

# Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Black Forest / Elbert

El Paso County

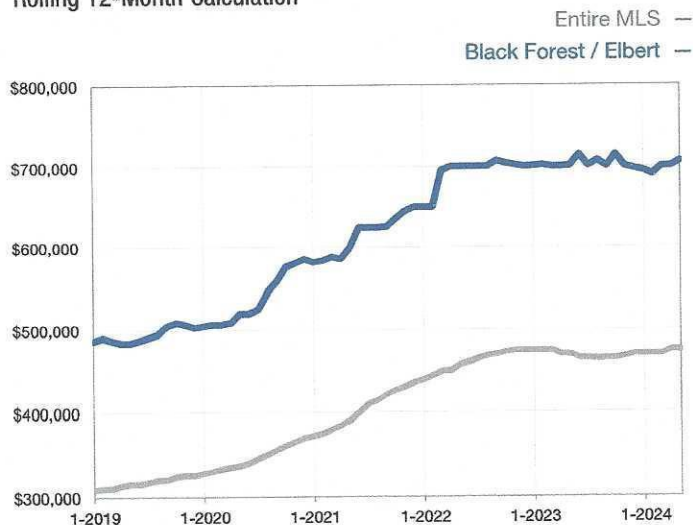
Single Family-Patio Homes	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	9	10	+ 11.1%	33	34	+ 3.0%
Sold Listings	4	3	- 25.0%	17	19	+ 11.8%
Median Sales Price*	\$785,000	<b>\$815,000</b>	+ 3.8%	\$745,000	<b>\$740,000</b>	- 0.7%
Average Sales Price*	\$737,175	<b>\$801,667</b>	+ 8.7%	\$709,024	<b>\$730,846</b>	+ 3.1%
Percent of List Price Received*	99.1%	<b>96.8%</b>	- 2.3%	97.1%	<b>99.9%</b>	+ 2.9%
Days on Market Until Sale	11	<b>96</b>	+ 772.7%	48	<b>72</b>	+ 50.0%
Inventory of Homes for Sale	15	<b>14</b>	- 6.7%	--	--	--
Months Supply of Inventory	4.1	<b>3.1</b>	- 24.4%	--	--	--

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

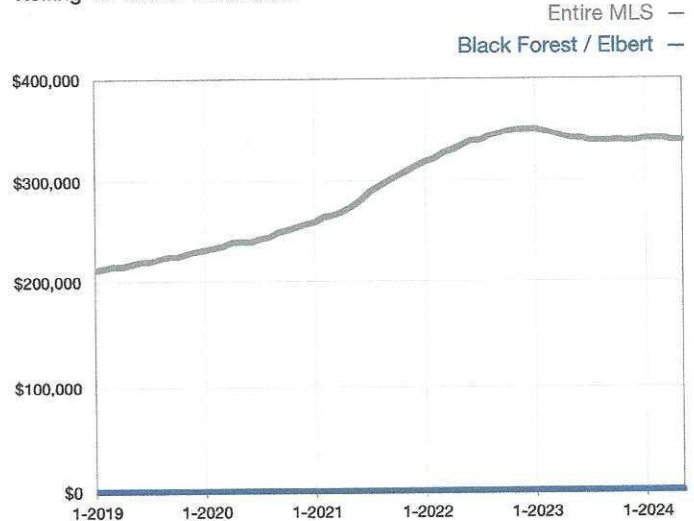
Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<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	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	20	17	- 15.0%	81	79	- 2.5%
Sold Listings	17	9	- 47.1%	50	45	- 10.0%
Median Sales Price*	\$500,000	<b>\$499,000</b>	- 0.2%	\$444,641	<b>\$468,000</b>	+ 5.3%
Average Sales Price*	\$519,147	<b>\$612,722</b>	+ 18.0%	\$486,221	<b>\$499,812</b>	+ 2.8%
Percent of List Price Received*	98.6%	<b>97.1%</b>	- 1.5%	98.4%	<b>98.4%</b>	0.0%
Days on Market Until Sale	55	51	- 7.3%	51	92	+ 80.4%
Inventory of Homes for Sale	50	48	- 4.0%	--	--	--
Months Supply of Inventory	5.0	4.7	- 6.0%	--	--	--

