

# Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®

## Black Forest / Elbert

El Paso County

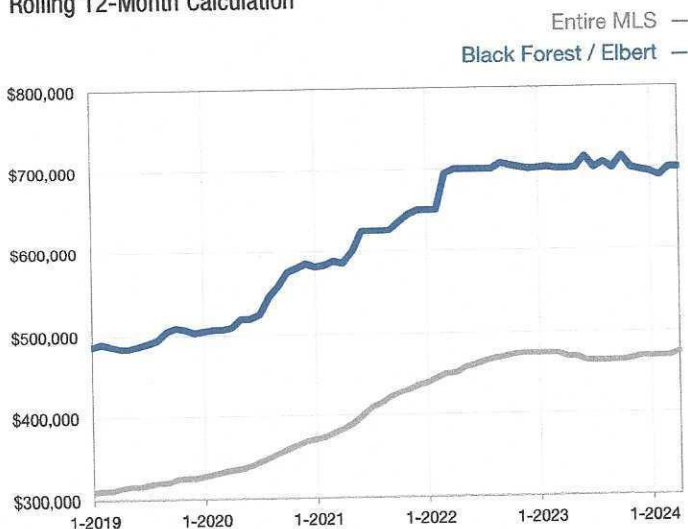
Single Family-Patio Homes	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	10	5	- 50.0%	24	24	0.0%
Sold Listings	3	3	0.0%	13	16	+ 23.1%
Median Sales Price*	\$599,900	<b>\$835,000</b>	+ 39.2%	\$700,000	<b>\$727,500</b>	+ 3.9%
Average Sales Price*	\$644,967	<b>\$755,822</b>	+ 17.2%	\$700,363	<b>\$717,567</b>	+ 2.5%
Percent of List Price Received*	98.2%	<b>106.8%</b>	+ 8.8%	96.5%	<b>100.5%</b>	+ 4.1%
Days on Market Until Sale	72	21	- 70.8%	60	67	+ 11.7%
Inventory of Homes for Sale	14	12	- 14.3%	--	--	--
Months Supply of Inventory	3.7	2.6	- 29.7%	--	--	--

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

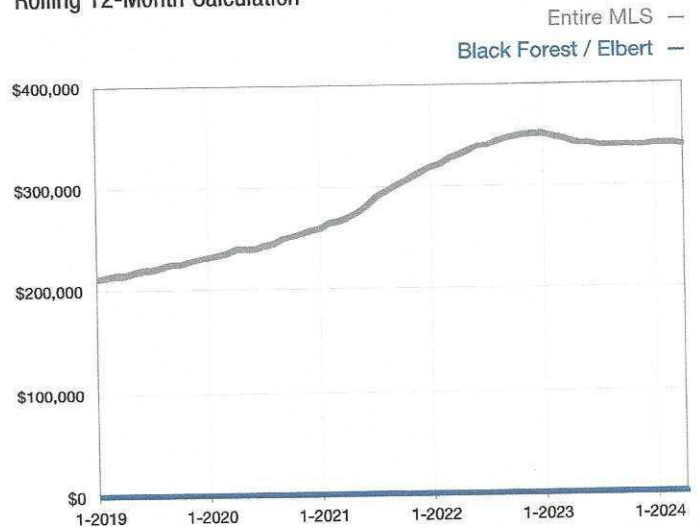
Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$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



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## Calhan / Ramah

El Paso County

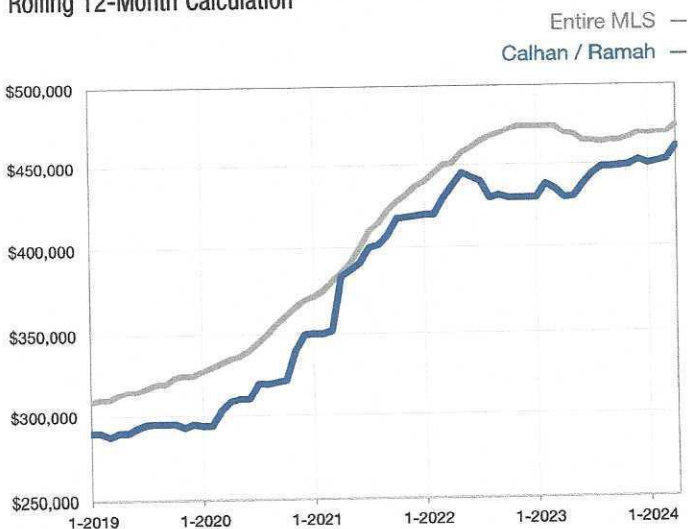
Single Family-Patio Homes	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	21	19	- 9.5%	61	62	+ 1.6%
Sold Listings	10	10	0.0%	33	36	+ 9.1%
Median Sales Price*	\$425,000	<b>\$475,555</b>	+ 11.9%	\$440,300	<b>\$461,750</b>	+ 4.9%
Average Sales Price*	\$477,250	<b>\$486,308</b>	+ 1.9%	\$469,259	<b>\$469,334</b>	+ 0.0%
Percent of List Price Received*	99.8%	<b>98.2%</b>	- 1.6%	98.3%	<b>98.4%</b>	+ 0.1%
Days on Market Until Sale	63	<b>116</b>	+ 84.1%	48	<b>103</b>	+ 114.6%
Inventory of Homes for Sale	40	<b>45</b>	+ 12.5%	--	--	--
Months Supply of Inventory	4.3	<b>4.2</b>	- 2.3%	--	--	--

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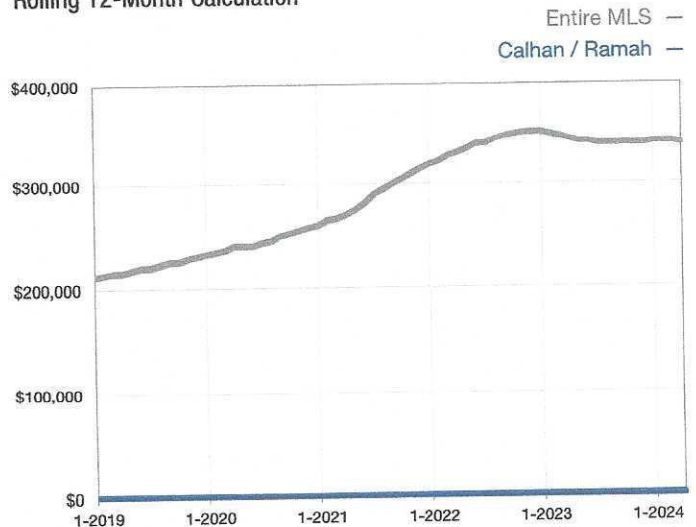
Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$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

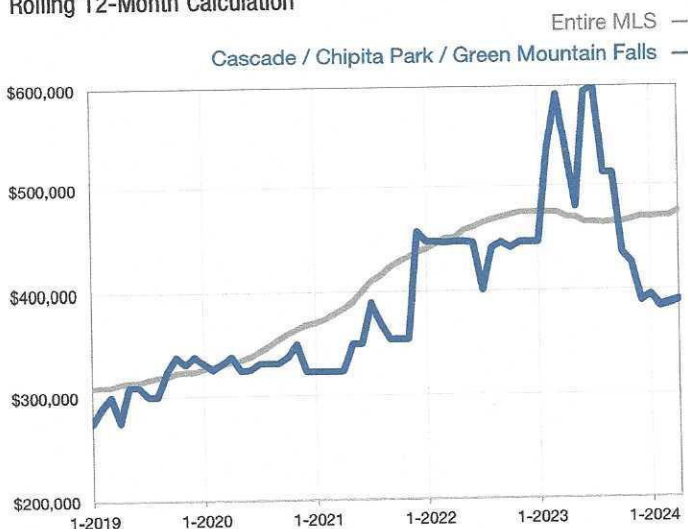
Single Family-Patio Homes	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	1	4	+ 300.0%	4	5	+ 25.0%
Sold Listings	3	0	- 100.0%	7	3	- 57.1%
Median Sales Price*	\$375,000	\$0	- 100.0%	\$650,000	\$399,900	- 38.5%
Average Sales Price*	\$380,000	\$0	- 100.0%	\$600,071	\$373,300	- 37.8%
Percent of List Price Received*	95.0%	0.0%	- 100.0%	93.5%	98.3%	+ 5.1%
Days on Market Until Sale	61	0	- 100.0%	84	42	- 50.0%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	0.9	2.5	+ 177.8%	--	--	--

