

# Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Black Forest / Elbert

El Paso County

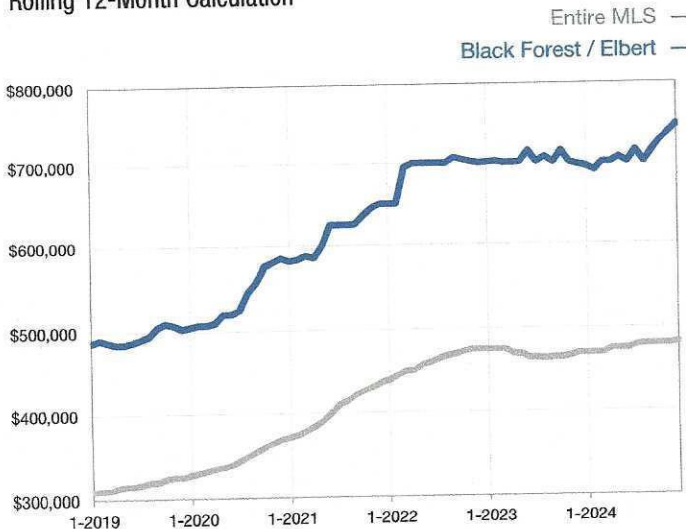
Single Family-Patio Homes	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	1	--	68	54	-20.6%
Sold Listings	8	3	-62.5%	52	44	-15.4%
Median Sales Price*	\$575,500	<b>\$835,000</b>	+45.1%	\$697,500	<b>\$750,000</b>	+7.5%
Average Sales Price*	\$604,314	<b>\$823,333</b>	+36.2%	\$706,052	<b>\$761,454</b>	+7.8%
Percent of List Price Received*	99.0%	<b>99.0%</b>	0.0%	98.8%	<b>98.8%</b>	0.0%
Days on Market Until Sale	74	<b>91</b>	+23.0%	56	<b>65</b>	+16.1%
Inventory of Homes for Sale	10	<b>3</b>	-70.0%	--	--	--
Months Supply of Inventory	2.3	<b>0.8</b>	-65.2%	--	--	--

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

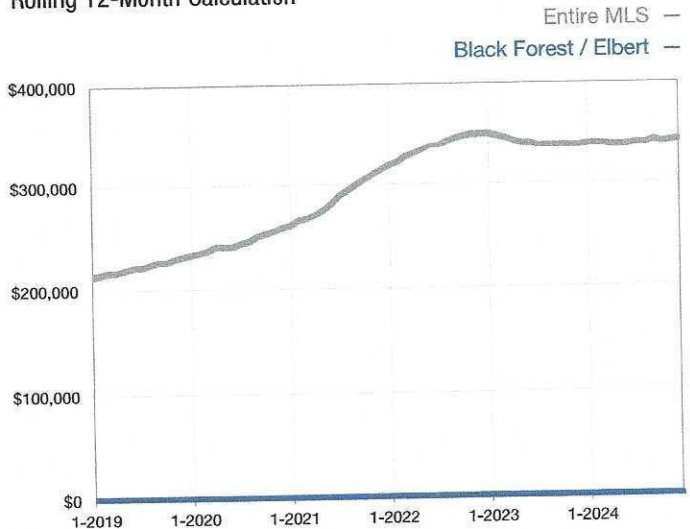
Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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



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## Calhan / Ramah

El Paso County

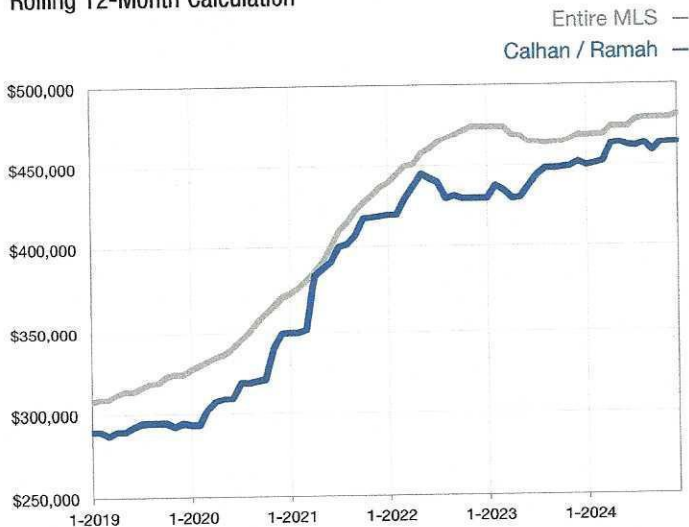
Single Family-Patio Homes	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	12	6	- 50.0%	179	166	- 7.3%
Sold Listings	12	10	- 16.7%	127	111	- 12.6%
Median Sales Price*	\$512,500	<b>\$497,500</b>	- 2.9%	\$452,500	<b>\$464,500</b>	+ 2.7%
Average Sales Price*	\$483,899	<b>\$481,299</b>	- 0.5%	\$475,964	<b>\$493,407</b>	+ 3.7%
Percent of List Price Received*	98.2%	<b>98.7%</b>	+ 0.5%	98.1%	<b>98.7%</b>	+ 0.6%
Days on Market Until Sale	55	<b>90</b>	+ 63.6%	58	<b>71</b>	+ 22.4%
Inventory of Homes for Sale	44	<b>41</b>	- 6.8%	--	--	--
Months Supply of Inventory	4.2	<b>4.4</b>	+ 4.8%	--	--	--

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

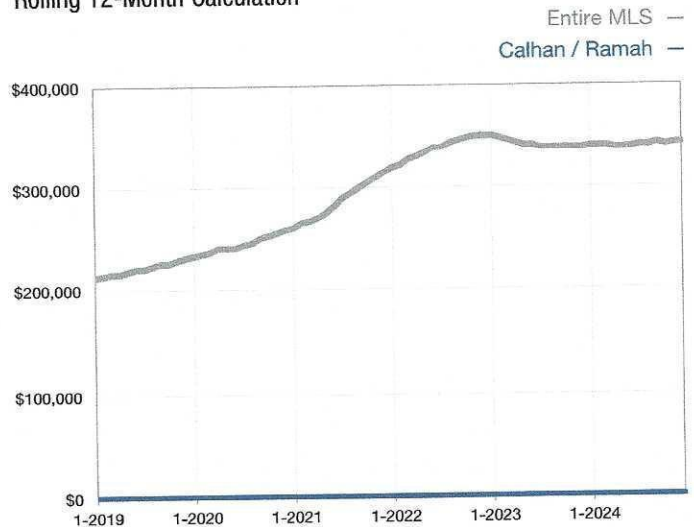
Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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





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## Cascade / Chipita Park / Green Mountain Falls

El Paso and Teller Counties

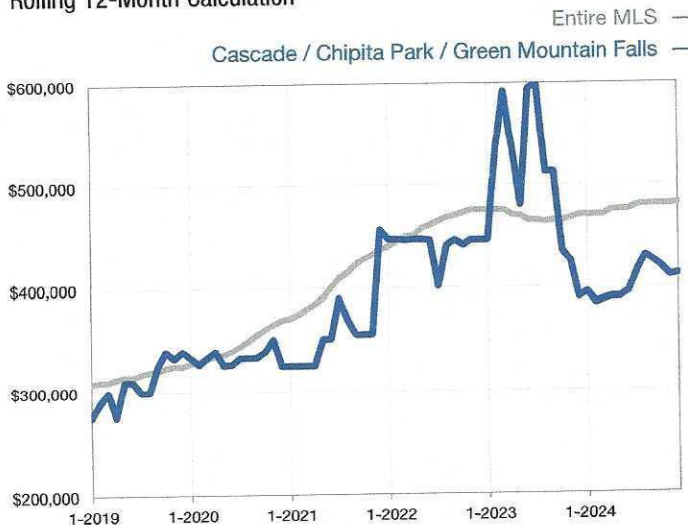
Single Family-Patio Homes	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	2	0	- 100.0%	19	25	+ 31.6%
Sold Listings	1	0	- 100.0%	15	21	+ 40.0%
Median Sales Price*	\$389,900	\$0	- 100.0%	\$389,900	\$412,000	+ 5.7%
Average Sales Price*	\$389,900	\$0	- 100.0%	\$467,662	\$416,202	- 11.0%
Percent of List Price Received*	100.0%	0.0%	- 100.0%	95.5%	96.8%	+ 1.4%
Days on Market Until Sale	35	0	- 100.0%	56	50	- 10.7%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.6	0.0	- 100.0%	--	--	--

