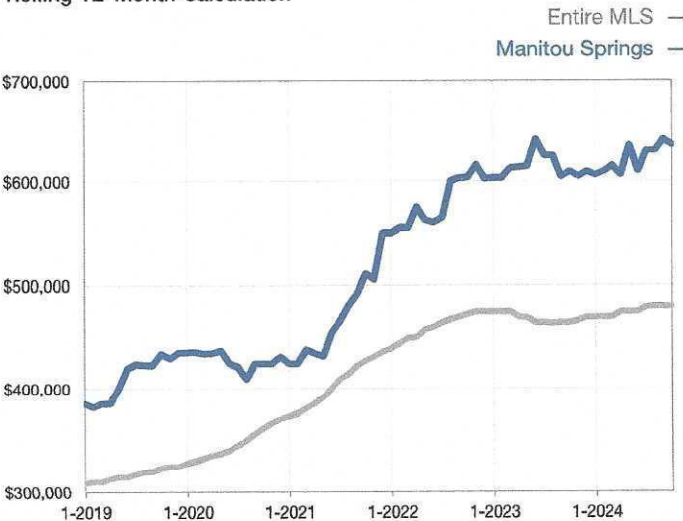
Single Family-Patio Homes	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	9	4	- 55.6%	87	77	- 11.5%
Sold Listings	7	6	- 14.3%	59	53	- 10.2%
Median Sales Price*	\$660,000	\$687,500	+ 4.2%	\$606,000	\$630,000	+ 4.0%
Average Sales Price*	\$744,286	\$671,833	- 9.7%	\$647,385	\$652,414	+ 0.8%
Percent of List Price Received*	97.4%	98.3%	+ 0.9%	98.1%	98.3%	+ 0.2%
Days on Market Until Sale	22	23	+ 4.5%	40	45	+ 12.5%
Inventory of Homes for Sale	29	21	- 27.6%	--	--	--
Months Supply of Inventory	5.6	4.2	- 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.

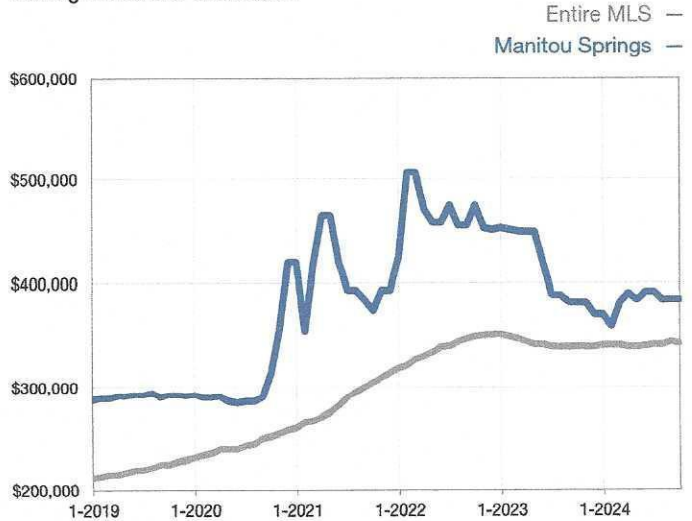
Townhouse/Condo	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	7	12	+ 71.4%
Sold Listings	0	0	--	5	8	+ 60.0%
Median Sales Price*	\$0	\$0	--	\$382,000	\$392,500	+ 2.7%
Average Sales Price*	\$0	\$0	--	\$459,480	\$549,438	+ 19.6%
Percent of List Price Received*	0.0%	0.0%	--	99.8%	98.7%	- 1.1%
Days on Market Until Sale	0	0	--	16	19	+ 18.8%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	3.0	2.0	- 33.3%	--	--	--

* 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 October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Monument / Palmer Lake / Larkspur