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

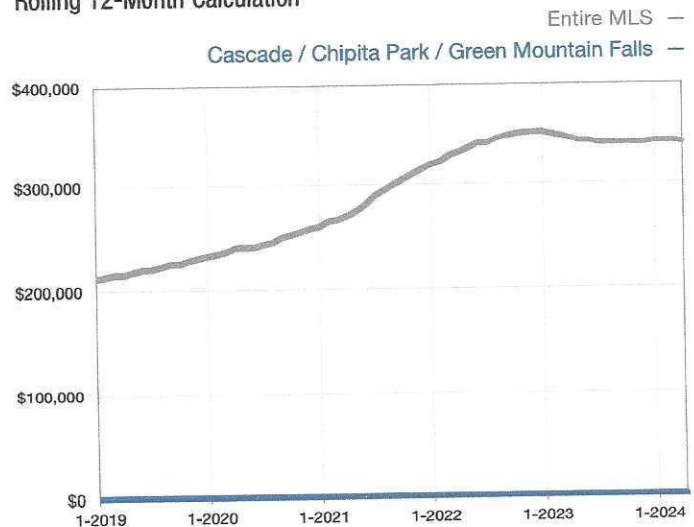
Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	2	--	0	2	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$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



# Local Market Update for April 2024

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## Colorado Springs

El Paso County

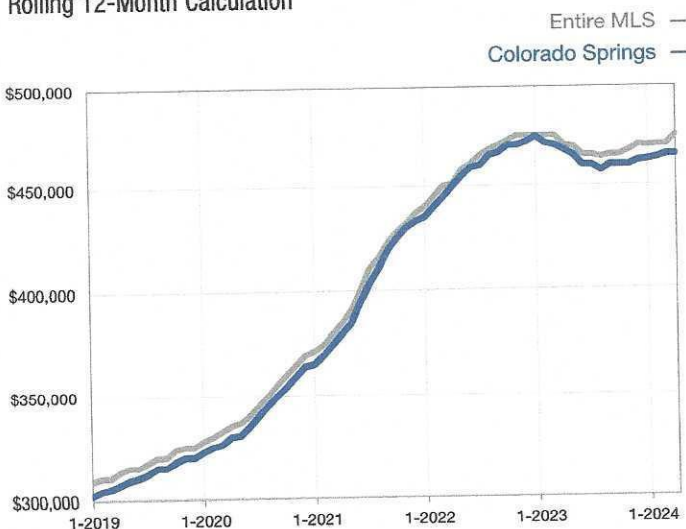
Single Family-Patio Homes	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	920	<b>956</b>	+ 3.9%	2,943	<b>3,031</b>	+ 3.0%
Sold Listings	714	<b>667</b>	- 6.6%	2,386	<b>2,217</b>	- 7.1%
Median Sales Price*	\$457,200	<b>\$485,000</b>	+ 6.1%	\$445,450	<b>\$456,895</b>	+ 2.6%
Average Sales Price*	\$519,915	<b>\$563,319</b>	+ 8.3%	\$512,064	<b>\$525,560</b>	+ 2.6%
Percent of List Price Received*	99.8%	<b>99.8%</b>	0.0%	99.1%	<b>99.5%</b>	+ 0.4%
Days on Market Until Sale	37	<b>35</b>	- 5.4%	45	<b>46</b>	+ 2.2%
Inventory of Homes for Sale	1,024	<b>1,189</b>	+ 16.1%	--	--	--
Months Supply of Inventory	1.3	<b>2.0</b>	+ 53.8%	--	--	--

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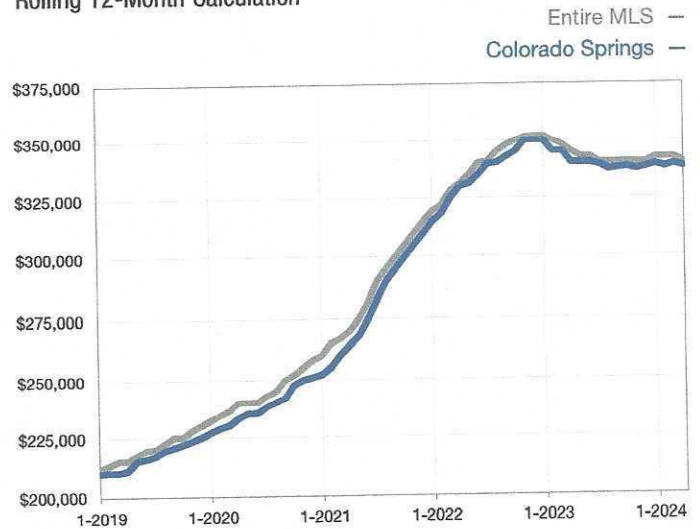
Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	169	<b>225</b>	+ 33.1%	634	<b>746</b>	+ 17.7%
Sold Listings	118	<b>117</b>	- 0.8%	410	<b>444</b>	+ 8.3%
Median Sales Price*	\$341,250	<b>\$335,000</b>	- 1.8%	\$335,000	<b>\$335,000</b>	0.0%
Average Sales Price*	\$353,122	<b>\$358,742</b>	+ 1.6%	\$347,232	<b>\$358,892</b>	+ 3.4%
Percent of List Price Received*	99.4%	<b>99.2%</b>	- 0.2%	99.2%	<b>99.3%</b>	+ 0.1%
Days on Market Until Sale	27	<b>40</b>	+ 48.1%	33	<b>48</b>	+ 45.5%
Inventory of Homes for Sale	228	<b>370</b>	+ 62.3%	--	--	--
Months Supply of Inventory	1.6	<b>3.0</b>	+ 87.5%	--	--	--

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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

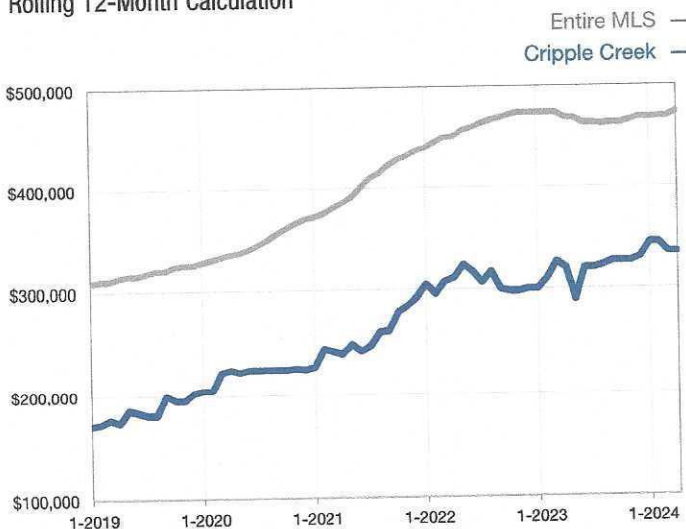
Single Family-Patio Homes	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	7	9	+ 28.6%	22	36	+ 63.6%
Sold Listings	2	4	+ 100.0%	9	10	+ 11.1%
Median Sales Price*	\$248,450	\$280,620	+ 12.9%	\$287,500	\$356,500	+ 24.0%
Average Sales Price*	\$248,450	\$299,810	+ 20.7%	\$363,600	\$344,224	- 5.3%
Percent of List Price Received*	98.4%	99.0%	+ 0.6%	99.5%	97.6%	- 1.9%
Days on Market Until Sale	50	34	- 32.0%	63	52	- 17.5%
Inventory of Homes for Sale	22	22	0.0%	--	--	--
Months Supply of Inventory	4.8	4.8	0.0%	--	--	--