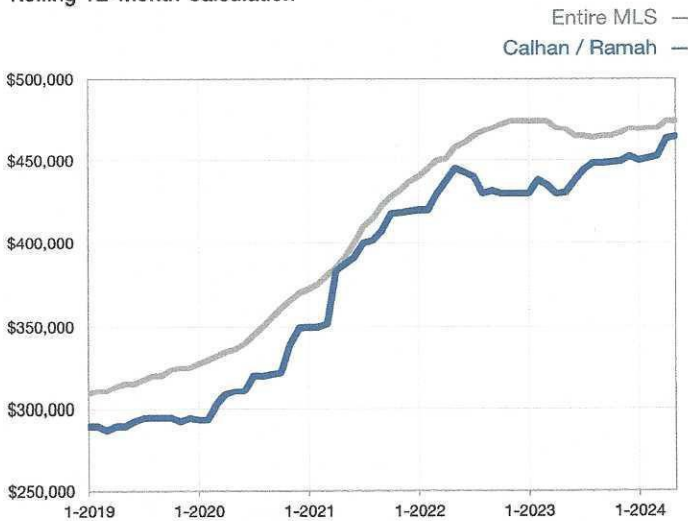
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Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</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.

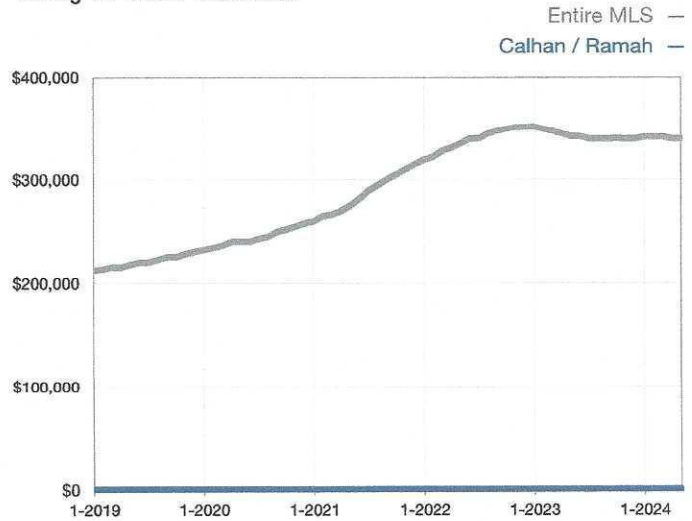
### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation





# Local Market Update for May 2024

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## Cascade / Chipita Park / Green Mountain Falls

El Paso and Teller Counties

Single Family-Patio Homes	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
New Listings	0	5	--	4	10	+ 150.0%
Sold Listings	1	1	0.0%	8	4	- 50.0%
Median Sales Price*	\$425,000	<b>\$430,000</b>	+ 1.2%	\$537,500	<b>\$414,950</b>	- 22.8%
Average Sales Price*	\$425,000	<b>\$430,000</b>	+ 1.2%	\$578,188	<b>\$387,475</b>	- 33.0%
Percent of List Price Received*	94.5%	<b>100.0%</b>	+ 5.8%	93.6%	<b>98.7%</b>	+ 5.4%
Days on Market Until Sale	61	<b>4</b>	- 93.4%	82	<b>33</b>	- 59.8%
Inventory of Homes for Sale	0	<b>7</b>	--	--	--	--
Months Supply of Inventory	0.0	<b>4.5</b>	--	--	--	--