El Paso County

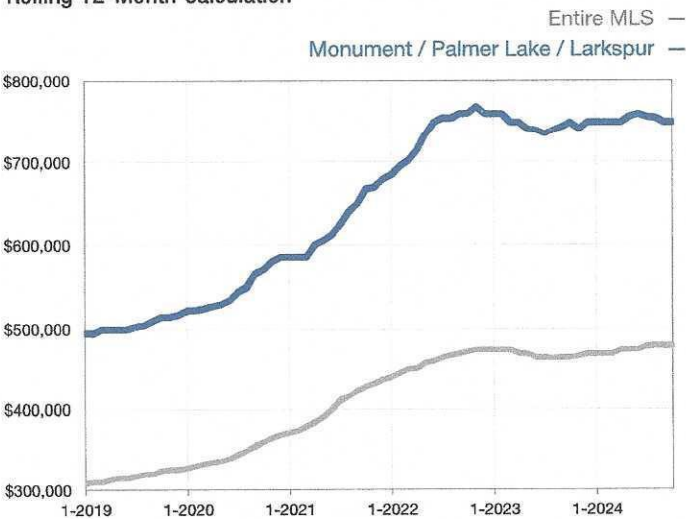
Single Family-Patio Homes	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	52	76	+ 46.2%	671	799	+ 19.1%
Sold Listings	54	54	0.0%	506	516	+ 2.0%
Median Sales Price*	\$802,500	\$727,500	- 9.3%	\$750,000	\$750,000	0.0%
Average Sales Price*	\$835,495	\$813,910	- 2.6%	\$810,503	\$818,414	+ 1.0%
Percent of List Price Received*	100.1%	97.9%	- 2.2%	99.2%	98.9%	- 0.3%
Days on Market Until Sale	45	56	+ 24.4%	41	56	+ 36.6%
Inventory of Homes for Sale	155	222	+ 43.2%	--	--	--
Months Supply of Inventory	3.1	4.5	+ 45.2%	--	--	--

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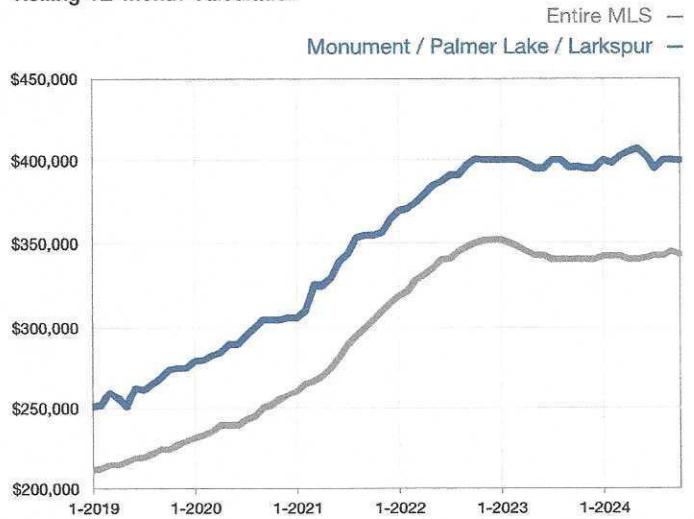
Townhouse/Condo	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	3	3	0.0%	50	72	+ 44.0%
Sold Listings	1	2	+ 100.0%	42	43	+ 2.4%
Median Sales Price*	\$405,000	\$382,500	- 5.6%	\$395,450	\$400,000	+ 1.2%
Average Sales Price*	\$405,000	\$382,500	- 5.6%	\$412,905	\$424,198	+ 2.7%
Percent of List Price Received*	100.0%	99.4%	- 0.6%	99.2%	99.0%	- 0.2%
Days on Market Until Sale	30	14	- 53.3%	30	35	+ 16.7%
Inventory of Homes for Sale	5	15	+ 200.0%	--	--	--
Months Supply of Inventory	1.2	3.3	+ 175.0%	--	--	--

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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 October 2024

