

# Local Market Update for February 2025

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		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	7	7	0.0%	12	11	- 8.3%
Sold Listings	5	3	- 40.0%	7	6	- 14.3%
Median Sales Price*	\$662,000	<b>\$825,000</b>	+ 24.6%	\$662,000	<b>\$722,500</b>	+ 9.1%
Average Sales Price*	\$668,464	<b>\$860,000</b>	+ 28.7%	\$661,046	<b>\$756,167</b>	+ 14.4%
Percent of List Price Received*	98.2%	<b>96.2%</b>	- 2.0%	98.5%	<b>96.6%</b>	- 1.9%
Days on Market Until Sale	28	51	+ 82.1%	45	76	+ 68.9%
Inventory of Homes for Sale	8	10	+ 25.0%	--	--	--
Months Supply of Inventory	1.7	2.8	+ 64.7%	--	--	--

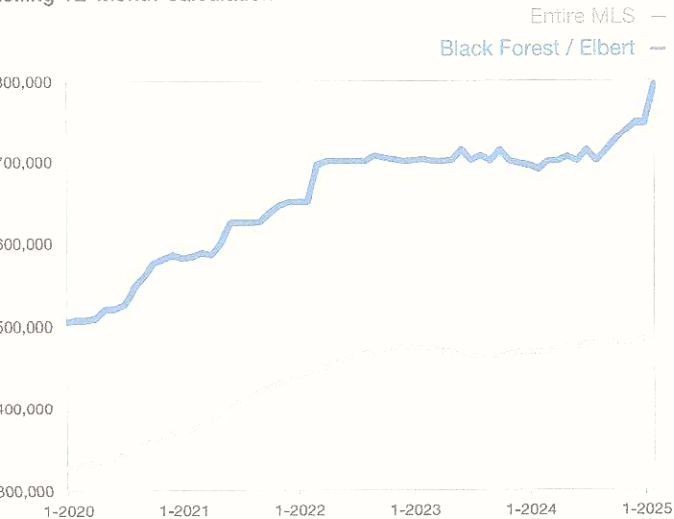
\* Does not account for seller concessions and/or down payment assistance. † Activity for one month can sometimes look extreme due to small sample size.

### Townhouse/Condo

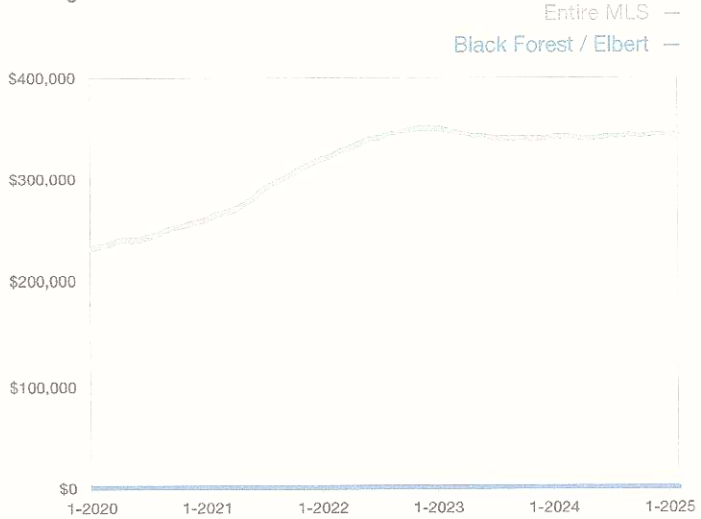
Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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



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## Calhan / Ramah

El Paso County

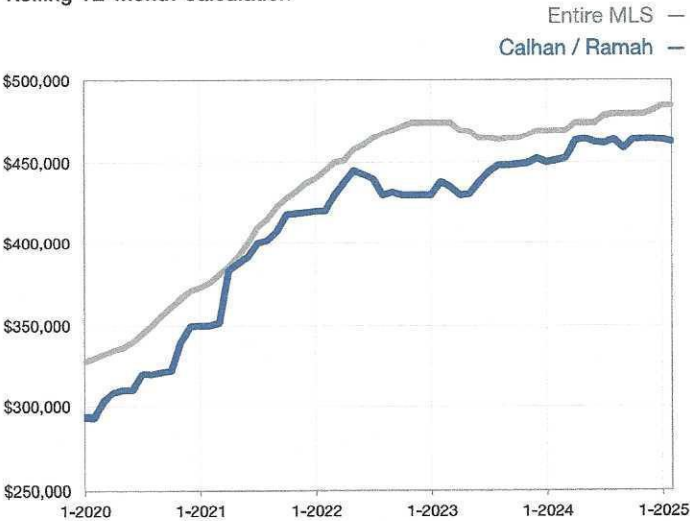
Single Family-Patio Homes	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	13	18	+ 38.5%	24	29	+ 20.8%
Sold Listings	8	10	+ 25.0%	14	14	0.0%
Median Sales Price*	\$450,600	<b>\$452,503</b>	+ 0.4%	\$443,100	<b>\$445,000</b>	+ 0.4%
Average Sales Price*	\$474,301	<b>\$444,741</b>	- 6.2%	\$439,351	<b>\$443,529</b>	+ 1.0%
Percent of List Price Received*	97.5%	<b>94.9%</b>	- 2.7%	98.6%	<b>95.8%</b>	- 2.8%
Days on Market Until Sale	152	56	- 63.2%	104	71	- 31.7%
Inventory of Homes for Sale	37	40	+ 8.1%	--	--	--
Months Supply of Inventory	3.4	4.3	+ 26.5%	--	--	--

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

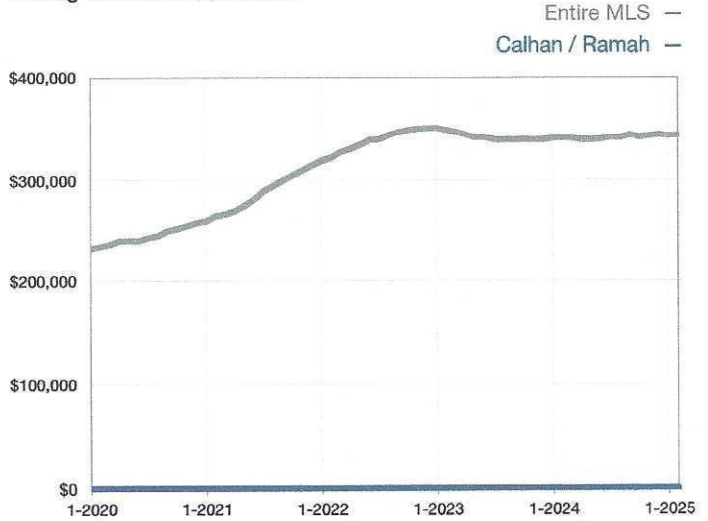
Townhouse/Condo	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$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





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## Cascade / Chipita Park / Green Mountain Falls