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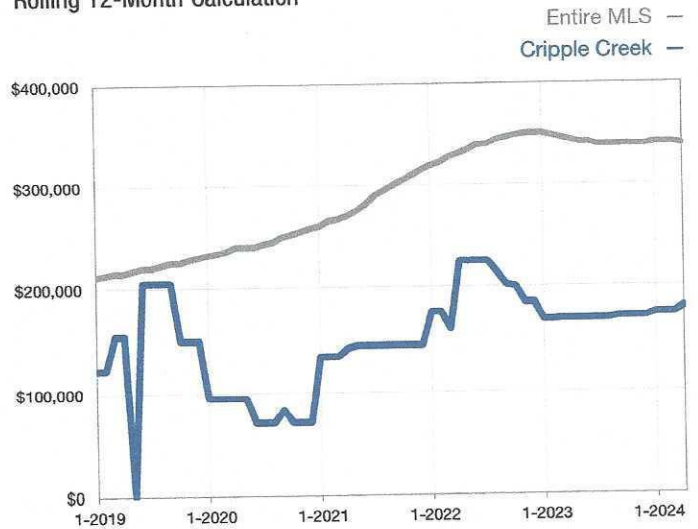
Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	3	0	- 100.0%	6	3	- 50.0%
Sold Listings	0	2	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$332,500	--	\$168,000	\$332,500	+ 97.9%
Average Sales Price*	\$0	\$332,500	--	\$168,000	\$332,500	+ 97.9%
Percent of List Price Received*	0.0%	97.8%	--	100.0%	97.8%	- 2.2%
Days on Market Until Sale	0	134	--	51	134	+ 162.7%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	3.2	1.4	- 56.3%	--	--	--

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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 April 2024

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## Divide

Teller County

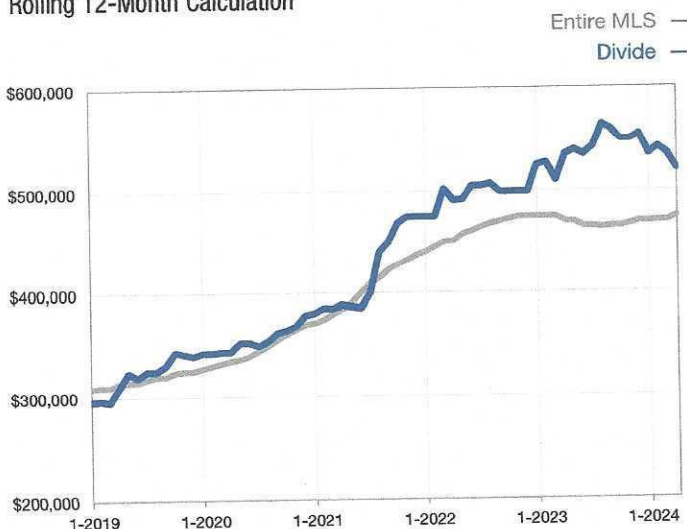
Single Family-Patio Homes	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	13	17	+ 30.8%	33	33	0.0%
Sold Listings	5	3	- 40.0%	24	18	- 25.0%
Median Sales Price*	\$649,000	<b>\$485,000</b>	- 25.3%	\$612,260	<b>\$475,000</b>	- 22.4%
Average Sales Price*	\$939,180	<b>\$473,000</b>	- 49.6%	\$745,497	<b>\$532,180</b>	- 28.6%
Percent of List Price Received*	97.3%	<b>96.6%</b>	- 0.7%	97.3%	<b>97.6%</b>	+ 0.3%
Days on Market Until Sale	105	<b>52</b>	- 50.5%	94	<b>55</b>	- 41.5%
Inventory of Homes for Sale	25	<b>25</b>	0.0%	--	--	--
Months Supply of Inventory	2.5	<b>3.5</b>	+ 40.0%	--	--	--

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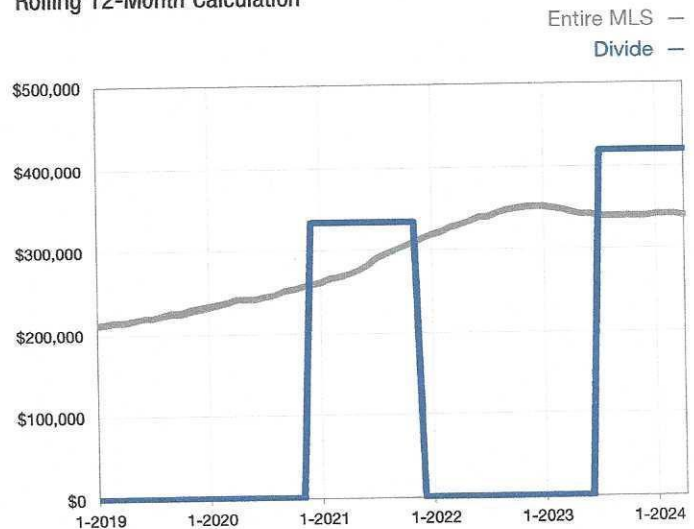
Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$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>	--	--	--	--

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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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## Ellicott

El Paso County

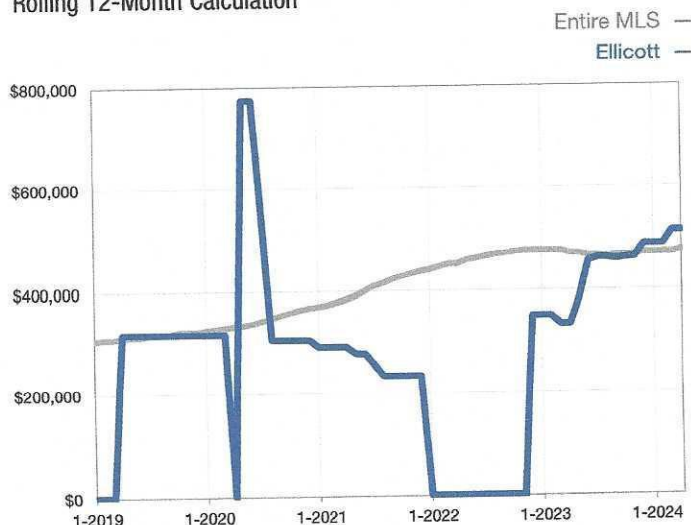
Single Family-Patio Homes	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	1	1	0.0%	3	4	+ 33.3%
Sold Listings	0	0	--	3	1	- 66.7%
Median Sales Price*	\$0	\$0	--	\$335,400	\$332,000	- 1.0%
Average Sales Price*	\$0	\$0	--	\$374,267	\$332,000	- 11.3%
Percent of List Price Received*	0.0%	0.0%	--	104.2%	98.3%	- 5.7%
Days on Market Until Sale	0	0	--	147	181	+ 23.1%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	2.0	1.0	- 50.0%	--	--	--