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Rush / Truckton / Yoder

El Paso County

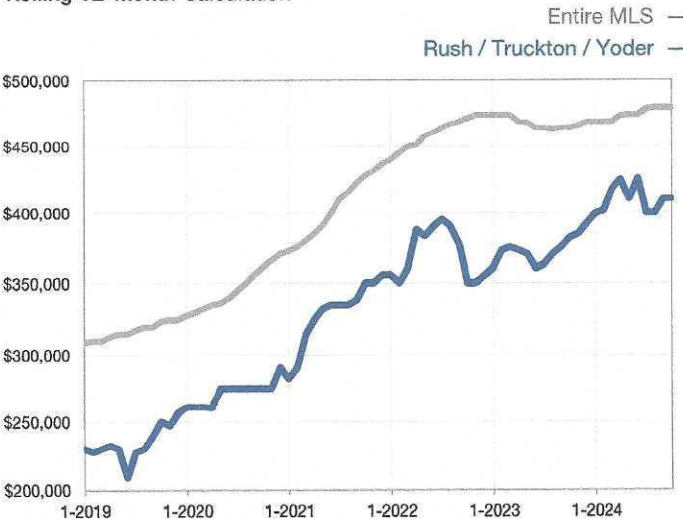
Single Family-Patio Homes	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	2	10	+ 400.0%	70	66	- 5.7%
Sold Listings	4	2	- 50.0%	39	34	- 12.8%
Median Sales Price*	\$437,500	\$539,500	+ 23.3%	\$385,000	\$405,000	+ 5.2%
Average Sales Price*	\$425,000	\$539,500	+ 26.9%	\$384,069	\$431,615	+ 12.4%
Percent of List Price Received*	99.0%	99.9%	+ 0.9%	98.2%	98.5%	+ 0.3%
Days on Market Until Sale	33	44	+ 33.3%	63	86	+ 36.5%
Inventory of Homes for Sale	20	25	+ 25.0%	--	--	--
Months Supply of Inventory	5.0	6.1	+ 22.0%	--	--	--

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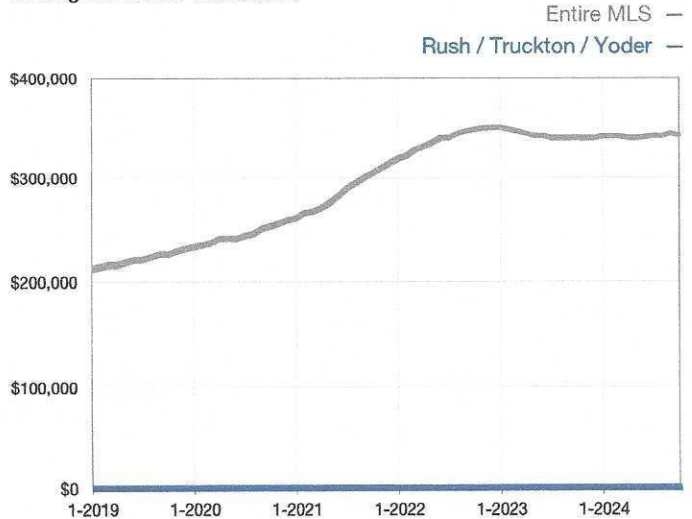
Townhouse/Condo	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
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 October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Security-Widefield

El Paso County

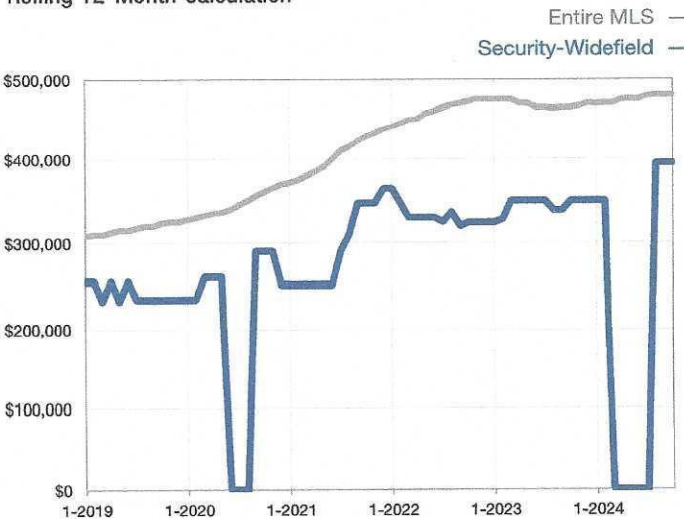
Single Family-Patio Homes	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	0	1	--	1	2	+ 100.0%
Sold Listings	0	0	--	1	1	0.0%
Median Sales Price*	\$0	\$0	--	\$350,000	\$395,000	+ 12.9%
Average Sales Price*	\$0	\$0	--	\$350,000	\$395,000	+ 12.9%
Percent of List Price Received*	0.0%	0.0%	--	100.0%	100.0%	0.0%
Days on Market Until Sale	0	0	--	2	5	+ 150.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--