El Paso and Teller Counties

Single Family-Patio Homes	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	1	0	- 100.0%	1	1	0.0%
Sold Listings	0	0	--	2	3	+ 50.0%
Median Sales Price*	\$0	\$0	--	\$334,950	<b>\$424,000</b>	+ 26.6%
Average Sales Price*	\$0	\$0	--	\$334,950	<b>\$486,333</b>	+ 45.2%
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	99.1%	<b>98.1%</b>	- 1.0%
Days on Market Until Sale	0	0	--	6	<b>127</b>	+ 2016.7%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.1	<b>0.4</b>	- 63.6%	--	--	--

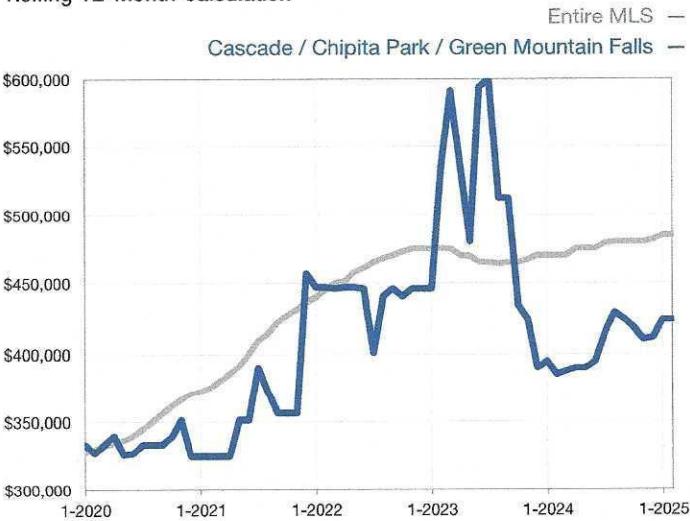
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	1	--	0	1	--
Median Sales Price*	\$0	<b>\$375,000</b>	--	\$0	<b>\$375,000</b>	--
Average Sales Price*	\$0	<b>\$375,000</b>	--	\$0	<b>\$375,000</b>	--
Percent of List Price Received*	0.0%	<b>100.0%</b>	--	0.0%	<b>100.0%</b>	--
Days on Market Until Sale	0	<b>108</b>	--	0	<b>108</b>	--
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	<b>1.0</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.

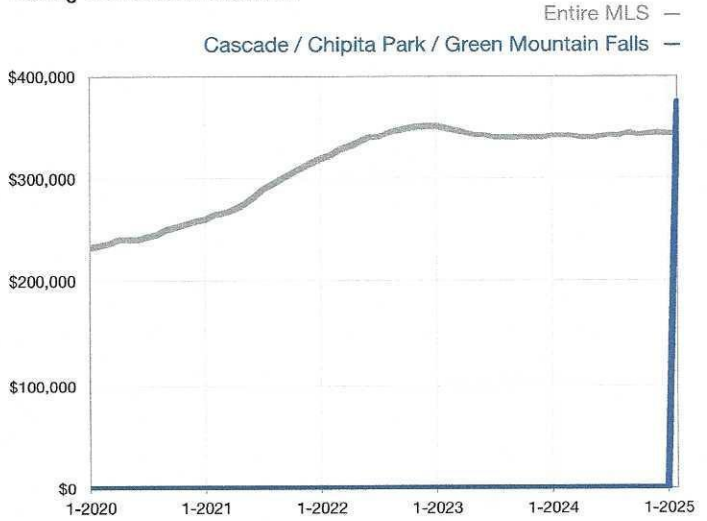
### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



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## Colorado Springs

El Paso County

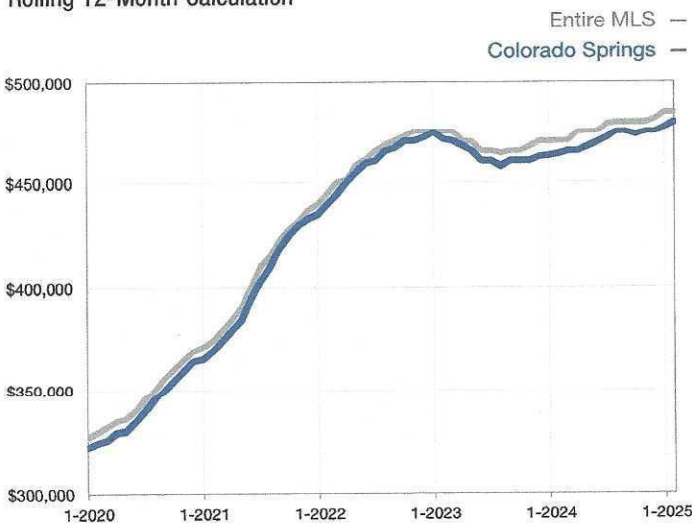
Single Family-Patio Homes	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	690	672	- 2.6%	1,265	1,400	+ 10.7%
Sold Listings	529	494	- 6.6%	955	934	- 2.2%
Median Sales Price*	\$450,000	<b>\$467,507</b>	+ 3.9%	\$445,000	<b>\$469,995</b>	+ 5.6%
Average Sales Price*	\$500,749	<b>\$539,843</b>	+ 7.8%	\$504,041	<b>\$536,249</b>	+ 6.4%
Percent of List Price Received*	99.4%	99.0%	- 0.4%	99.3%	98.9%	- 0.4%
Days on Market Until Sale	51	60	+ 17.6%	51	62	+ 21.6%
Inventory of Homes for Sale	1,094	1,397	+ 27.7%	--	--	--
Months Supply of Inventory	1.8	2.3	+ 27.8%	--	--	--

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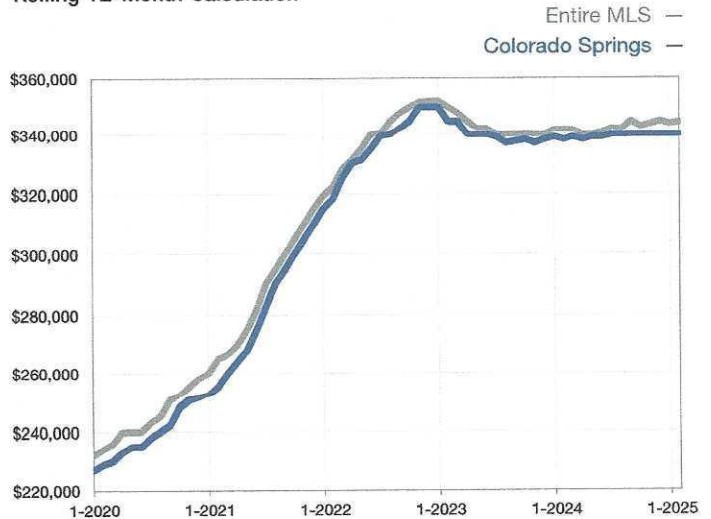
Townhouse/Condo	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	156	163	+ 4.5%	337	328	- 2.7%
Sold Listings	108	87	- 19.4%	200	162	- 19.0%
Median Sales Price*	\$333,500	<b>\$325,000</b>	- 2.5%	\$339,950	<b>\$324,500</b>	- 4.5%
Average Sales Price*	\$353,414	<b>\$340,576</b>	- 3.6%	\$360,594	<b>\$353,128</b>	- 2.1%
Percent of List Price Received*	99.6%	98.0%	- 1.6%	99.3%	97.9%	- 1.4%
Days on Market Until Sale	53	76	+ 43.4%	53	74	+ 39.6%
Inventory of Homes for Sale	329	433	+ 31.6%	--	--	--
Months Supply of Inventory	2.7	3.7	+ 37.0%	--	--	--