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

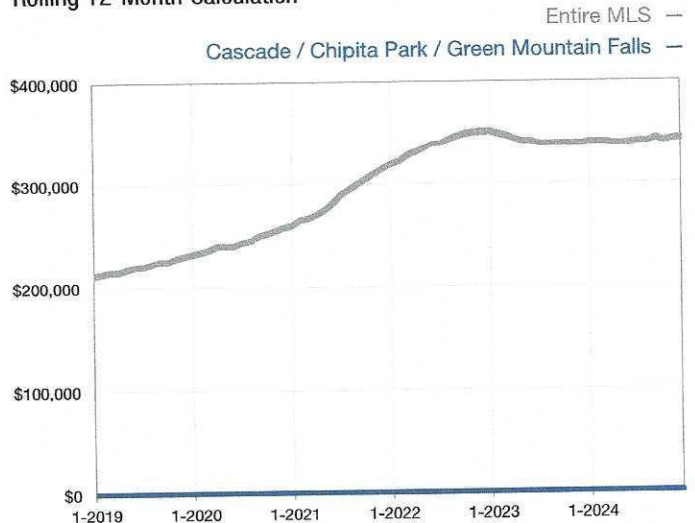
Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	4	4	0.0%
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$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	2	--	--	--	--
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



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## Colorado Springs

El Paso County

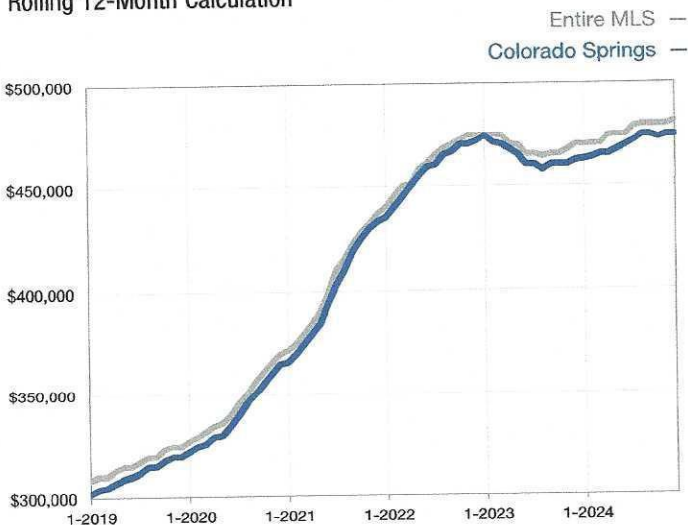
Single Family-Patio Homes	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	330	410	+ 24.2%	9,010	9,712	+ 7.8%
Sold Listings	458	564	+ 23.1%	7,453	7,425	- 0.4%
Median Sales Price*	\$449,950	<b>\$485,000</b>	+ 7.8%	\$462,040	<b>\$475,000</b>	+ 2.8%
Average Sales Price*	\$515,059	<b>\$543,235</b>	+ 5.5%	\$530,431	<b>\$546,400</b>	+ 3.0%
Percent of List Price Received*	99.1%	99.0%	- 0.1%	99.5%	99.4%	- 0.1%
Days on Market Until Sale	44	53	+ 20.5%	34	39	+ 14.7%
Inventory of Homes for Sale	1,184	1,471	+ 24.2%	--	--	--
Months Supply of Inventory	1.9	2.4	+ 26.3%	--	--	--

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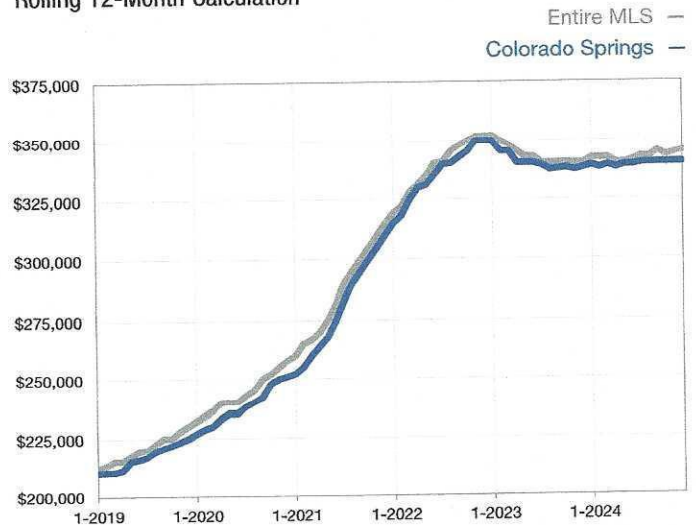
Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	100	96	- 4.0%	1,928	2,247	+ 16.5%
Sold Listings	99	93	- 6.1%	1,425	1,436	+ 0.8%
Median Sales Price*	\$329,900	<b>\$339,000</b>	+ 2.8%	\$338,000	<b>\$340,000</b>	+ 0.6%
Average Sales Price*	\$346,408	<b>\$350,094</b>	+ 1.1%	\$359,238	<b>\$363,964</b>	+ 1.3%
Percent of List Price Received*	99.2%	98.6%	- 0.6%	99.4%	98.9%	- 0.5%
Days on Market Until Sale	58	65	+ 12.1%	33	50	+ 51.5%
Inventory of Homes for Sale	298	451	+ 51.3%	--	--	--
Months Supply of Inventory	2.5	3.8	+ 52.0%	--	--	--

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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

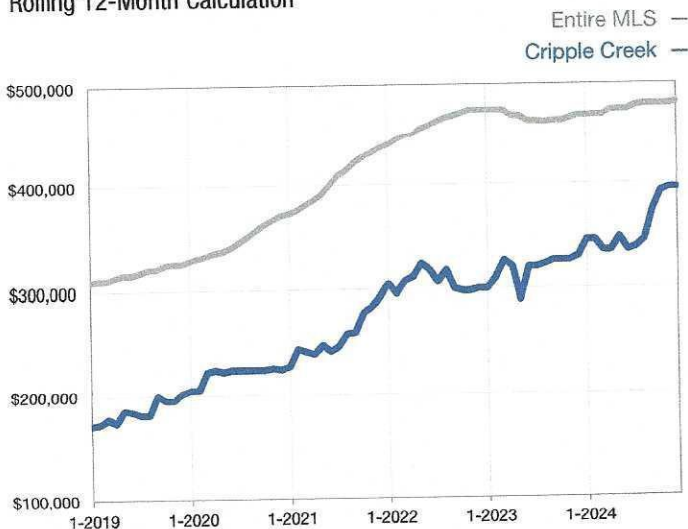
Single Family-Patio Homes	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	6	4	- 33.3%	94	124	+ 31.9%
Sold Listings	2	4	+ 100.0%	54	53	- 1.9%
Median Sales Price*	\$312,875	<b>\$352,500</b>	+ 12.7%	\$330,000	<b>\$395,000</b>	+ 19.7%
Average Sales Price*	\$312,875	<b>\$351,225</b>	+ 12.3%	\$356,149	<b>\$399,274</b>	+ 12.1%
Percent of List Price Received*	95.3%	<b>98.9%</b>	+ 3.8%	98.1%	<b>97.2%</b>	- 0.9%
Days on Market Until Sale	80	<b>122</b>	+ 52.5%	47	<b>72</b>	+ 53.2%
Inventory of Homes for Sale	16	<b>28</b>	+ 75.0%	--	--	--
Months Supply of Inventory	3.6	<b>6.3</b>	+ 75.0%	--	--	--