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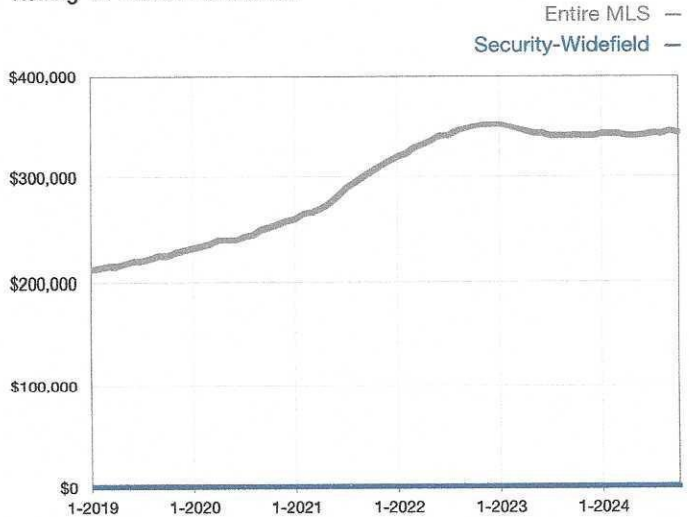
Townhouse/Condo	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List 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 October 2024

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Teller County

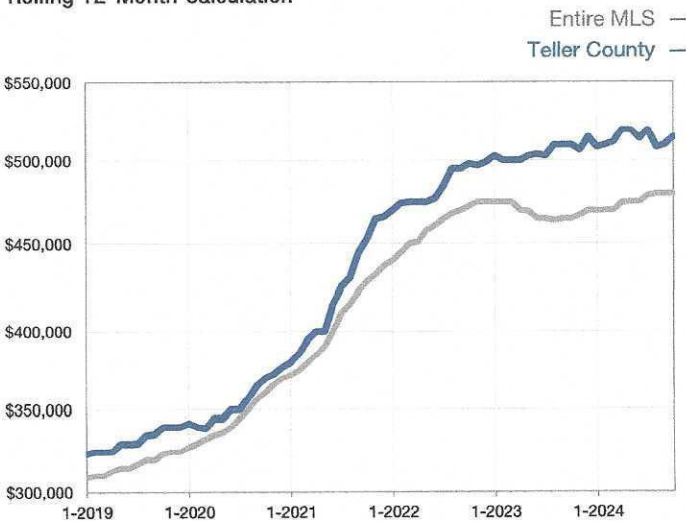
Single Family-Patio Homes	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	49	79	+ 61.2%	710	883	+ 24.4%
Sold Listings	43	54	+ 25.6%	457	446	- 2.4%
Median Sales Price*	\$493,000	\$532,250	+ 8.0%	\$520,000	\$516,500	- 0.7%
Average Sales Price*	\$558,777	\$565,754	+ 1.2%	\$571,283	\$556,749	- 2.5%
Percent of List Price Received*	97.7%	98.0%	+ 0.3%	98.5%	97.9%	- 0.6%
Days on Market Until Sale	37	66	+ 78.4%	45	59	+ 31.1%
Inventory of Homes for Sale	202	301	+ 49.0%	--	--	--
Months Supply of Inventory	4.5	6.9	+ 53.3%	--	--	--