\* 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 2025

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## Cripple Creek

Teller County

### Single Family-Patio Homes

Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	12	0	- 100.0%	20	6	- 70.0%
Sold Listings	1	3	+ 200.0%	4	6	+ 50.0%
Median Sales Price*	\$388,000	\$550,000	+ 41.8%	\$403,500	\$587,500	+ 45.6%
Average Sales Price*	\$388,000	\$525,667	+ 35.5%	\$389,500	\$527,650	+ 35.5%
Percent of List Price Received*	98.2%	97.5%	- 0.7%	99.4%	98.1%	- 1.3%
Days on Market Until Sale	125	79	- 36.8%	65	94	+ 44.6%
Inventory of Homes for Sale	26	25	- 3.8%	--	--	--
Months Supply of Inventory	5.7	5.5	- 3.5%	--	--	--

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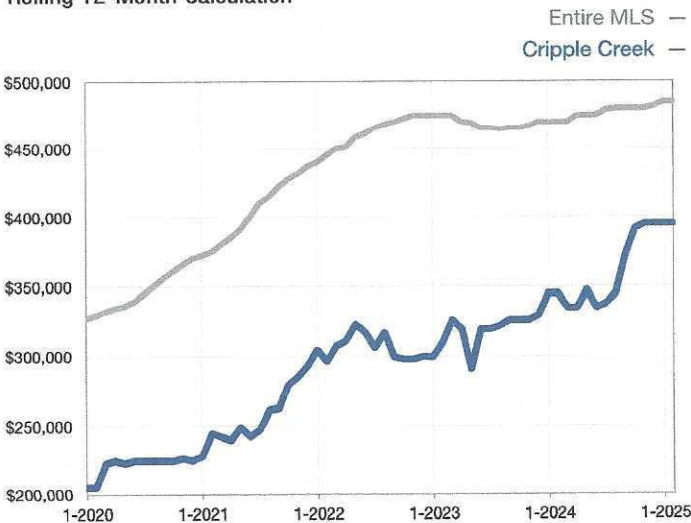
### Townhouse/Condo

Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	2	1	- 50.0%	3	3	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	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	3.2	4.0	+ 25.0%	--	--	--

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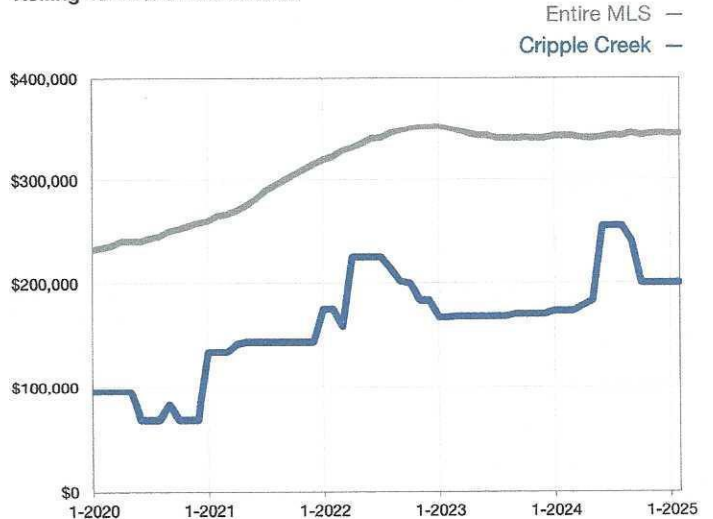
### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



# Local Market Update for February 2025

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## Divide

Teller County

### Single Family-Patio Homes

Key Metrics	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	1	6	+ 500.0%	7	18	+ 157.1%
Sold Listings	3	4	+ 33.3%	9	11	+ 22.2%
Median Sales Price*	\$647,000	\$647,000	0.0%	\$647,000	\$647,000	0.0%
Average Sales Price*	\$588,502	\$529,975	- 10.1%	\$571,823	\$673,900	+ 17.9%
Percent of List Price Received*	98.4%	96.3%	+ 0.9%	96.5%	97.4%	+ 0.9%
Days on Market Until Sale	94	135	+ 43.6%	64	107	+ 67.2%
Inventory of Homes for Sale	17	35	+ 105.9%	--	--	--
Months Supply of Inventory	2.3	5.1	+ 121.7%	--	--	--

### Townhouse/Condo

#### February

#### Year to Date



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## Ellicott

El Paso County

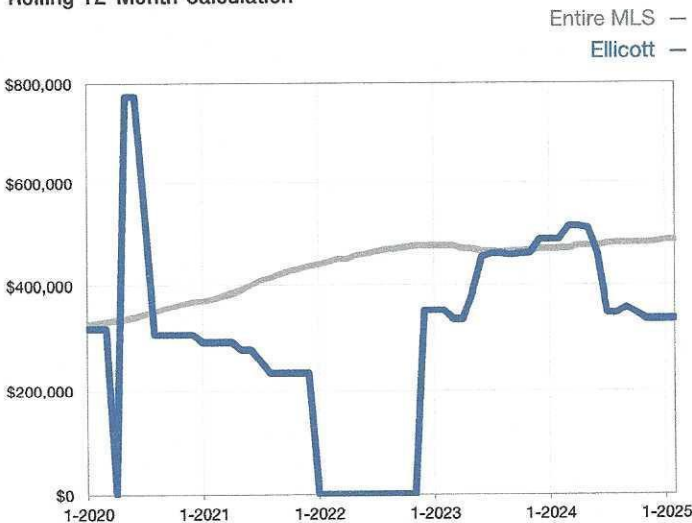
Single Family-Patio Homes	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	1	1	0.0%
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$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	2.0	--	--	--	--

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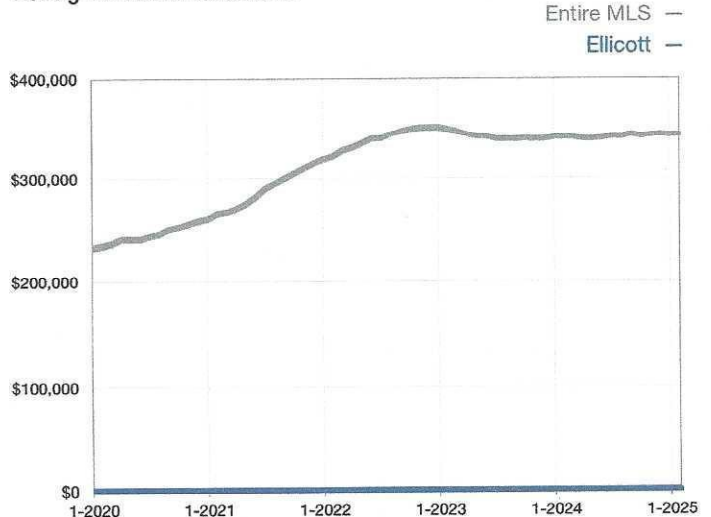
Townhouse/Condo	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$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