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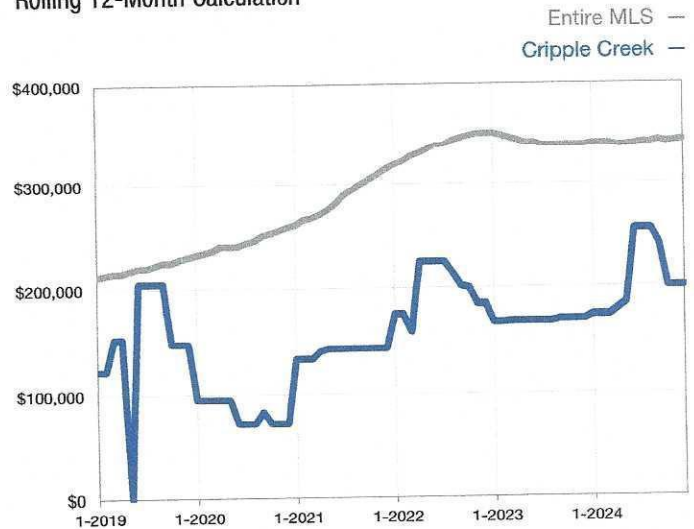
Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	1	--	8	10	+ 25.0%
Sold Listings	0	0	--	6	5	- 16.7%
Median Sales Price*	\$0	<b>\$0</b>	--	\$171,500	<b>\$200,000</b>	+ 16.6%
Average Sales Price*	\$0	<b>\$0</b>	--	\$168,833	<b>\$234,000</b>	+ 38.6%
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	95.2%	<b>96.5%</b>	+ 1.4%
Days on Market Until Sale	0	0	--	78	105	+ 34.6%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.8	<b>3.2</b>	+ 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 December 2024

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## Divide

Teller County

Single Family-Patio Homes	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	6	5	- 16.7%	117	149	+ 27.4%
Sold Listings	1	4	+ 300.0%	91	80	- 12.1%
Median Sales Price*	\$1,950,000	\$469,250	- 75.9%	\$555,000	\$480,000	- 13.5%
Average Sales Price*	\$1,950,000	\$486,125	- 75.1%	\$666,305	\$522,358	- 21.6%
Percent of List Price Received*	97.6%	96.9%	- 0.7%	98.5%	97.7%	- 0.8%
Days on Market Until Sale	74	81	+ 9.5%	54	57	+ 5.6%
Inventory of Homes for Sale	21	35	+ 66.7%	--	--	--
Months Supply of Inventory	2.8	5.3	+ 89.3%	--	--	--

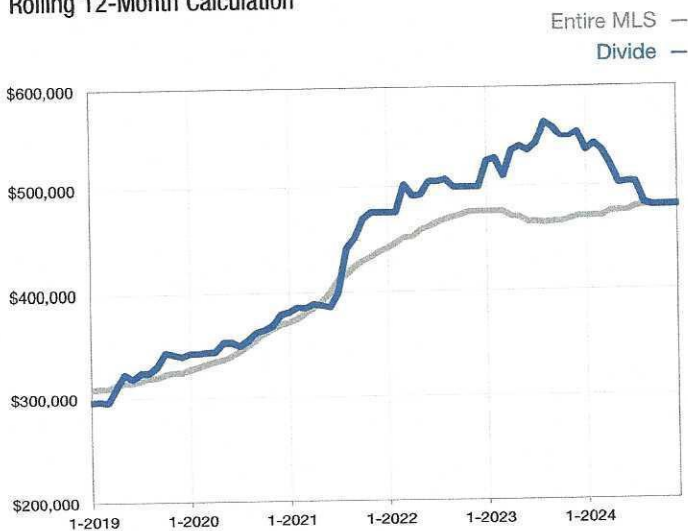
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Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	1	0	- 100.0%
Sold Listings	0	0	--	1	0	- 100.0%
Median Sales 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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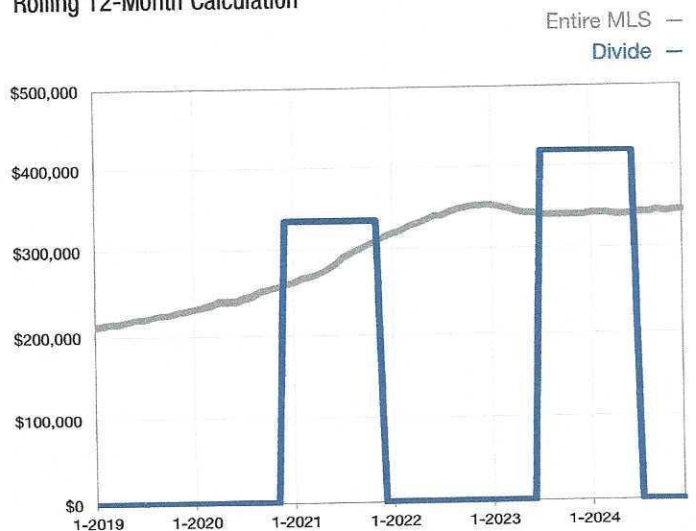
### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation





# Local Market Update for December 2024

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## Ellicott

El Paso County

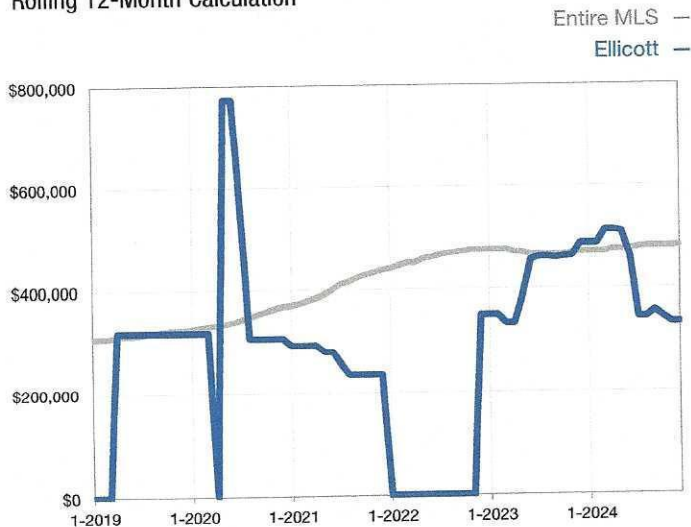
Single Family-Patio Homes	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	8	7	- 12.5%
Sold Listings	0	0	--	16	3	- 81.3%
Median Sales Price*	\$0	\$0	--	\$486,630	\$336,000	- 31.0%
Average Sales Price*	\$0	\$0	--	\$466,506	\$342,000	- 26.7%
Percent of List Price Received*	0.0%	0.0%	--	101.2%	97.9%	- 3.3%
Days on Market Until Sale	0	0	--	82	60	- 26.8%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.4	2.0	+ 400.0%	--	--	--

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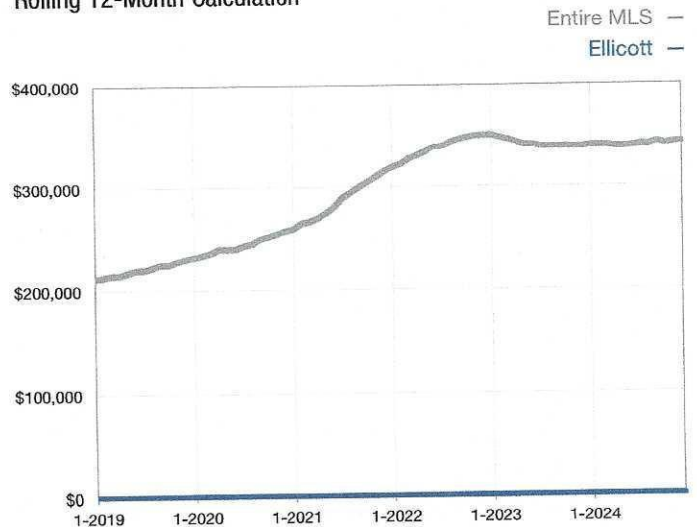
Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$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