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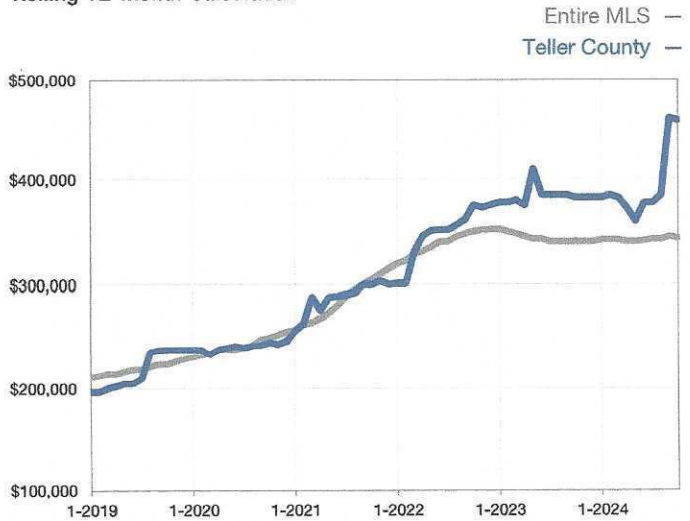
Townhouse/Condo	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	2	3	+ 50.0%	62	65	+ 4.8%
Sold Listings	2	5	+ 150.0%	35	38	+ 8.6%
Median Sales Price*	\$427,000	\$435,000	+ 1.9%	\$380,000	\$447,500	+ 17.8%
Average Sales Price*	\$427,000	\$400,240	- 6.3%	\$368,631	\$407,211	+ 10.5%
Percent of List Price Received*	100.4%	97.1%	- 3.3%	97.8%	98.5%	+ 0.7%
Days on Market Until Sale	56	89	+ 58.9%	34	91	+ 167.6%
Inventory of Homes for Sale	16	22	+ 37.5%	--	--	--
Months Supply of Inventory	4.6	5.9	+ 28.3%	--	--	--

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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 October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Victor / Goldfield

Teller County

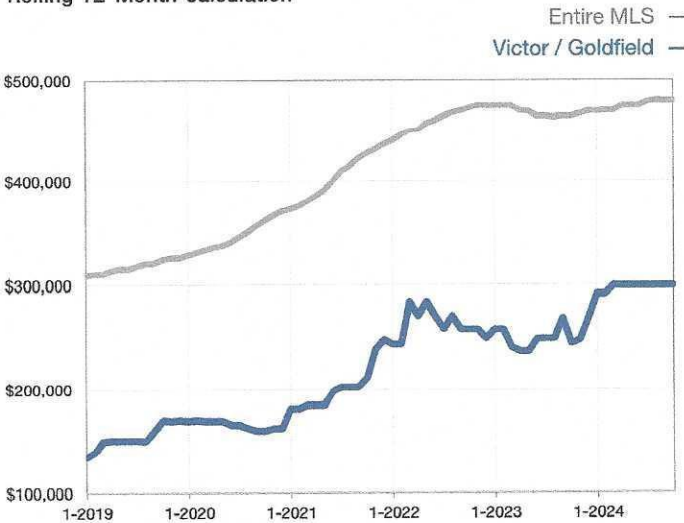
Single Family-Patio Homes	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	2	5	+ 150.0%	28	25	- 10.7%
Sold Listings	1	1	0.0%	15	12	- 20.0%
Median Sales Price*	\$232,800	\$225,000	- 3.4%	\$270,875	\$299,000	+ 10.4%
Average Sales Price*	\$232,800	\$225,000	- 3.4%	\$362,104	\$395,250	+ 9.2%
Percent of List Price Received*	97.0%	100.0%	+ 3.1%	98.7%	97.7%	- 1.0%
Days on Market Until Sale	3	32	+ 966.7%	62	92	+ 48.4%
Inventory of Homes for Sale	13	8	- 38.5%	--	--	--
Months Supply of Inventory	6.1	6.3	+ 3.3%	--	--	--