# Local Market Update for February 2025

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## El Paso County

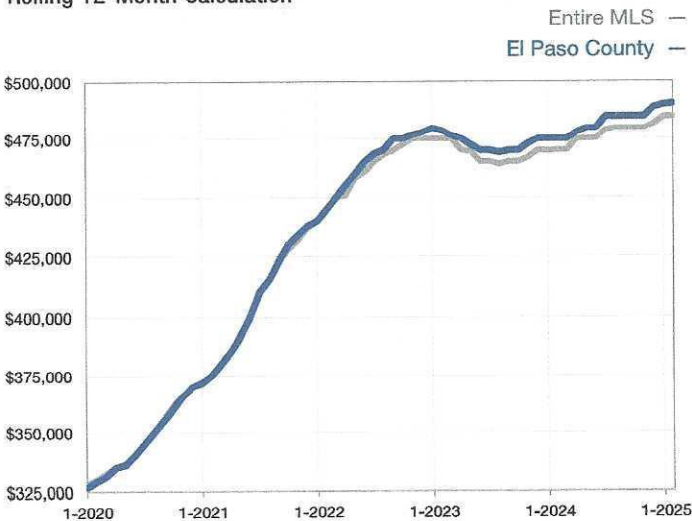
Single Family-Patio Homes	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	884	891	+ 0.8%	1,640	1,860	+ 13.4%
Sold Listings	668	609	- 8.8%	1,205	1,168	- 3.1%
Median Sales Price*	\$457,250	<b>\$475,000</b>	+ 3.9%	\$455,000	<b>\$480,000</b>	+ 5.5%
Average Sales Price*	\$515,417	<b>\$549,744</b>	+ 6.7%	\$519,858	<b>\$549,105</b>	+ 5.6%
Percent of List Price Received*	99.4%	<b>99.0%</b>	- 0.4%	99.3%	<b>98.9%</b>	- 0.4%
Days on Market Until Sale	53	59	+ 11.3%	52	62	+ 19.2%
Inventory of Homes for Sale	1,516	1,901	+ 25.4%	--	--	--
Months Supply of Inventory	1.9	2.4	+ 26.3%	--	--	--

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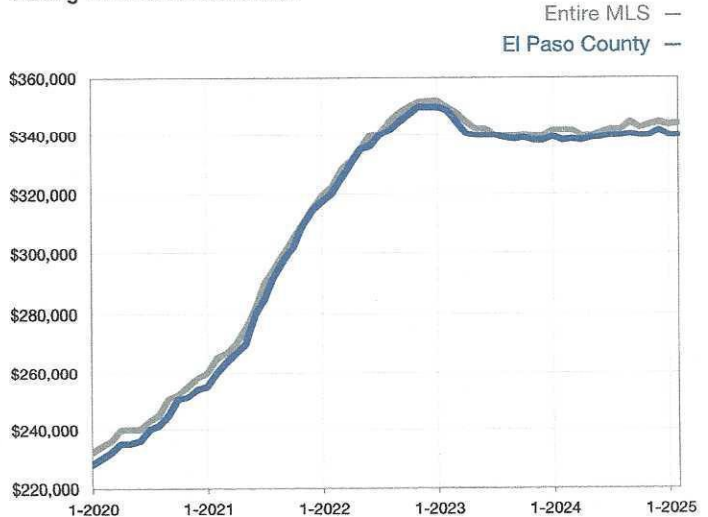
Townhouse/Condo	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	169	175	+ 3.6%	359	354	- 1.4%
Sold Listings	112	94	- 16.1%	207	175	- 15.5%
Median Sales Price*	\$330,000	<b>\$325,000</b>	- 1.5%	\$337,500	<b>\$325,000</b>	- 3.7%
Average Sales Price*	\$351,831	<b>\$342,187</b>	- 2.7%	\$358,832	<b>\$353,884</b>	- 1.4%
Percent of List Price Received*	99.6%	<b>98.0%</b>	- 1.6%	99.3%	<b>98.0%</b>	- 1.3%
Days on Market Until Sale	53	74	+ 39.6%	53	73	+ 37.7%
Inventory of Homes for Sale	351	464	+ 32.2%	--	--	--
Months Supply of Inventory	2.7	3.7	+ 37.0%	--	--	--

\* 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 2025

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## Falcon / Peyton

El Paso County

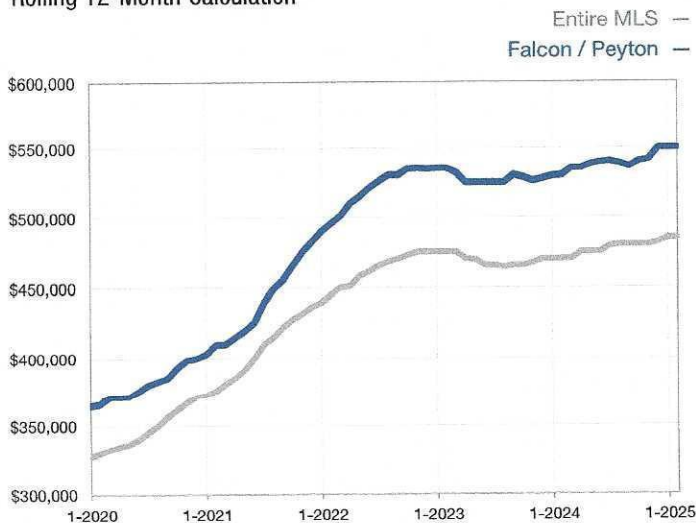
Single Family-Patio Homes	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	64	84	+ 31.3%	140	176	+ 25.7%
Sold Listings	62	33	- 46.8%	113	64	- 43.4%
Median Sales Price*	\$535,000	\$559,999	+ 4.7%	\$530,000	\$550,000	+ 3.8%
Average Sales Price*	\$564,615	\$626,525	+ 11.0%	\$561,853	\$589,466	+ 4.9%
Percent of List Price Received*	99.9%	99.6%	- 0.3%	100.1%	99.2%	- 0.9%
Days on Market Until Sale	62	54	- 12.9%	60	57	- 5.0%
Inventory of Homes for Sale	131	181	+ 38.2%	--	--	--
Months Supply of Inventory	2.2	3.4	+ 54.5%	--	--	--