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## El Paso County

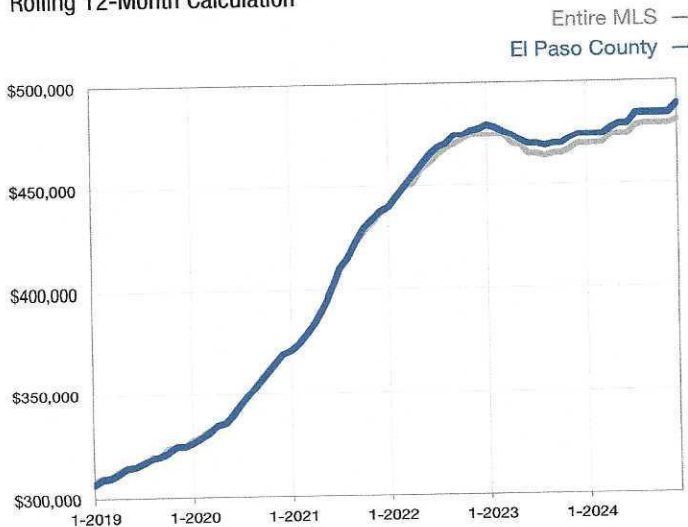
Single Family-Patio Homes	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	438	525	+ 19.9%	11,709	12,536	+ 7.1%
Sold Listings	611	726	+ 18.8%	9,623	9,486	- 1.4%
Median Sales Price*	\$465,000	\$498,000	+ 7.1%	\$475,000	\$489,000	+ 2.9%
Average Sales Price*	\$527,695	\$554,050	+ 5.0%	\$540,766	\$557,654	+ 3.1%
Percent of List Price Received*	99.2%	99.0%	- 0.2%	99.4%	99.4%	0.0%
Days on Market Until Sale	44	55	+ 25.0%	36	41	+ 13.9%
Inventory of Homes for Sale	1,615	1,936	+ 19.9%	--	--	--
Months Supply of Inventory	2.0	2.4	+ 20.0%	--	--	--

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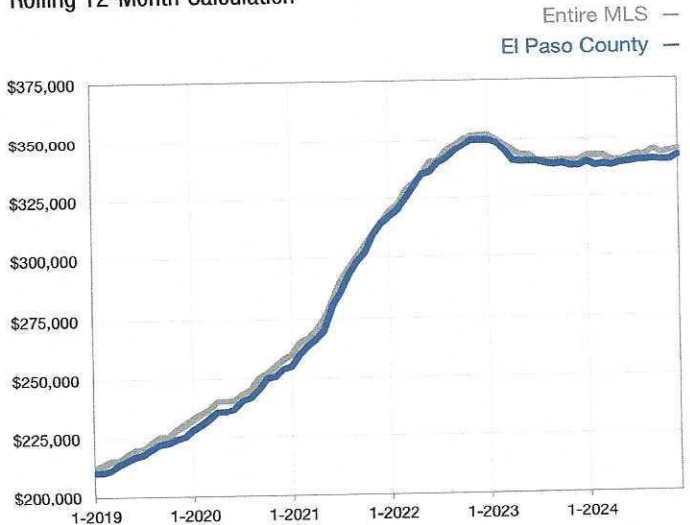
Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	104	103	- 1.0%	2,045	2,406	+ 17.7%
Sold Listings	107	100	- 6.5%	1,521	1,533	+ 0.8%
Median Sales Price*	\$325,000	\$339,500	+ 4.5%	\$338,000	\$342,000	+ 1.2%
Average Sales Price*	\$344,691	\$349,657	+ 1.4%	\$358,980	\$364,431	+ 1.5%
Percent of List Price Received*	99.2%	98.4%	- 0.8%	99.4%	98.9%	- 0.5%
Days on Market Until Sale	56	64	+ 14.3%	32	49	+ 53.1%
Inventory of Homes for Sale	315	480	+ 52.4%	--	--	--
Months Supply of Inventory	2.5	3.8	+ 52.0%	--	--	--

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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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## Falcon / Peyton

El Paso County

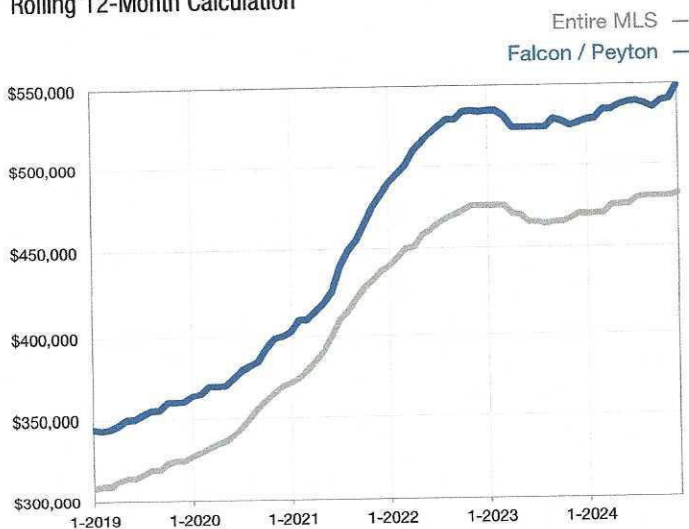
Single Family-Patio Homes	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	40	30	- 25.0%	900	919	+ 2.1%
Sold Listings	52	42	- 19.2%	726	693	- 4.5%
Median Sales Price*	\$518,980	\$555,000	+ 6.9%	\$527,473	\$549,900	+ 4.3%
Average Sales Price*	\$544,352	\$570,727	+ 4.8%	\$554,646	\$571,741	+ 3.1%
Percent of List Price Received*	99.4%	98.8%	- 0.6%	99.4%	99.6%	+ 0.2%
Days on Market Until Sale	55	46	- 16.4%	42	46	+ 9.5%
Inventory of Homes for Sale	153	146	- 4.6%	--	--	--
Months Supply of Inventory	2.5	2.5	0.0%	--	--	--

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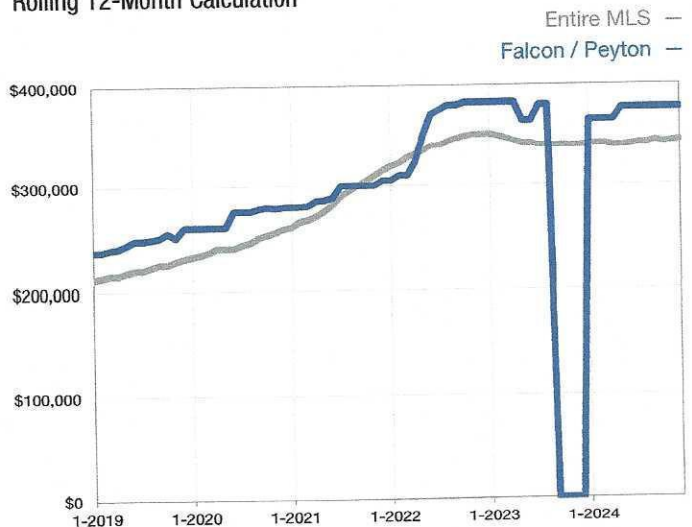
Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	1	1	0.0%	1	2	+ 100.0%
Sold Listings	0	0	--	0	2	--
Median Sales Price*	\$0	\$0	--	\$0	\$376,800	--
Average Sales Price*	\$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	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--

\* 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 December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Florissant