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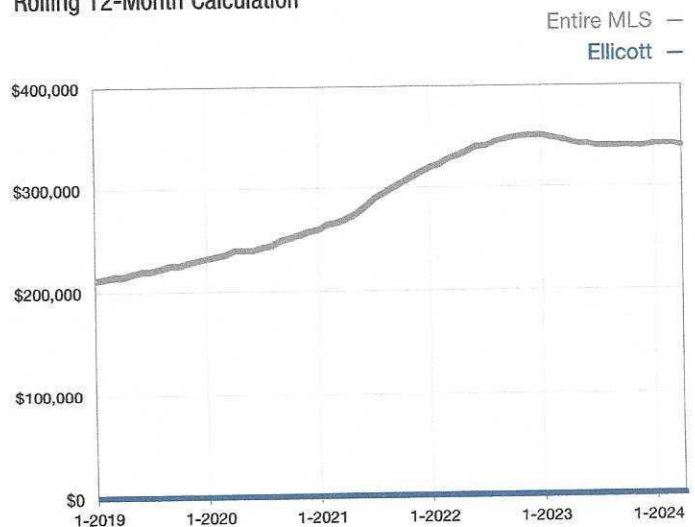
Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$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

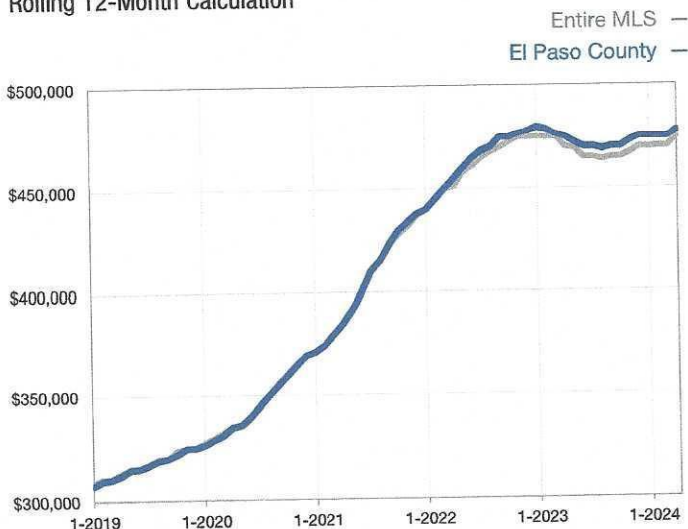
Single Family-Patio Homes	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	1,227	1,244	+ 1.4%	3,869	3,954	+ 2.2%
Sold Listings	901	834	- 7.4%	3,057	2,799	- 8.4%
Median Sales Price*	\$465,000	\$494,995	+ 6.5%	\$455,000	\$470,000	+ 3.3%
Average Sales Price*	\$527,309	\$572,014	+ 8.5%	\$520,651	\$537,329	+ 3.2%
Percent of List Price Received*	99.8%	99.8%	0.0%	99.1%	99.5%	+ 0.4%
Days on Market Until Sale	37	38	+ 2.7%	46	48	+ 4.3%
Inventory of Homes for Sale	1,416	1,666	+ 17.7%	--	--	--
Months Supply of Inventory	1.4	2.1	+ 50.0%	--	--	--

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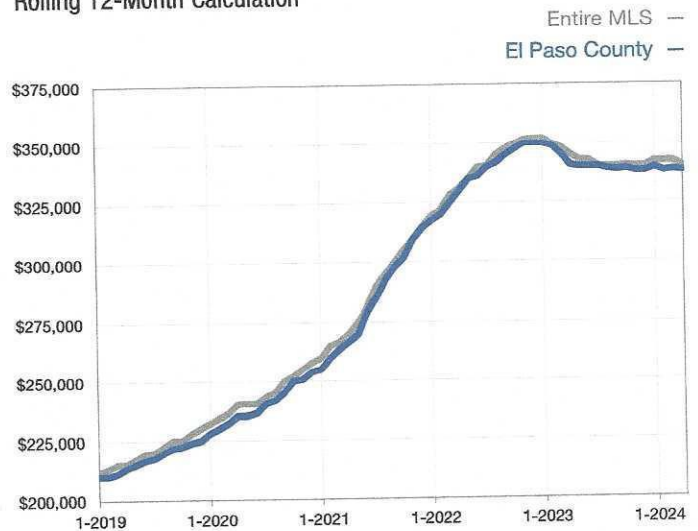
Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	181	251	+ 38.7%	671	805	+ 20.0%
Sold Listings	123	125	+ 1.6%	441	468	+ 6.1%
Median Sales Price*	\$342,000	\$339,000	- 0.9%	\$337,000	\$336,750	- 0.1%
Average Sales Price*	\$353,630	\$362,994	+ 2.6%	\$347,863	\$360,211	+ 3.5%
Percent of List Price Received*	99.4%	99.2%	- 0.2%	99.2%	99.4%	+ 0.2%
Days on Market Until Sale	28	40	+ 42.9%	33	48	+ 45.5%
Inventory of Homes for Sale	239	399	+ 66.9%	--	--	--
Months Supply of Inventory	1.6	3.1	+ 93.8%	--	--	--

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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

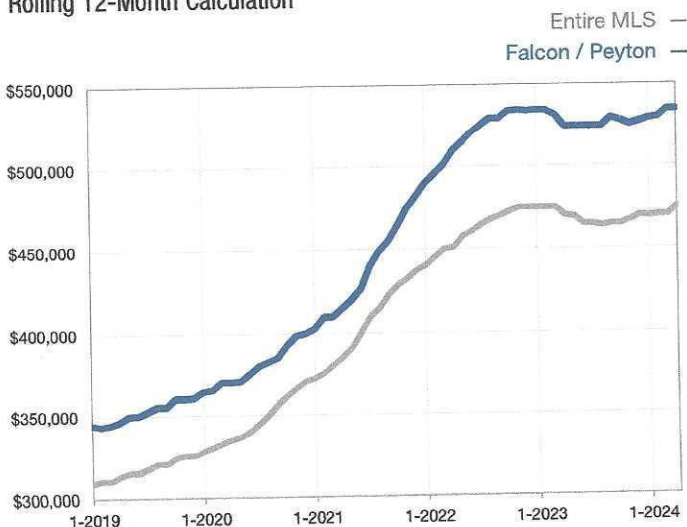
Single Family-Patio Homes	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	107	94	- 12.1%	303	311	+ 2.6%
Sold Listings	57	69	+ 21.1%	239	240	+ 0.4%
Median Sales Price*	\$515,000	\$563,950	+ 9.5%	\$515,000	\$540,000	+ 4.9%
Average Sales Price*	\$531,057	\$575,003	+ 8.3%	\$536,413	\$565,206	+ 5.4%
Percent of List Price Received*	99.7%	99.7%	0.0%	99.0%	99.9%	+ 0.9%
Days on Market Until Sale	33	47	+ 42.4%	47	55	+ 17.0%
Inventory of Homes for Sale	121	134	+ 10.7%	--	--	--
Months Supply of Inventory	1.5	2.2	+ 46.7%	--	--	--