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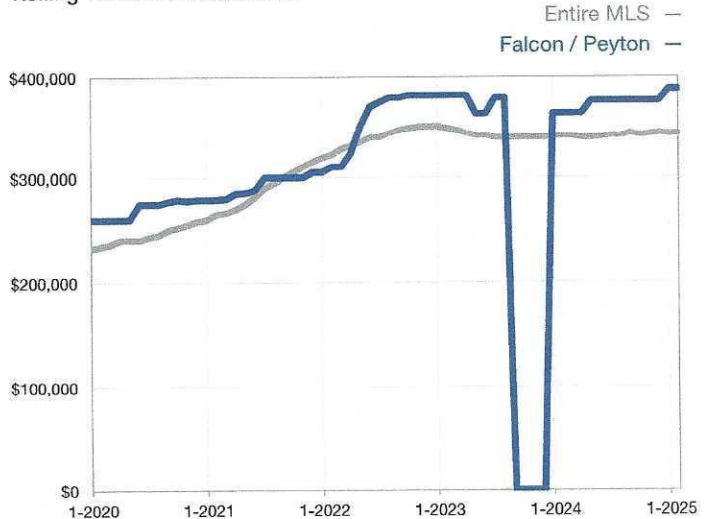
Townhouse/Condo	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$365,000	\$0	- 100.0%
Average Sales Price*	\$0	\$0	--	\$365,000	\$0	- 100.0%
Percent of List Price Received*	0.0%	0.0%	--	101.4%	0.0%	- 100.0%
Days on Market Until Sale	0	0	--	7	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



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## Florissant

Teller County

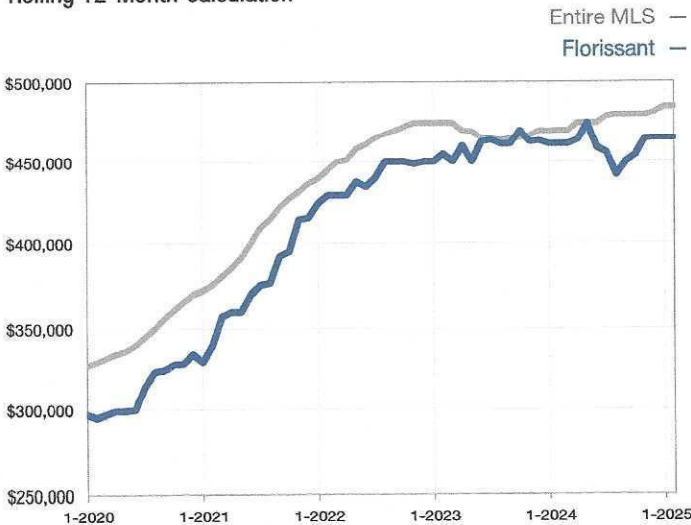
Single Family-Patio Homes	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	19	13	- 31.6%	36	26	- 27.8%
Sold Listings	9	9	0.0%	15	19	+ 26.7%
Median Sales Price*	\$444,000	\$505,000	+ 13.7%	\$450,000	\$499,000	+ 10.9%
Average Sales Price*	\$488,982	\$540,156	+ 10.5%	\$486,189	\$513,901	+ 5.7%
Percent of List Price Received*	98.1%	98.4%	+ 0.3%	98.0%	99.2%	+ 1.2%
Days on Market Until Sale	72	56	- 22.2%	70	50	- 28.6%
Inventory of Homes for Sale	48	52	+ 8.3%	--	--	--
Months Supply of Inventory	3.9	4.2	+ 7.7%	--	--	--

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

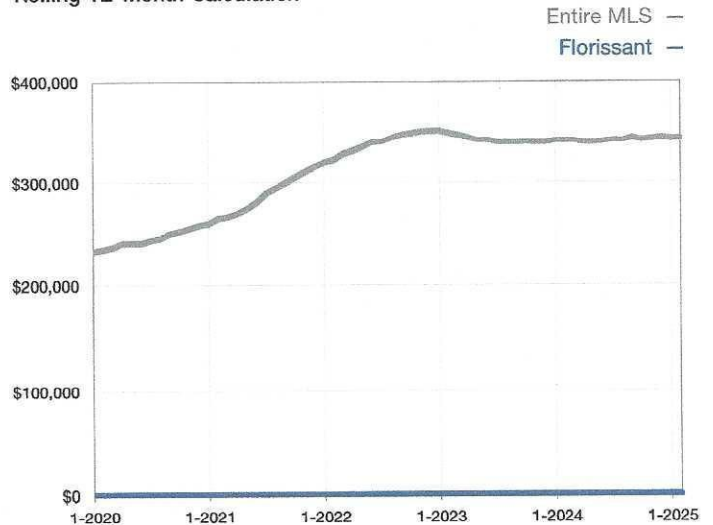
Townhouse/Condo	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$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 February 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Fountain

El Paso County

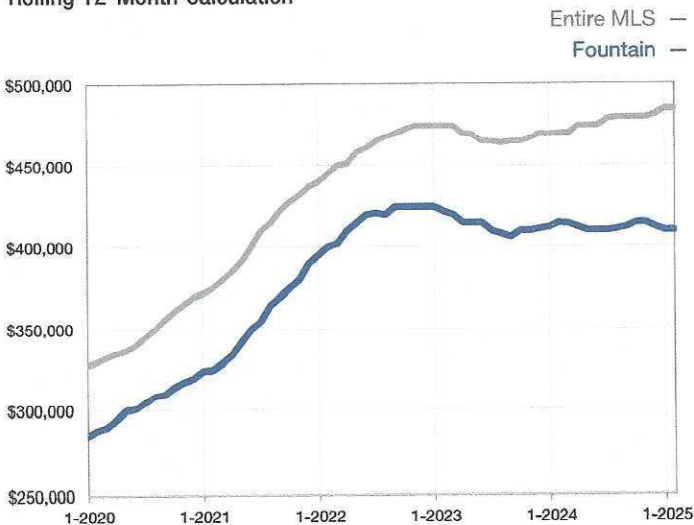
Single Family-Patio Homes	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	46	37	- 19.6%	94	93	- 1.1%
Sold Listings	36	30	- 16.7%	55	60	+ 9.1%
Median Sales Price*	\$410,000	<b>\$405,000</b>	- 1.2%	\$412,000	<b>\$401,000</b>	- 2.7%
Average Sales Price*	\$414,237	<b>\$438,733</b>	+ 5.9%	\$412,592	<b>\$418,588</b>	+ 1.5%
Percent of List Price Received*	100.0%	<b>100.0%</b>	0.0%	100.1%	<b>99.7%</b>	- 0.4%
Days on Market Until Sale	39	<b>53</b>	+ 35.9%	39	<b>60</b>	+ 53.8%
Inventory of Homes for Sale	76	<b>91</b>	+ 19.7%	--	--	--
Months Supply of Inventory	1.7	<b>2.2</b>	+ 29.4%	--	--	--