Teller County

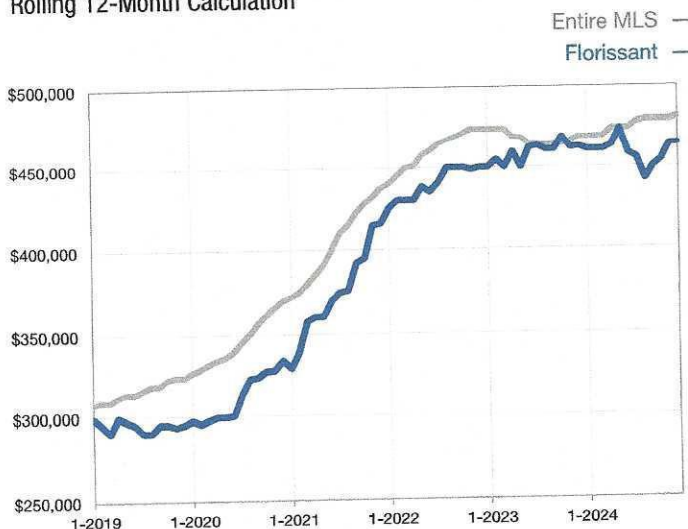
Single Family-Patio Homes	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	9	8	- 11.1%	211	251	+ 19.0%
Sold Listings	14	10	- 28.6%	150	145	- 3.3%
Median Sales Price*	\$412,500	<b>\$420,000</b>	+ 1.8%	\$463,200	<b>\$465,000</b>	+ 0.4%
Average Sales Price*	\$454,571	<b>\$413,490</b>	- 9.0%	\$492,981	<b>\$479,040</b>	- 2.8%
Percent of List Price Received*	98.1%	<b>98.6%</b>	+ 0.5%	98.2%	<b>97.6%</b>	- 0.6%
Days on Market Until Sale	53	<b>78</b>	+ 47.2%	49	<b>67</b>	+ 36.7%
Inventory of Homes for Sale	45	<b>62</b>	+ 37.8%	--	--	--
Months Supply of Inventory	3.6	<b>5.1</b>	+ 41.7%	--	--	--

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

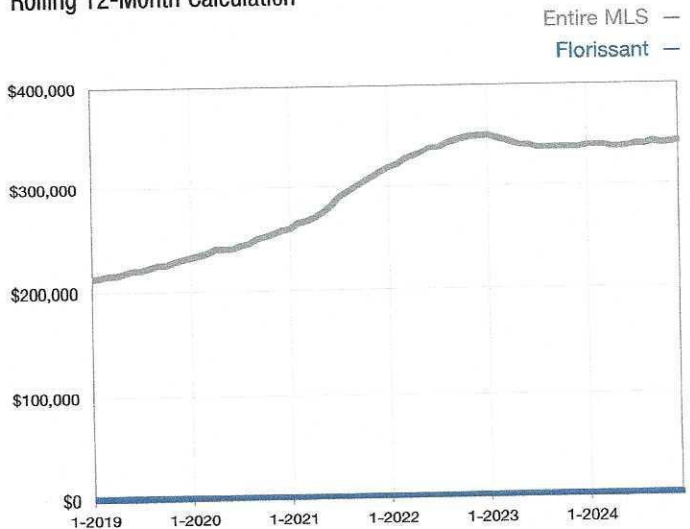
Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$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 December 2024

A Research Tool Provided by the Colorado Association of REALTORS®

## Fountain

El Paso County

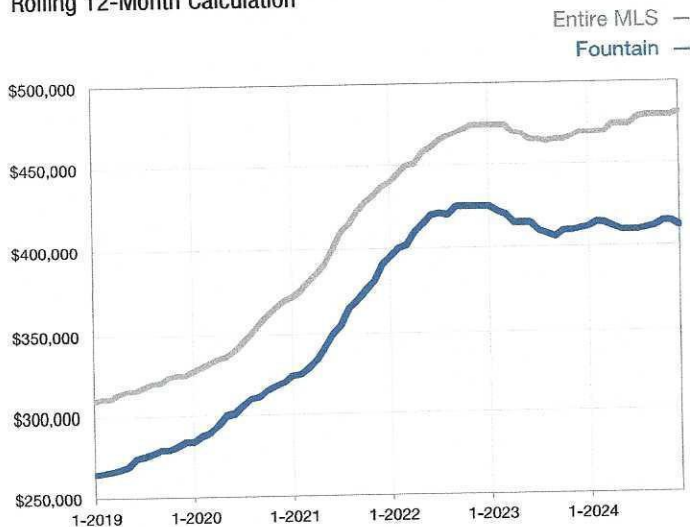
Single Family-Patio Homes	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	37	35	- 5.4%	656	650	- 0.9%
Sold Listings	37	40	+ 8.1%	550	493	- 10.4%
Median Sales Price*	\$415,000	\$400,000	- 3.6%	\$411,000	\$412,000	+ 0.2%
Average Sales Price*	\$419,841	\$413,912	- 1.4%	\$411,694	\$418,889	+ 1.7%
Percent of List Price Received*	100.5%	100.3%	- 0.2%	100.1%	100.2%	+ 0.1%
Days on Market Until Sale	35	44	+ 25.7%	27	37	+ 37.0%
Inventory of Homes for Sale	68	105	+ 54.4%	--	--	--
Months Supply of Inventory	1.5	2.6	+ 73.3%	--	--	--

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

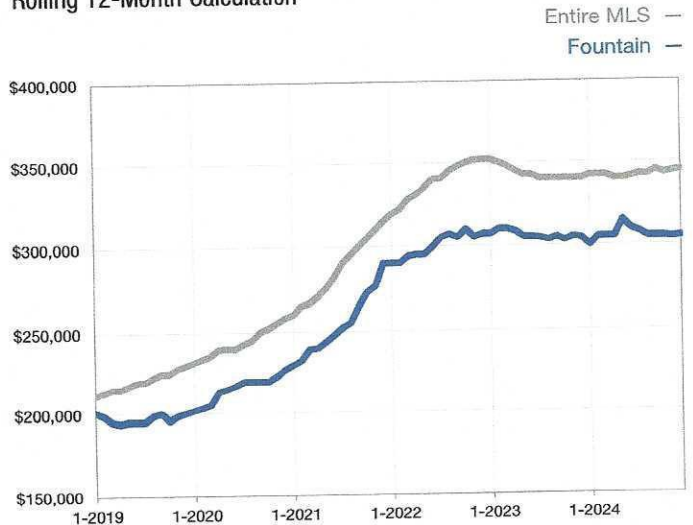
Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	1	5	+ 400.0%	47	67	+ 42.6%
Sold Listings	4	3	- 25.0%	43	38	- 11.6%
Median Sales Price*	\$277,250	\$320,000	+ 15.4%	\$304,500	\$305,000	+ 0.2%
Average Sales Price*	\$278,125	\$305,000	+ 9.7%	\$296,558	\$297,047	+ 0.2%
Percent of List Price Received*	98.6%	96.9%	- 1.7%	99.8%	99.5%	- 0.3%
Days on Market Until Sale	26	58	+ 123.1%	16	46	+ 187.5%
Inventory of Homes for Sale	5	12	+ 140.0%	--	--	--
Months Supply of Inventory	1.4	3.2	+ 128.6%	--	--	--

\* 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 December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Manitou Springs