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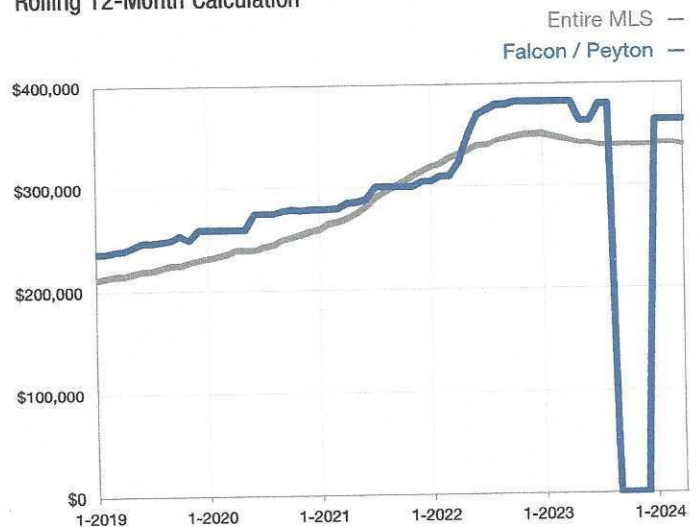
Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$365,000	--
Average Sales Price*	\$0	\$0	--	\$0	\$365,000	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	101.4%	--
Days on Market Until Sale	0	0	--	0	7	--
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 April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Florissant

Teller County

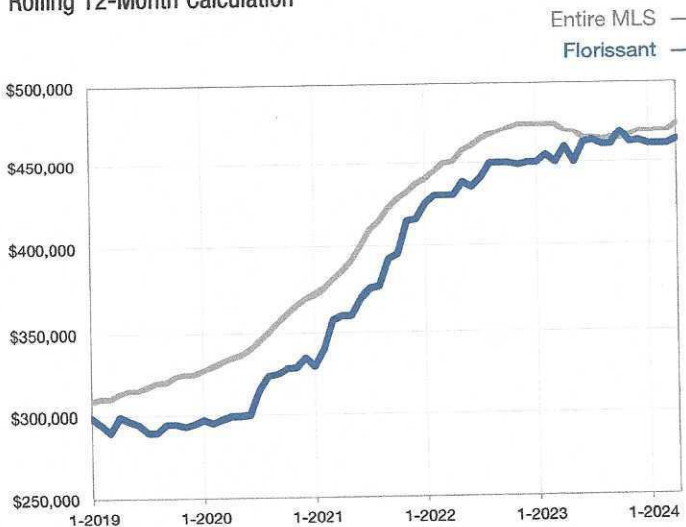
Single Family-Patio Homes	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	15	28	+ 86.7%	66	81	+ 22.7%
Sold Listings	17	10	- 41.2%	46	43	- 6.5%
Median Sales Price*	\$462,500	<b>\$482,500</b>	+ 4.3%	\$456,250	<b>\$458,697</b>	+ 0.5%
Average Sales Price*	\$430,312	<b>\$524,540</b>	+ 21.9%	\$467,590	<b>\$514,534</b>	+ 10.0%
Percent of List Price Received*	96.9%	<b>98.0%</b>	+ 1.1%	97.3%	<b>96.8%</b>	- 0.5%
Days on Market Until Sale	53	63	+ 18.9%	68	91	+ 33.8%
Inventory of Homes for Sale	38	54	+ 42.1%	--	--	--
Months Supply of Inventory	2.5	4.4	+ 76.0%	--	--	--

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

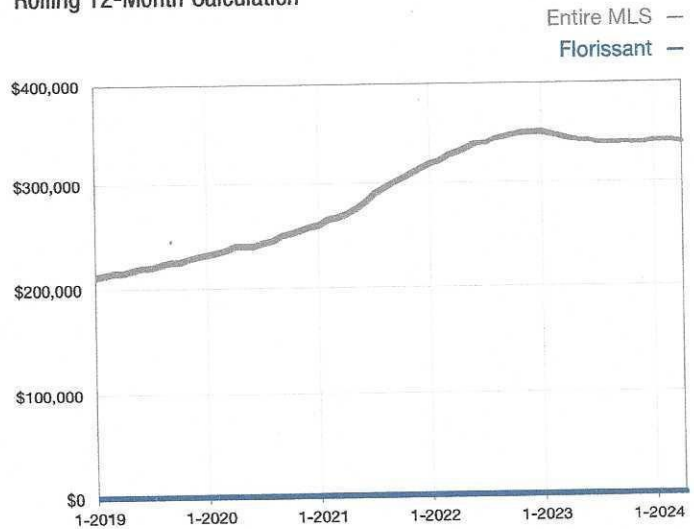
Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$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 April 2024

A Research Tool Provided by the Colorado Association of REALTORS®

## Fountain

El Paso County

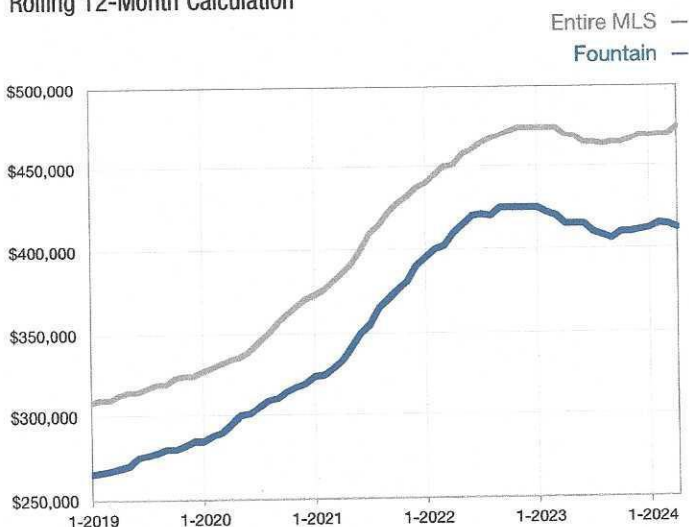
Single Family-Patio Homes	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	88	65	- 26.1%	247	216	- 12.6%
Sold Listings	55	34	- 38.2%	175	132	- 24.6%
Median Sales Price*	\$415,000	<b>\$423,500</b>	+ 2.0%	\$405,000	<b>\$410,000</b>	+ 1.2%
Average Sales Price*	\$422,933	<b>\$408,354</b>	- 3.4%	\$407,688	<b>\$408,118</b>	+ 0.1%
Percent of List Price Received*	100.1%	<b>98.7%</b>	- 1.4%	99.9%	<b>100.0%</b>	+ 0.1%
Days on Market Until Sale	21	24	+ 14.3%	35	36	+ 2.9%
Inventory of Homes for Sale	71	79	+ 11.3%	--	--	--
Months Supply of Inventory	1.3	1.9	+ 46.2%	--	--	--

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

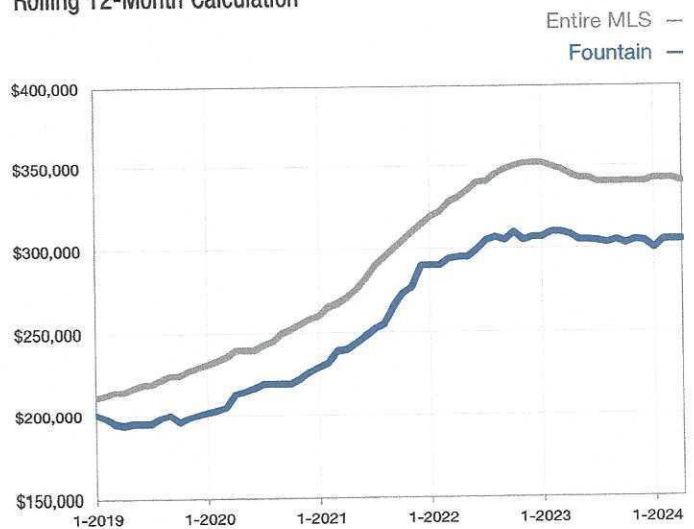
Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	7	8	+ 14.3%	15	22	+ 46.7%
Sold Listings	1	0	- 100.0%	11	8	- 27.3%
Median Sales Price*	\$280,000	<b>\$0</b>	- 100.0%	\$305,000	<b>\$314,950</b>	+ 3.3%
Average Sales Price*	\$280,000	<b>\$0</b>	- 100.0%	\$305,273	<b>\$310,800</b>	+ 1.8%
Percent of List Price Received*	100.7%	<b>0.0%</b>	- 100.0%	99.2%	<b>100.7%</b>	+ 1.5%
Days on Market Until Sale	6	0	- 100.0%	20	52	+ 160.0%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	0.5	1.5	+ 200.0%	--	--	--