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

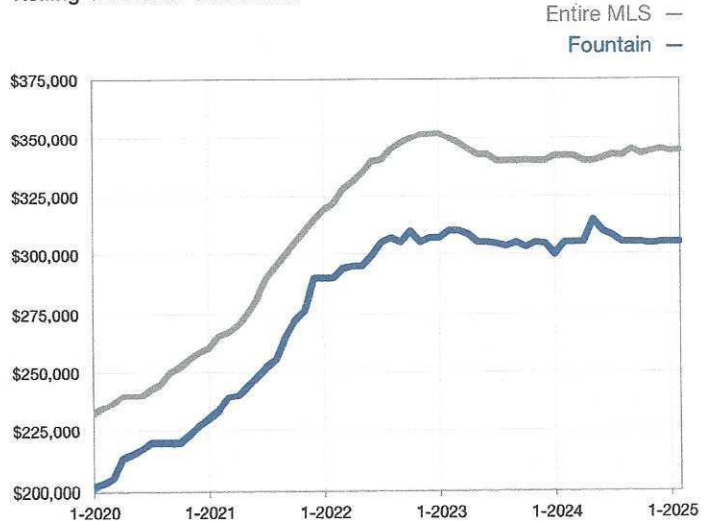
Townhouse/Condo	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	6	5	- 16.7%	10	13	+ 30.0%
Sold Listings	4	2	- 50.0%	4	4	0.0%
Median Sales Price*	\$319,950	<b>\$303,750</b>	- 5.1%	\$319,950	<b>\$326,000</b>	+ 1.9%
Average Sales Price*	\$309,100	<b>\$303,750</b>	- 1.7%	\$309,100	<b>\$321,875</b>	+ 4.1%
Percent of List Price Received*	100.6%	<b>99.1%</b>	- 1.5%	100.6%	<b>99.9%</b>	- 0.7%
Days on Market Until Sale	61	<b>37</b>	- 39.3%	61	<b>28</b>	- 54.1%
Inventory of Homes for Sale	6	<b>15</b>	+ 150.0%	--	--	--
Months Supply of Inventory	1.7	<b>4.3</b>	+ 152.9%	--	--	--

\* 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 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Manitou Springs

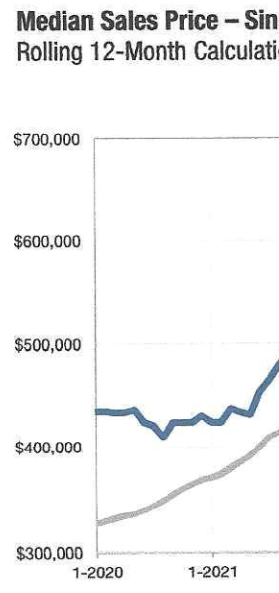
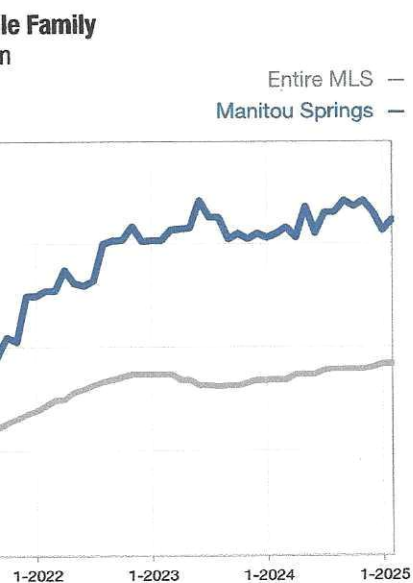
El Paso County

Single Family-Patio Homes	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	7	5	-28.6%	8	11	+37.5%
Sold Listings	2	2	0.0%	6	9	+50.0%
Median Sales Price*	\$670,000	<b>\$825,000</b>	+23.1%	\$563,000	<b>\$495,000</b>	-12.1%
Average Sales Price*	\$670,000	<b>\$825,000</b>	+23.1%	\$598,500	<b>\$574,667</b>	-4.0%
Percent of List Price Received*	99.4%	<b>97.1%</b>	-2.3%	95.4%	<b>96.6%</b>	+1.3%
Days on Market Until Sale	0	<b>27</b>	--	61	<b>52</b>	-14.8%
Inventory of Homes for Sale	17	<b>9</b>	-47.1%	--	--	--
Months Supply of Inventory	3.2	<b>1.7</b>	-46.9%	--	--	--

\* 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	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
New Listings	1	1	0.0%	2	1	-50.0%
Sold Listings	0	1	--	0	1	--
Median Sales Price*	\$0	<b>\$380,000</b>	--	\$0	<b>\$380,000</b>	--
Average Sales Price*	\$0	<b>\$380,000</b>	--	\$0	<b>\$380,000</b>	--
Percent of List Price Received*	0.0%	<b>101.3%</b>	--	0.0%	<b>101.3%</b>	--
Days on Market Until Sale	--	<b>46</b>	--	--	<b>46</b>	--
Inventory of Homes for Sale	5	<b>3</b>	-40.0%	--	--	--
Months Supply of Inventory	5.0	<b>2.1</b>	-58.0%	--	--	--

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





# West / Palmer Lake / Larkspur

# Monument

Key Metrics	2024	2023	Thru 02-2025	Thru 02-2024
-------------	------	------	--------------	--------------

Key Metrics	2024	2023	Thru 02-2025	Thru 02-2024
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West / Palmer Lake / Larkspur - 2024 vs 2023



# Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Rush / Truckton / Yoder

El Paso County

### Year to Date

Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
+ 100.0%	11	13	+ 18.2%
--	3	3	0.0%
--	\$463,000	\$370,000	- 20.1%
--	\$466,300	\$381,333	- 18.2%
--	100.6%	96.8%	- 3.8%
--	81	60	- 25.9%
- 48.0%	--	--	--
- 40.0%	--	--	--

Values look extreme due to small sample size.

### Single Family-Patio Homes

February

Key Metrics	2024	2025
New Listings	5	10
Sold Listings	0	2
Median Sales Price*	\$0	\$387,000
Average Sales Price*	\$0	\$387,000
Percent of List Price Received*	0.0%	96.5%
Days on Market Until Sale	0	59
Inventory of Homes for Sale	25	13
Months Supply of Inventory	6.0	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.

### Year to Date

Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
--	0	0	--
--	0	0	--
--	\$0	\$0	--
--	\$0	\$0	--
--	0.0%	0.0%	--
--	0	0	--
--	--	--	--
--	--	--	--

Values look extreme due to small sample size.

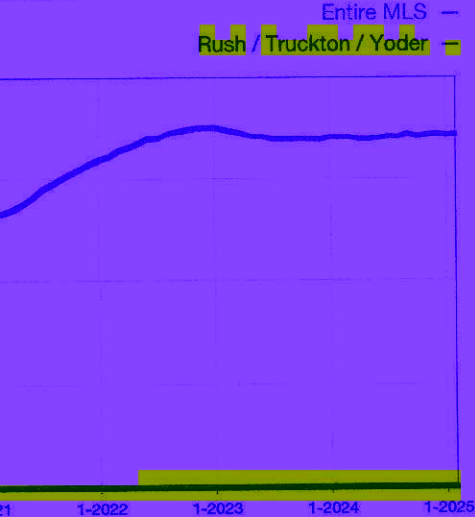
### Townhouse/Condo

February

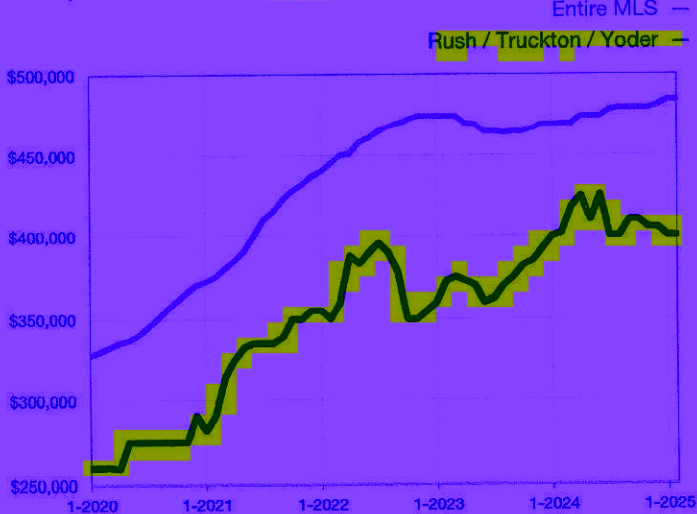
Key Metrics	2024	2025
New Listings	0	0
Sold Listings	0	0
Median Sales Price*	\$0	\$0
Average Sales Price*	\$0	\$0
Percent of List Price Received*	0.0%	0.0%
Days on Market Until Sale	0	0
Inventory of Homes for Sale	0	0
Months Supply of Inventory	0.0	0.0