El Paso County

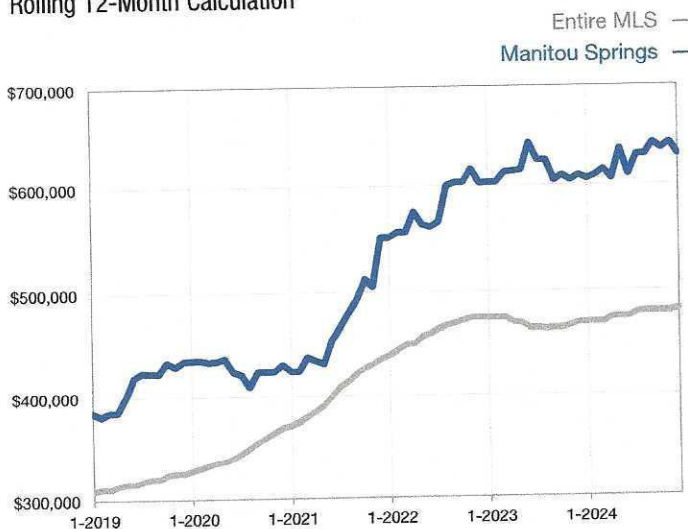
Single Family-Patio Homes	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	1	0	- 100.0%	89	81	- 9.0%
Sold Listings	4	4	0.0%	66	59	- 10.6%
Median Sales Price*	\$705,000	<b>\$583,500</b>	- 17.2%	\$609,500	<b>\$630,000</b>	+ 3.4%
Average Sales Price*	\$642,500	<b>\$644,250</b>	+ 0.3%	\$646,435	<b>\$660,084</b>	+ 2.1%
Percent of List Price Received*	95.7%	<b>91.2%</b>	- 4.7%	97.8%	<b>97.7%</b>	- 0.1%
Days on Market Until Sale	76	<b>78</b>	+ 2.6%	43	<b>51</b>	+ 18.6%
Inventory of Homes for Sale	16	<b>9</b>	- 43.8%	--	--	--
Months Supply of Inventory	2.9	<b>1.8</b>	- 37.9%	--	--	--

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

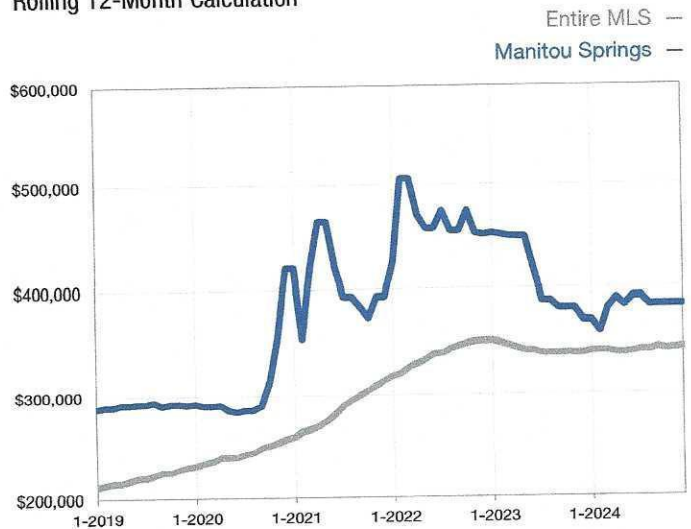
Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	1	1	0.0%	9	15	+ 66.7%
Sold Listings	1	1	0.0%	6	9	+ 50.0%
Median Sales Price*	\$360,000	<b>\$315,000</b>	- 12.5%	\$371,000	<b>\$385,000</b>	+ 3.8%
Average Sales Price*	\$360,000	<b>\$315,000</b>	- 12.5%	\$442,900	<b>\$523,389</b>	+ 18.2%
Percent of List Price Received*	90.0%	<b>90.0%</b>	0.0%	98.2%	<b>97.7%</b>	- 0.5%
Days on Market Until Sale	4	<b>60</b>	+ 1400.0%	14	<b>23</b>	+ 64.3%
Inventory of Homes for Sale	4	<b>5</b>	+ 25.0%	--	--	--
Months Supply of Inventory	4.0	<b>3.3</b>	- 17.5%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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





# Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Monument / Palmer Lake / Larkspur

El Paso County

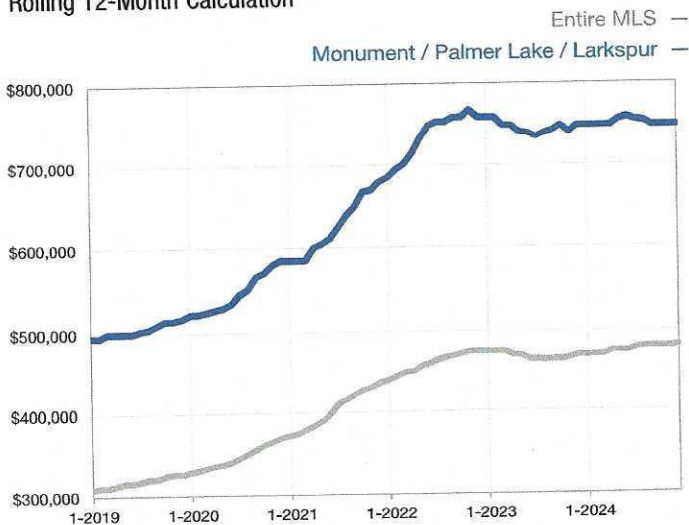
Single Family-Patio Homes	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	21	44	+ 109.5%	729	888	+ 21.8%
Sold Listings	36	60	+ 66.7%	581	627	+ 7.9%
Median Sales Price*	\$730,750	\$742,450	+ 1.6%	\$749,900	\$750,000	+ 0.0%
Average Sales Price*	\$803,709	\$760,014	- 5.4%	\$808,953	\$814,969	+ 0.7%
Percent of List Price Received*	98.8%	98.7%	- 0.1%	99.2%	98.9%	- 0.3%
Days on Market Until Sale	33	84	+ 154.5%	40	59	+ 47.5%
Inventory of Homes for Sale	125	150	+ 20.0%	--	--	--
Months Supply of Inventory	2.6	2.9	+ 11.5%	--	--	--

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

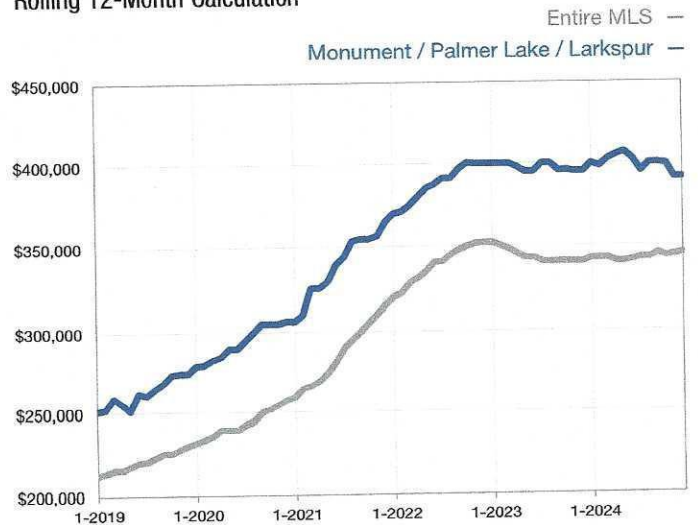
Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	1	0	- 100.0%	57	74	+ 29.8%
Sold Listings	3	3	0.0%	49	49	0.0%
Median Sales Price*	\$379,000	\$390,000	+ 2.9%	\$395,000	\$391,000	- 1.0%
Average Sales Price*	\$371,667	\$392,333	+ 5.6%	\$409,053	\$418,673	+ 2.4%
Percent of List Price Received*	100.8%	99.6%	- 1.2%	99.3%	99.0%	- 0.3%
Days on Market Until Sale	56	34	- 39.3%	32	38	+ 18.8%
Inventory of Homes for Sale	8	10	+ 25.0%	--	--	--
Months Supply of Inventory	2.0	2.2	+ 10.0%	--	--	--

\* 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 December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Rush / Truckton / Yoder