\* 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 April 2024

A Research Tool Provided by the Colorado Association of REALTORS®

## Manitou Springs

El Paso County

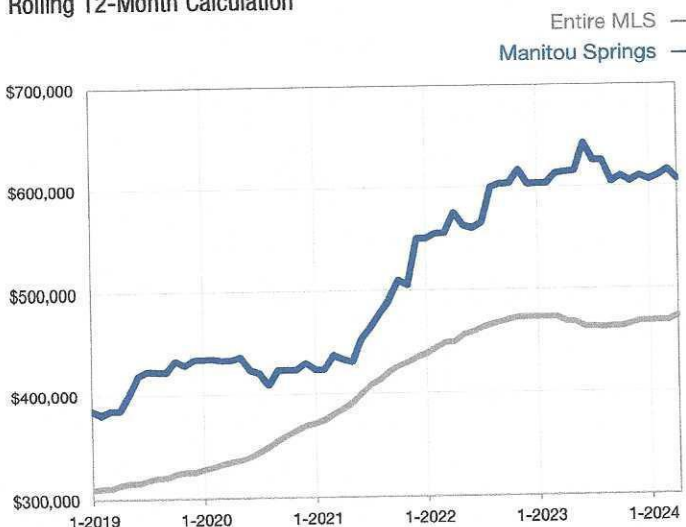
Single Family-Patio Homes	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	6	7	+ 16.7%	23	23	0.0%
Sold Listings	6	3	- 50.0%	21	12	- 42.9%
Median Sales Price*	\$680,500	<b>\$630,000</b>	- 7.4%	\$613,000	<b>\$598,000</b>	- 2.4%
Average Sales Price*	\$650,667	<b>\$646,667</b>	- 0.6%	\$609,301	<b>\$579,000</b>	- 5.0%
Percent of List Price Received*	97.7%	<b>98.0%</b>	+ 0.3%	98.1%	<b>96.5%</b>	- 1.6%
Days on Market Until Sale	44	41	- 6.8%	51	74	+ 45.1%
Inventory of Homes for Sale	10	16	+ 60.0%	--	--	--
Months Supply of Inventory	1.6	3.4	+ 112.5%	--	--	--

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

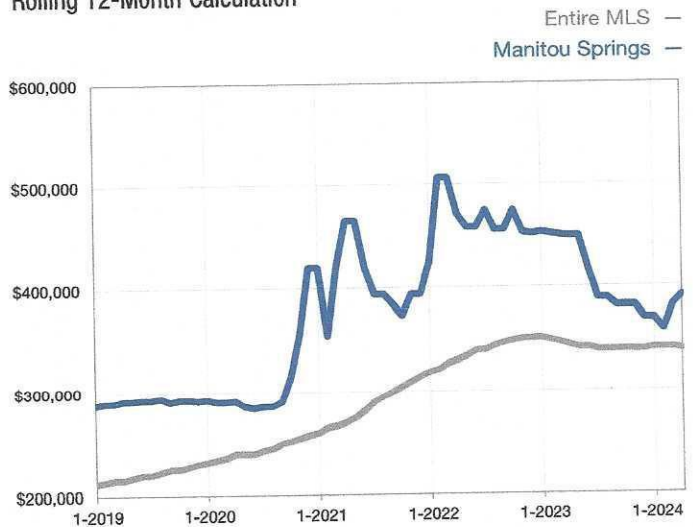
Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	1	4	+ 300.0%	3	8	+ 166.7%
Sold Listings	0	1	--	2	2	0.0%
Median Sales Price*	\$0	<b>\$400,000</b>	--	\$386,750	<b>\$622,500</b>	+ 61.0%
Average Sales Price*	\$0	<b>\$400,000</b>	--	\$386,750	<b>\$622,500</b>	+ 61.0%
Percent of List Price Received*	0.0%	<b>100.0%</b>	--	100.6%	<b>99.7%</b>	- 0.9%
Days on Market Until Sale	0	6	--	7	5	- 28.6%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	3.8	7.0	+ 84.2%	--	--	--

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

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



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



# Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Monument / Palmer Lake / Larkspur

El Paso County

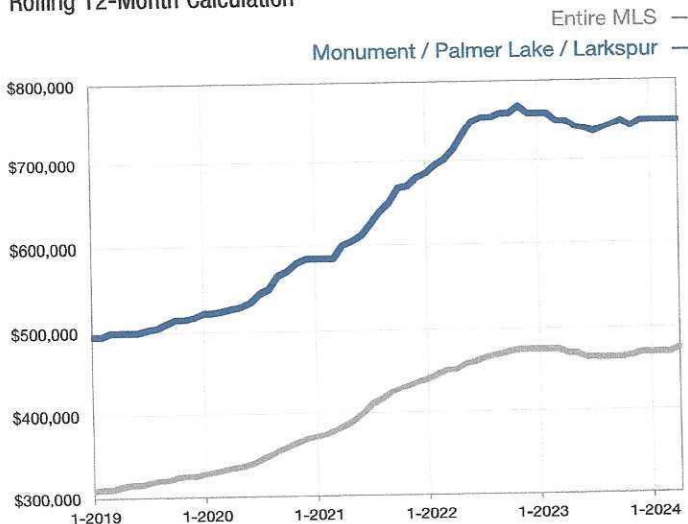
Single Family-Patio Homes	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	66	83	+ 25.8%	239	254	+ 6.3%
Sold Listings	51	48	- 5.9%	168	145	- 13.7%
Median Sales Price*	\$776,000	\$773,280	- 0.4%	\$724,835	\$759,000	+ 4.7%
Average Sales Price*	\$793,240	\$811,477	+ 2.3%	\$775,132	\$811,526	+ 4.7%
Percent of List Price Received*	100.7%	99.7%	- 1.0%	99.1%	99.0%	- 0.1%
Days on Market Until Sale	34	61	+ 79.4%	51	64	+ 25.5%
Inventory of Homes for Sale	109	161	+ 47.7%	--	--	--
Months Supply of Inventory	2.1	3.5	+ 66.7%	--	--	--

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

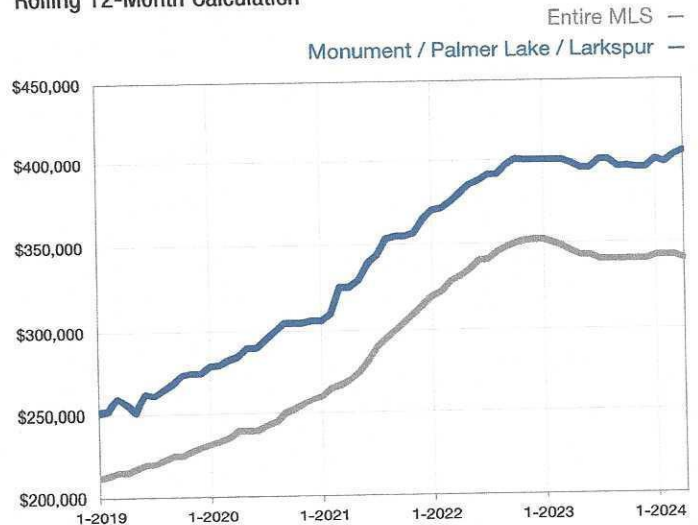
Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	4	14	+ 250.0%	20	29	+ 45.0%
Sold Listings	4	7	+ 75.0%	18	12	- 33.3%
Median Sales Price*	\$395,000	\$409,000	+ 3.5%	\$395,000	\$401,250	+ 1.6%
Average Sales Price*	\$387,000	\$428,771	+ 10.8%	\$383,933	\$414,692	+ 8.0%
Percent of List Price Received*	99.6%	100.0%	+ 0.4%	98.8%	99.3%	+ 0.5%
Days on Market Until Sale	58	44	- 24.1%	32	47	+ 46.9%
Inventory of Homes for Sale	5	15	+ 200.0%	--	--	--
Months Supply of Inventory	0.9	3.8	+ 322.2%	--	--	--