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

### Median Sales Price - Townhouse-Condo



### Median Sales Price - Single Family



### Median Sales Price - Single Family





# Local Market Update for February 2025

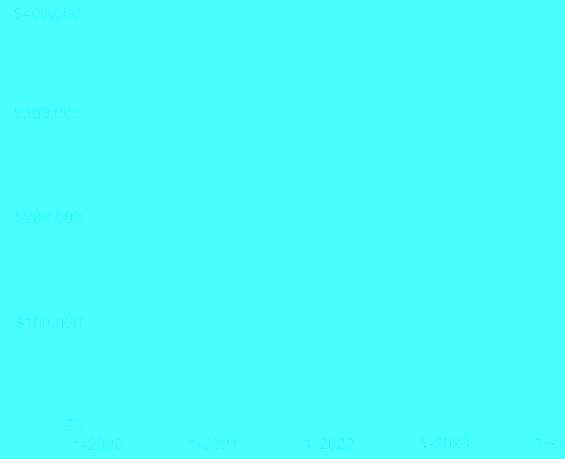
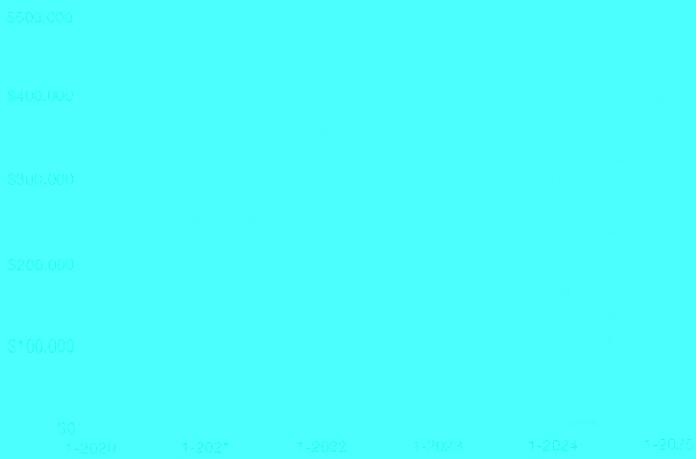


Category	1-2020	1-2021	1-2022	1-2023	1-2024	1-2025
New Listings	0	0	0	0	0	0
Sold Listings	0	0	0	0	0	0
Median Sales Price*	\$0	\$0	\$0	\$0	\$0	\$0
Average Sales Price*	\$0	\$0	\$0	\$0	\$0	\$0
Percent of List Price Received*	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Days on Market Until Sale	0	0	0	0	0	0
Inventory of Homes for Sale	0	0	0	0	0	0
Months Supply of Inventory	0.0	0.0	0.0	0.0	0.0	0.0

	Year to Date	Townhouse/Condo	February
New Listings	0	0	0
Sold Listings	0	0	0
Median Sales Price*	\$0	\$0	\$0
Average Sales Price*	\$0	\$0	\$0
Percent of List Price Received*	0.0%	0.0%	0.0%
Days on Market Until Sale	0	0	0
Inventory of Homes for Sale	0	0	0
Months Supply of Inventory	0.0	0.0	0.0

Median Sales Price – Single Family  
Rolling 12-Month Calculation

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



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# Local Market Update for February 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Teller County

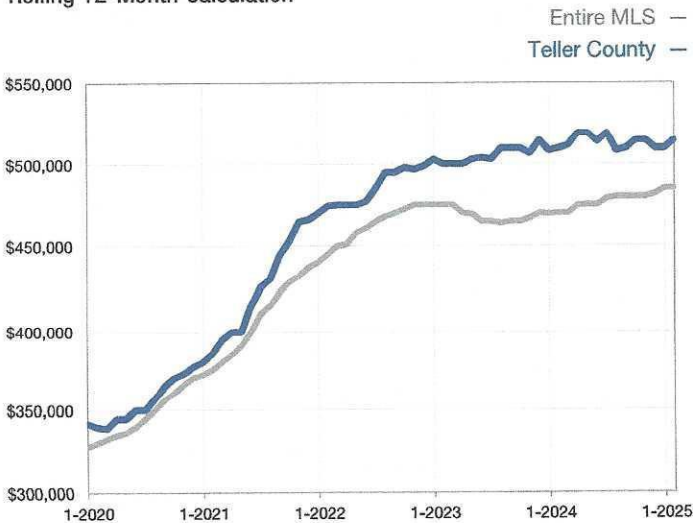
Single Family-Patio Homes	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	55	48	- 12.7%	107	101	- 5.6%
Sold Listings	27	34	+ 25.9%	56	78	+ 39.3%
Median Sales Price*	\$535,000	<b>\$549,000</b>	+ 2.6%	\$472,000	<b>\$545,358</b>	+ 15.5%
Average Sales Price*	\$558,509	<b>\$558,526</b>	+ 0.0%	\$543,046	<b>\$559,359</b>	+ 3.0%
Percent of List Price Received*	97.3%	<b>98.4%</b>	+ 1.1%	97.5%	<b>98.7%</b>	+ 1.2%
Days on Market Until Sale	67	<b>88</b>	+ 31.3%	67	<b>82</b>	+ 22.4%
Inventory of Homes for Sale	150	<b>181</b>	+ 20.7%	--	--	--
Months Supply of Inventory	3.3	<b>3.9</b>	+ 18.2%	--	--	--