El Paso County

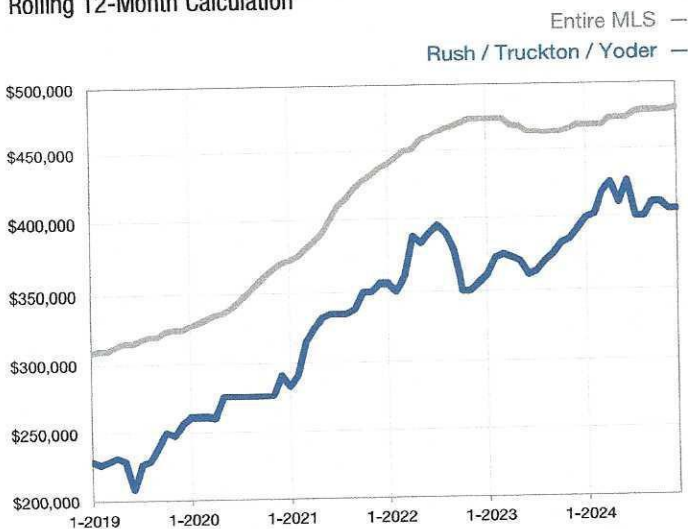
Single Family-Patio Homes	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	4	--	77	73	- 5.2%
Sold Listings	4	6	+ 50.0%	50	40	- 20.0%
Median Sales Price*	\$369,950	<b>\$435,000</b>	+ 17.6%	\$392,250	<b>\$405,000</b>	+ 3.3%
Average Sales Price*	\$372,225	<b>\$444,592</b>	+ 19.4%	\$414,570	<b>\$433,561</b>	+ 4.6%
Percent of List Price Received*	98.1%	<b>98.7%</b>	+ 0.6%	97.7%	<b>98.6%</b>	+ 0.9%
Days on Market Until Sale	28	<b>61</b>	+ 117.9%	60	<b>82</b>	+ 36.7%
Inventory of Homes for Sale	17	<b>18</b>	+ 5.9%	--	--	--
Months Supply of Inventory	4.1	<b>4.5</b>	+ 9.8%	--	--	--

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

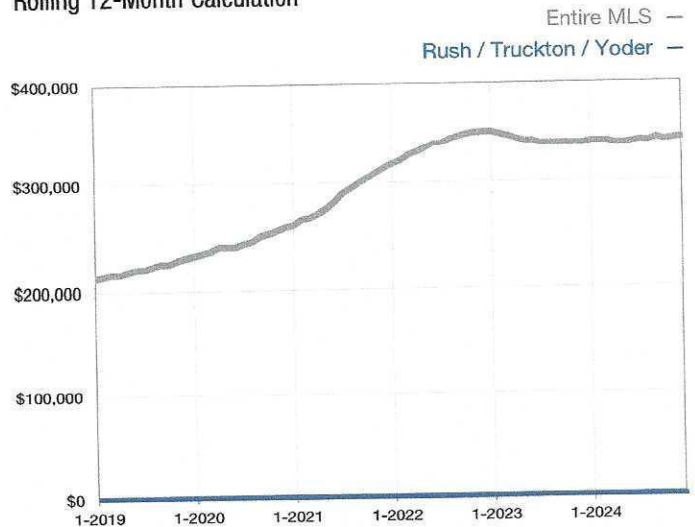
Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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





# Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®

## Security-Widefield

El Paso County

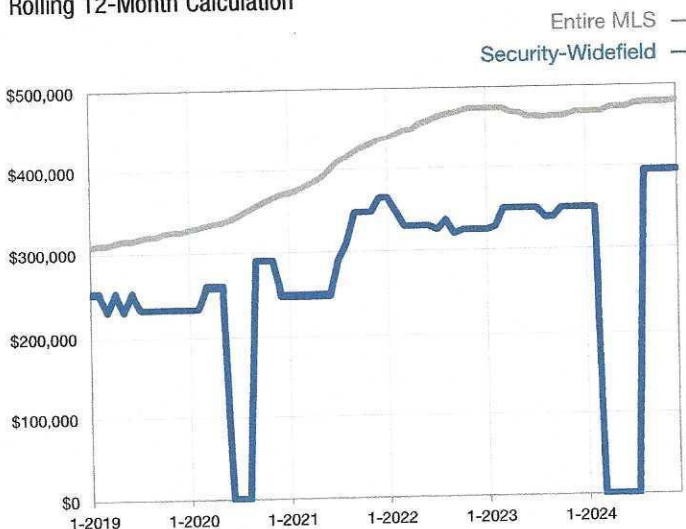
Single Family-Patio Homes	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	1	2	+ 100.0%
Sold Listings	0	0	--	1	1	0.0%
Median Sales Price*	\$0	\$0	--	\$350,000	\$395,000	+ 12.9%
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	--	--	--	--

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

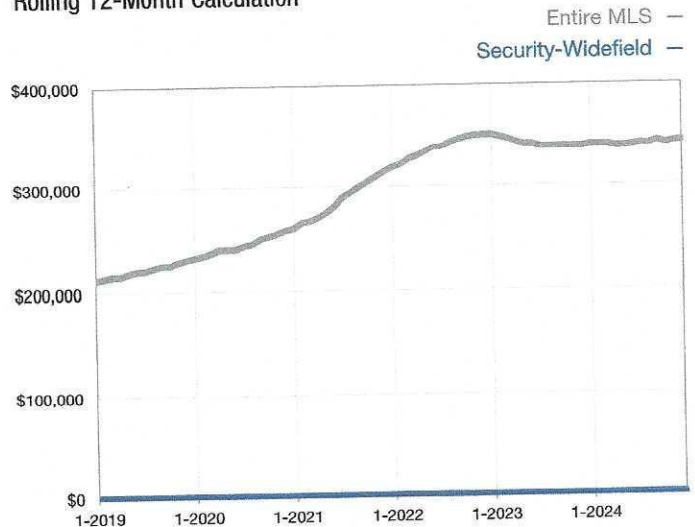
Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$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 December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Teller County

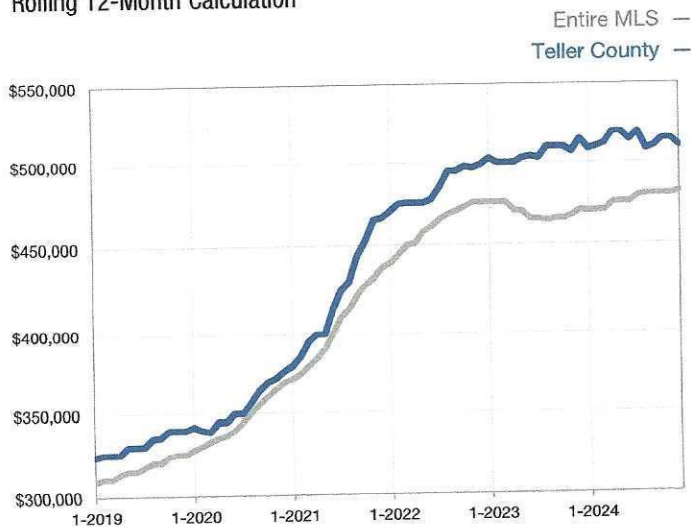
Single Family-Patio Homes	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	32	28	- 12.5%	766	959	+ 25.2%
Sold Listings	35	44	+ 25.7%	531	537	+ 1.1%
Median Sales Price*	\$537,500	<b>\$461,000</b>	- 14.2%	\$515,000	<b>\$510,000</b>	- 1.0%
Average Sales Price*	\$586,283	<b>\$552,407</b>	- 5.8%	\$565,530	<b>\$552,449</b>	- 2.3%
Percent of List Price Received*	98.0%	<b>97.5%</b>	- 0.5%	98.3%	<b>97.9%</b>	- 0.4%
Days on Market Until Sale	66	<b>66</b>	0.0%	47	<b>61</b>	+ 29.8%
Inventory of Homes for Sale	141	<b>189</b>	+ 34.0%	--	--	--
Months Supply of Inventory	3.2	<b>4.2</b>	+ 31.3%	--	--	--