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

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



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



# Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Rush / Truckton / Yoder

El Paso County

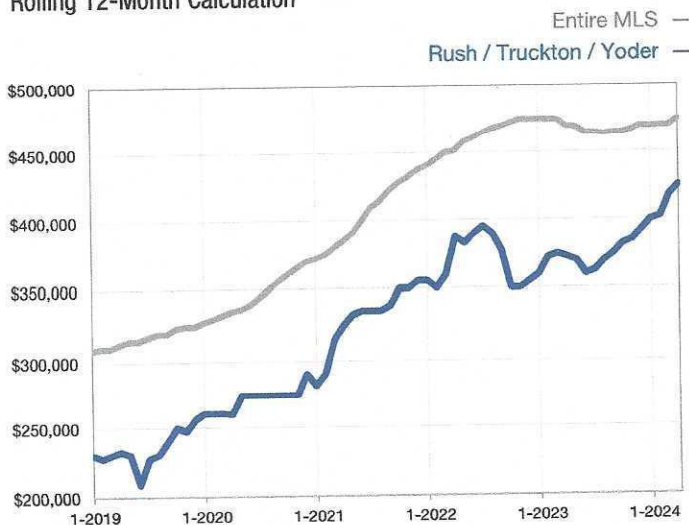
Single Family-Patio Homes	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	8	8	0.0%	28	25	- 10.7%
Sold Listings	5	1	- 80.0%	16	5	- 68.8%
Median Sales Price*	\$384,500	\$520,000	+ 35.2%	\$384,750	\$519,900	+ 35.1%
Average Sales Price*	\$355,700	\$520,000	+ 46.2%	\$369,650	\$487,760	+ 32.0%
Percent of List Price Received*	100.2%	101.0%	+ 0.8%	98.7%	100.6%	+ 1.9%
Days on Market Until Sale	70	60	- 14.3%	66	66	0.0%
Inventory of Homes for Sale	26	19	- 26.9%	--	--	--
Months Supply of Inventory	6.0	5.4	- 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.

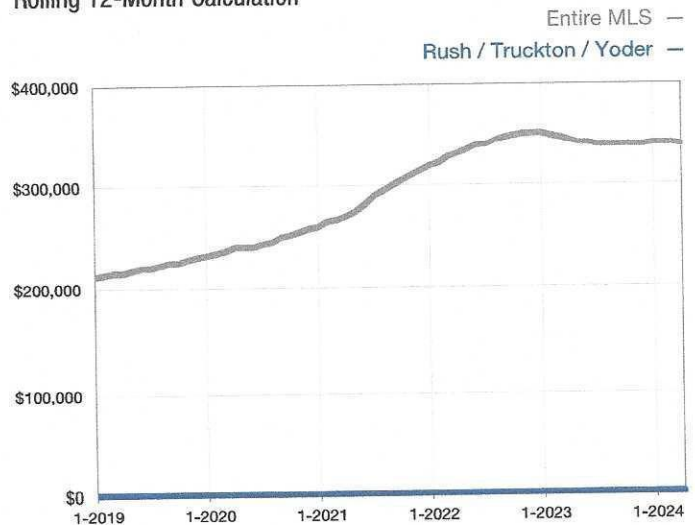
Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$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 April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Security-Widefield

El Paso County

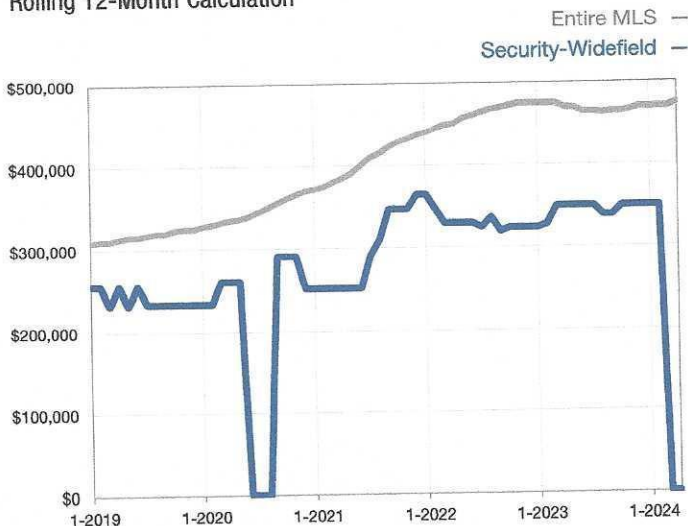
Single Family-Patio Homes	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	1	0	- 100.0%
Sold Listings	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$350,000	\$0	- 100.0%
Average Sales Price*	\$0	\$0	--	\$350,000	\$0	- 100.0%
Percent of List Price Received*	0.0%	0.0%	--	100.0%	0.0%	- 100.0%
Days on Market Until Sale	0	0	--	2	0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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

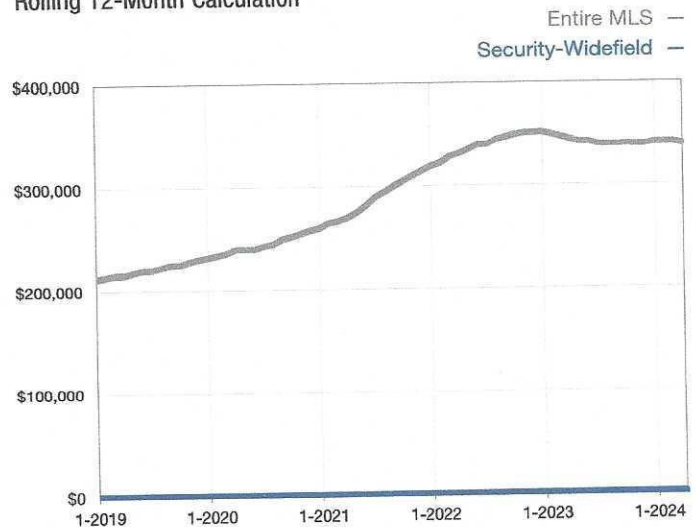
Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$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 April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Teller County