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

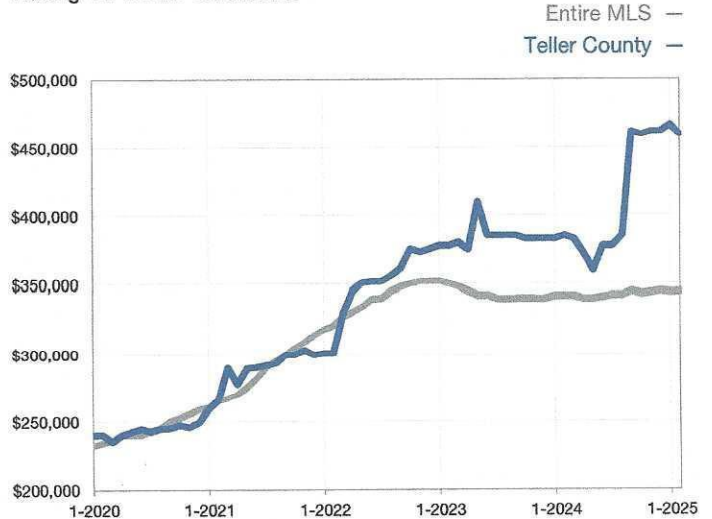
Townhouse/Condo	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	5	5	0.0%	10	11	+ 10.0%
Sold Listings	3	0	- 100.0%	5	0	- 100.0%
Median Sales Price*	\$499,000	<b>\$0</b>	- 100.0%	\$465,000	<b>\$0</b>	- 100.0%
Average Sales Price*	\$445,333	<b>\$0</b>	- 100.0%	\$421,900	<b>\$0</b>	- 100.0%
Percent of List Price Received*	98.9%	<b>0.0%</b>	- 100.0%	97.9%	<b>0.0%</b>	- 100.0%
Days on Market Until Sale	16	0	- 100.0%	19	0	- 100.0%
Inventory of Homes for Sale	15	19	+ 26.7%	--	--	--
Months Supply of Inventory	4.0	<b>5.1</b>	+ 27.5%	--	--	--

\* 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 February 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Victor / Goldfield

Teller County

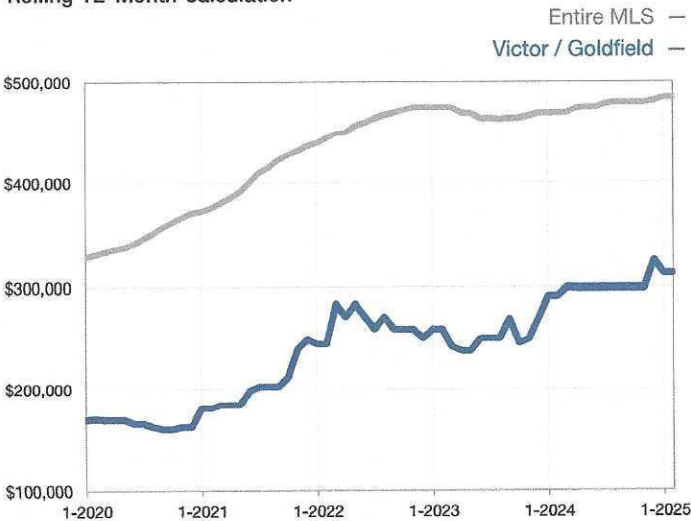
Single Family-Patio Homes	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	2	0	- 100.0%	3	0	- 100.0%
Sold Listings	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$500,000	\$0	- 100.0%
Average Sales Price*	\$0	\$0	--	\$500,000	\$0	- 100.0%
Percent of List Price Received*	0.0%	0.0%	--	98.0%	0.0%	- 100.0%
Days on Market Until Sale	0	0	--	15	0	- 100.0%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	3.3	5.0	+ 51.5%	--	--	--

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

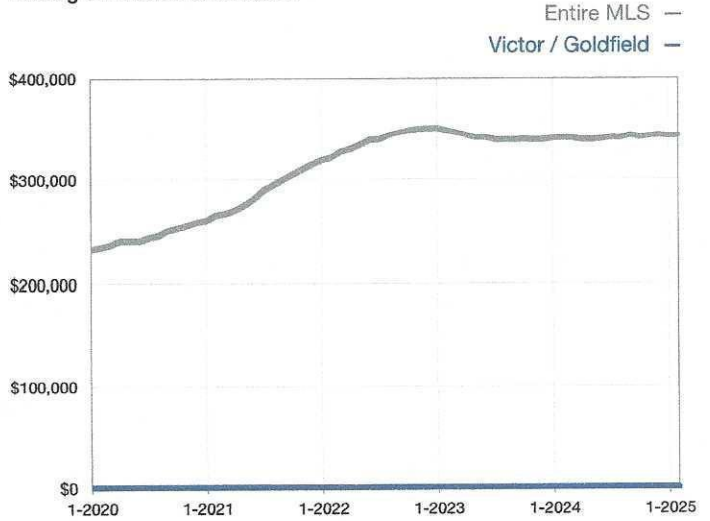
Townhouse/Condo	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$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 February 2025

A Research Tool Provided by the Colorado Association of REALTORS®



## Woodland Park

Teller County

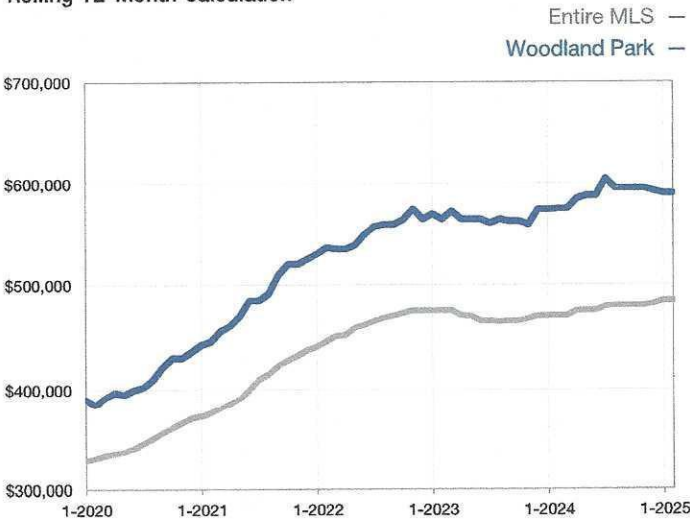
Single Family-Patio Homes	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	21	30	+ 42.9%	42	53	+ 26.2%
Sold Listings	14	19	+ 35.7%	29	41	+ 41.4%
Median Sales Price*	\$587,500	\$550,000	- 6.4%	\$575,000	\$548,000	- 4.7%
Average Sales Price*	\$608,743	\$573,242	- 5.8%	\$575,705	\$555,076	- 3.6%
Percent of List Price Received*	96.5%	98.0%	+ 1.6%	97.0%	97.9%	+ 0.9%
Days on Market Until Sale	54	93	+ 72.2%	67	90	+ 34.3%
Inventory of Homes for Sale	51	64	+ 25.5%	--	--	--
Months Supply of Inventory	2.5	3.0	+ 20.0%	--	--	--

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

Townhouse/Condo	February			Year to Date		
	2024	2025	Percent Change from Previous Year	Thru 02-2024	Thru 02-2025	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	3	4	+ 33.3%	7	8	+ 14.3%
Sold Listings	3	0	- 100.0%	5	0	- 100.0%
Median Sales Price*	\$499,000	\$0	- 100.0%	\$465,000	\$0	- 100.0%
Average Sales Price*	\$445,333	\$0	- 100.0%	\$421,900	\$0	- 100.0%
Percent of List Price Received*	98.9%	0.0%	- 100.0%	97.9%	0.0%	- 100.0%
Days on Market Until Sale	16	0	- 100.0%	19	0	- 100.0%
Inventory of Homes for Sale	11	14	+ 27.3%	--	--	--
Months Supply of Inventory	3.5	4.4	+ 25.7%	--	--	--

\* 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