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

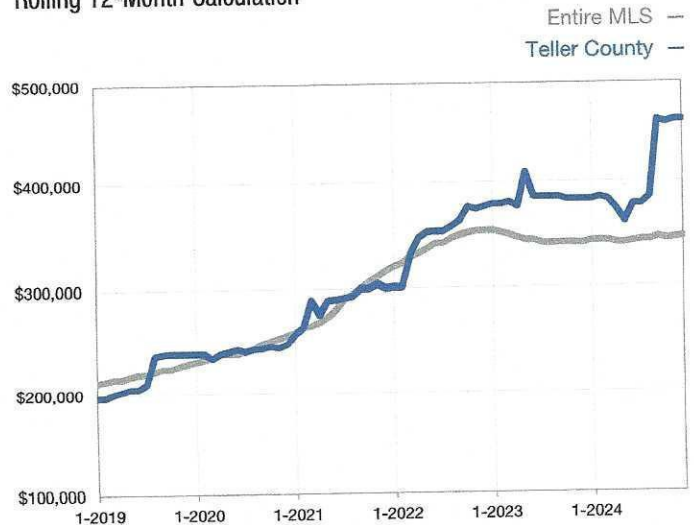
Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	2	2	0.0%	67	70	+ 4.5%
Sold Listings	3	3	0.0%	38	42	+ 10.5%
Median Sales Price*	\$499,000	<b>\$522,000</b>	+ 4.6%	\$382,500	<b>\$462,500</b>	+ 20.9%
Average Sales Price*	\$457,667	<b>\$445,000</b>	- 2.8%	\$375,660	<b>\$411,524</b>	+ 9.5%
Percent of List Price Received*	99.6%	<b>99.6%</b>	0.0%	97.9%	<b>98.6%</b>	+ 0.7%
Days on Market Until Sale	64	<b>145</b>	+ 126.6%	36	<b>94</b>	+ 161.1%
Inventory of Homes for Sale	15	<b>13</b>	- 13.3%	--	--	--
Months Supply of Inventory	3.9	<b>3.7</b>	- 5.1%	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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





# Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Victor / Goldfield

Teller County

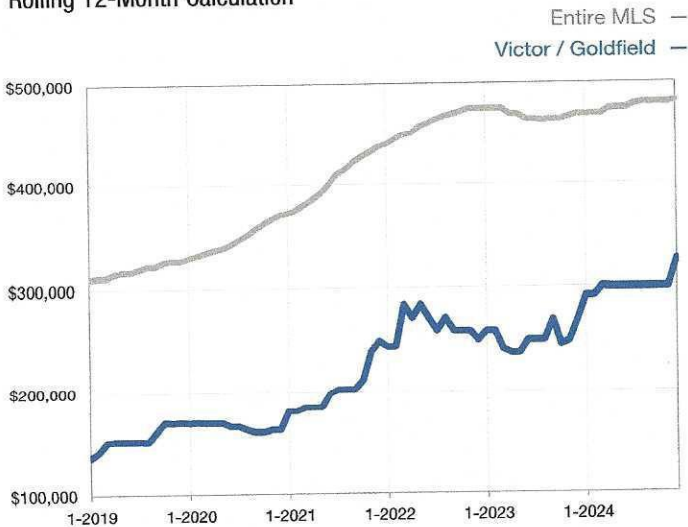
Single Family-Patio Homes	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	1	2	+ 100.0%	30	28	- 6.7%
Sold Listings	1	1	0.0%	17	15	- 11.8%
Median Sales Price*	\$220,000	<b>\$325,000</b>	+ 47.7%	\$270,875	<b>\$325,000</b>	+ 20.0%
Average Sales Price*	\$220,000	<b>\$325,000</b>	+ 47.7%	\$357,153	<b>\$431,533</b>	+ 20.8%
Percent of List Price Received*	97.8%	<b>98.5%</b>	+ 0.7%	97.8%	<b>96.6%</b>	- 1.2%
Days on Market Until Sale	62	<b>11</b>	- 82.3%	64	<b>89</b>	+ 39.1%
Inventory of Homes for Sale	8	<b>10</b>	+ 25.0%	--	--	--
Months Supply of Inventory	4.2	<b>7.3</b>	+ 73.8%	--	--	--

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

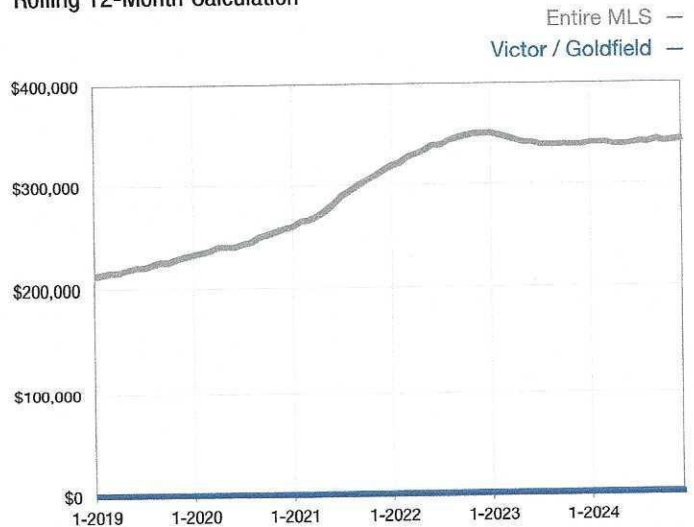
Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	0.0%	<b>0.0%</b>	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--

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

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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



# Local Market Update for December 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Woodland Park

Teller County

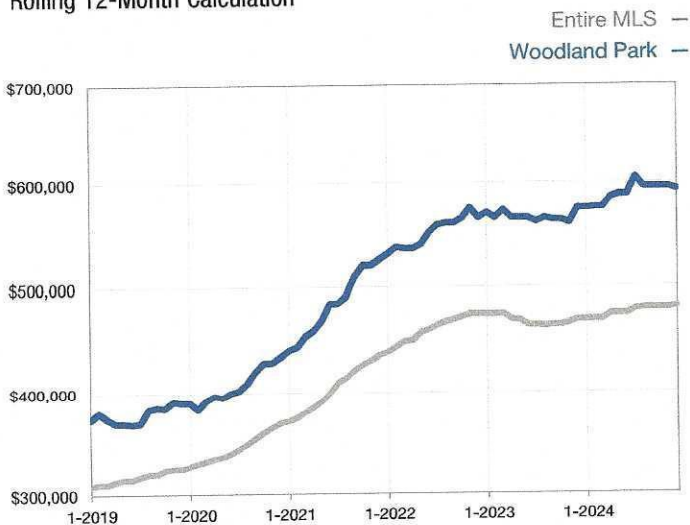
Single Family-Patio Homes	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	9	9	0.0%	327	414	+ 26.6%
Sold Listings	19	23	+ 21.1%	230	248	+ 7.8%
Median Sales Price*	\$605,000	<b>\$565,000</b>	- 6.6%	\$574,750	<b>\$592,500</b>	+ 3.1%
Average Sales Price*	\$653,429	<b>\$689,200</b>	+ 5.5%	\$629,842	<b>\$646,041</b>	+ 2.6%
Percent of List Price Received*	98.0%	<b>98.0%</b>	0.0%	98.4%	<b>98.3%</b>	- 0.1%
Days on Market Until Sale	70	<b>49</b>	- 30.0%	40	<b>57</b>	+ 42.5%
Inventory of Homes for Sale	53	<b>59</b>	+ 11.3%	--	--	--
Months Supply of Inventory	2.8	<b>2.9</b>	+ 3.6%	--	--	--

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

Townhouse/Condo	December			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 12-2023	Thru 12-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	2	1	- 50.0%	58	60	+ 3.4%
Sold Listings	3	3	0.0%	31	37	+ 19.4%
Median Sales Price*	\$499,000	<b>\$522,000</b>	+ 4.6%	\$392,500	<b>\$480,000</b>	+ 22.3%
Average Sales Price*	\$457,667	<b>\$445,000</b>	- 2.8%	\$414,261	<b>\$435,514</b>	+ 5.1%
Percent of List Price Received*	99.6%	<b>99.6%</b>	0.0%	98.6%	<b>98.9%</b>	+ 0.3%
Days on Market Until Sale	64	<b>145</b>	+ 126.6%	29	<b>93</b>	+ 220.7%
Inventory of Homes for Sale	14	<b>9</b>	- 35.7%	--	--	--
Months Supply of Inventory	4.5	<b>2.9</b>	- 35.6%	--	--	--

\* 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