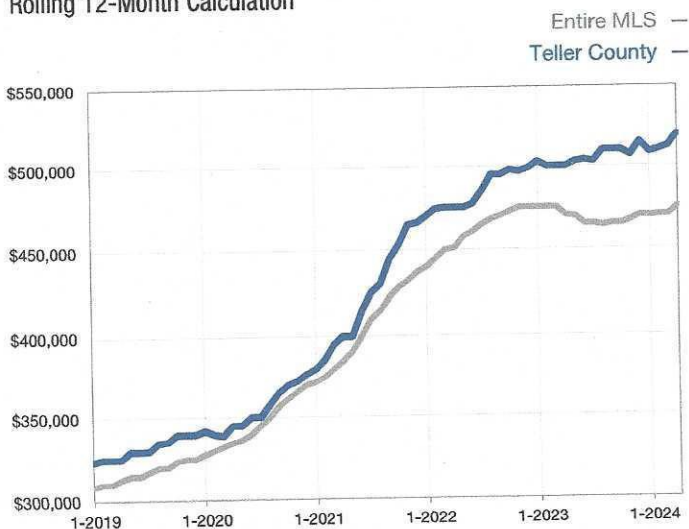
Single Family-Patio Homes	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	74	112	+ 51.4%	226	265	+ 17.3%
Sold Listings	44	34	- 22.7%	128	134	+ 4.7%
Median Sales Price*	\$475,000	\$552,500	+ 16.3%	\$499,000	\$500,000	+ 0.2%
Average Sales Price*	\$532,081	\$542,669	+ 2.0%	\$576,932	\$552,704	- 4.2%
Percent of List Price Received*	97.9%	98.4%	+ 0.5%	97.9%	97.6%	- 0.3%
Days on Market Until Sale	57	50	- 12.3%	66	66	0.0%
Inventory of Homes for Sale	155	170	+ 9.7%	--	--	--
Months Supply of Inventory	3.0	3.8	+ 26.7%	--	--	--

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

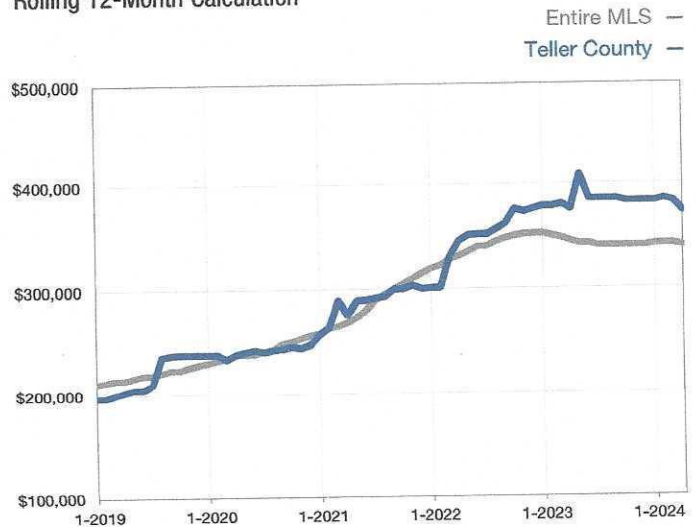
Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	8	7	- 12.5%	25	21	- 16.0%
Sold Listings	1	5	+ 400.0%	5	13	+ 160.0%
Median Sales Price*	\$208,000	\$312,000	+ 50.0%	\$375,000	\$320,000	- 14.7%
Average Sales Price*	\$208,000	\$292,400	+ 40.6%	\$353,000	\$352,185	- 0.2%
Percent of List Price Received*	99.0%	97.3%	- 1.7%	99.6%	98.4%	- 1.2%
Days on Market Until Sale	2	69	+ 3350.0%	22	59	+ 168.2%
Inventory of Homes for Sale	11	14	+ 27.3%	--	--	--
Months Supply of Inventory	4.4	3.3	- 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.

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



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





# Local Market Update for April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Victor / Goldfield

Teller County

Single Family-Patio Homes	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	2	2	0.0%	11	6	- 45.5%
Sold Listings	0	1	--	1	4	+ 300.0%
Median Sales Price*	\$0	\$299,000	--	\$80,000	\$399,500	+ 399.4%
Average Sales Price*	\$0	\$299,000	--	\$80,000	\$507,000	+ 533.8%
Percent of List Price Received*	0.0%	99.7%	--	100.0%	98.6%	- 1.4%
Days on Market Until Sale	0	9	--	34	54	+ 58.8%
Inventory of Homes for Sale	13	6	- 53.8%	--	--	--
Months Supply of Inventory	9.8	3.3	- 66.3%	--	--	--

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

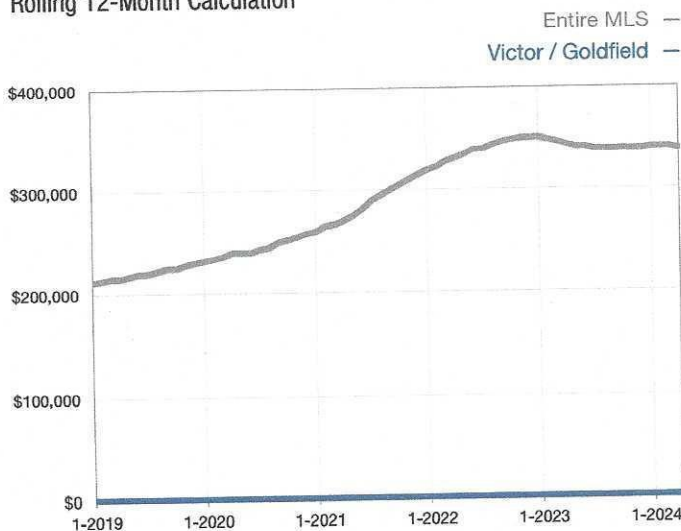
Townhouse/Condo	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$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 April 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Woodland Park

Teller County

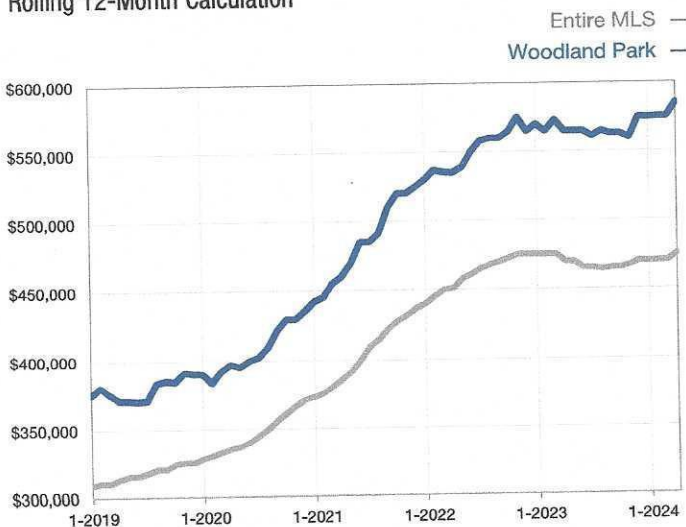
Single Family-Patio Homes	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	37	57	+ 54.1%	97	114	+ 17.5%
Sold Listings	19	16	- 15.8%	51	65	+ 27.5%
Median Sales Price*	\$480,000	\$647,500	+ 34.9%	\$550,000	\$606,000	+ 10.2%
Average Sales Price*	\$547,813	\$643,006	+ 17.4%	\$616,770	\$613,459	- 0.5%
Percent of List Price Received*	98.8%	98.8%	0.0%	98.6%	97.9%	- 0.7%
Days on Market Until Sale	51	48	- 5.9%	50	61	+ 22.0%
Inventory of Homes for Sale	60	63	+ 5.0%	--	--	--
Months Supply of Inventory	2.7	3.1	+ 14.8%	--	--	--

\* 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	April			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 04-2023	Thru 04-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	5	7	+ 40.0%	19	18	- 5.3%
Sold Listings	1	3	+ 200.0%	4	11	+ 175.0%
Median Sales Price*	\$208,000	\$290,000	+ 39.4%	\$427,000	\$312,000	- 26.9%
Average Sales Price*	\$208,000	\$265,667	+ 27.7%	\$399,250	\$355,764	- 10.9%
Percent of List Price Received*	99.0%	97.1%	- 1.9%	99.5%	98.5%	- 1.0%
Days on Market Until Sale	2	26	+ 1200.0%	15	46	+ 206.7%
Inventory of Homes for Sale	7	12	+ 71.4%	--	--	--
Months Supply of Inventory	3.5	3.5	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