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

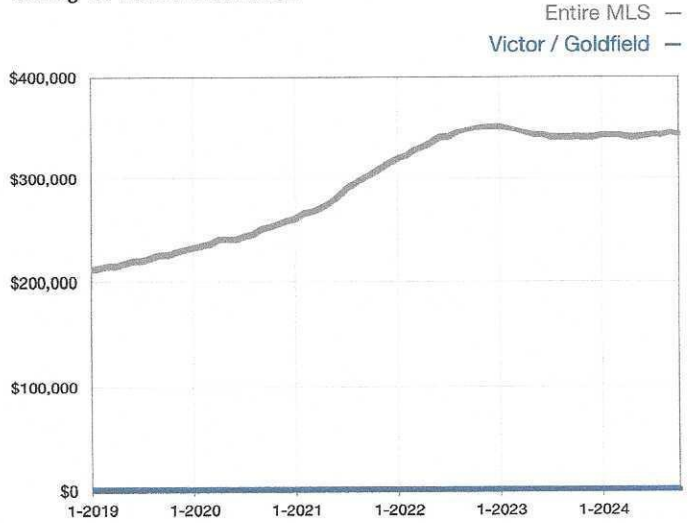
Townhouse/Condo	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List 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 October 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Woodland Park

Teller County

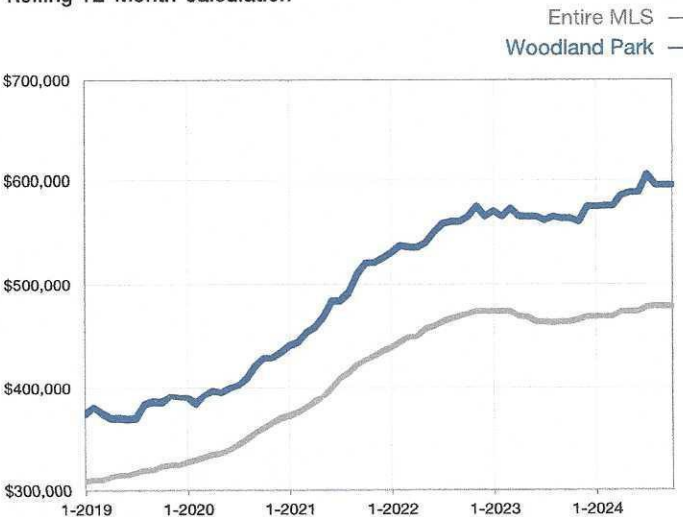
Single Family-Patio Homes	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	25	36	+ 44.0%	310	386	+ 24.5%
Sold Listings	16	22	+ 37.5%	196	204	+ 4.1%
Median Sales Price*	\$617,500	\$610,000	- 1.2%	\$565,000	\$597,500	+ 5.8%
Average Sales Price*	\$675,188	\$640,223	- 5.2%	\$632,306	\$642,239	+ 1.6%
Percent of List Price Received*	98.0%	98.4%	+ 0.4%	98.7%	98.3%	- 0.4%
Days on Market Until Sale	37	61	+ 64.9%	36	56	+ 55.6%
Inventory of Homes for Sale	82	111	+ 35.4%	--	--	--
Months Supply of Inventory	4.3	5.6	+ 30.2%	--	--	--

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Townhouse/Condo	October			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 10-2023	Thru 10-2024	Percent Change from Previous Year
Key Metrics						
New Listings	2	3	+ 50.0%	53	56	+ 5.7%
Sold Listings	2	4	+ 100.0%	28	33	+ 17.9%
Median Sales Price*	\$427,000	\$457,500	+ 7.1%	\$391,250	\$480,000	+ 22.7%
Average Sales Price*	\$427,000	\$450,300	+ 5.5%	\$409,610	\$433,455	+ 5.8%
Percent of List Price Received*	100.4%	98.1%	- 2.3%	98.5%	98.8%	+ 0.3%
Days on Market Until Sale	56	87	+ 55.4%	25	89	+ 256.0%
Inventory of Homes for Sale	15	18	+ 20.0%	--	--	--
Months Supply of Inventory	5.3	5.5	+ 3.8%	--	--	--

* 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