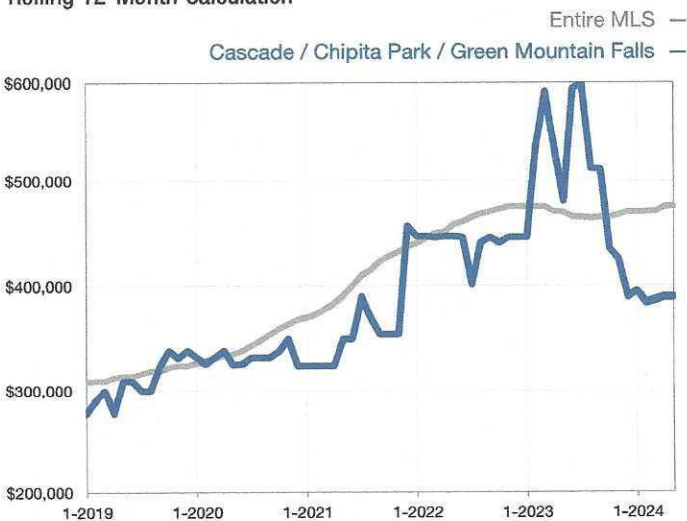
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Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
New Listings	0	0	--	0	2	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
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	<b>2</b>	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--

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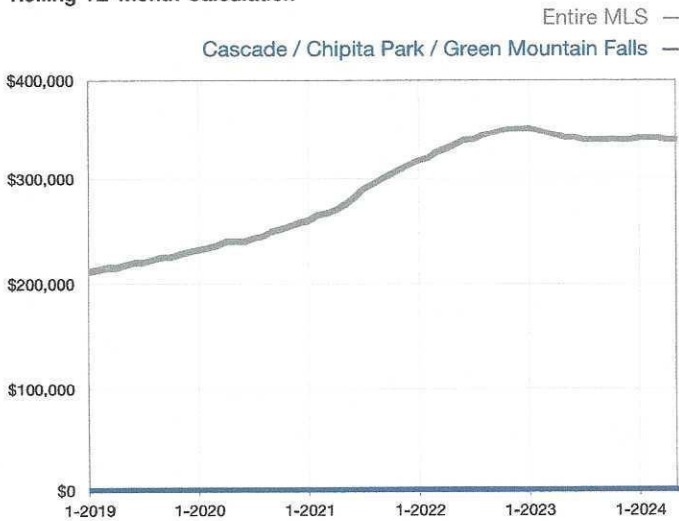
### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



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## Colorado Springs

El Paso County

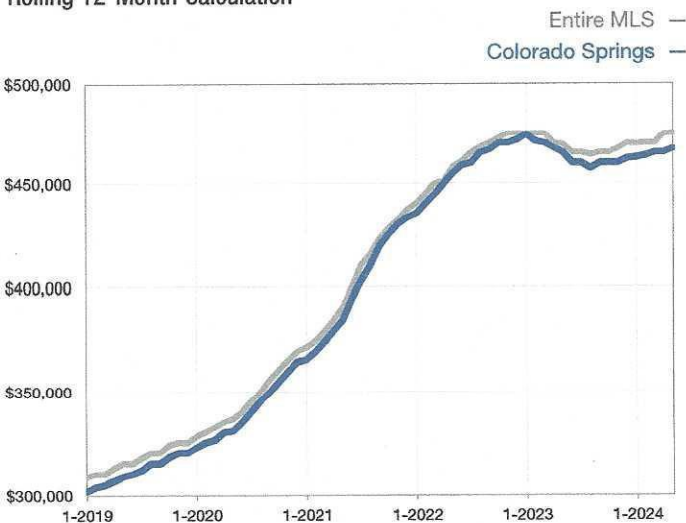
Single Family-Patio Homes	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	972	1,094	+ 12.6%	3,915	4,137	+ 5.7%
Sold Listings	787	723	- 8.1%	3,173	2,939	- 7.4%
Median Sales Price*	\$470,000	\$485,000	+ 3.2%	\$450,000	\$463,200	+ 2.9%
Average Sales Price*	\$534,584	\$557,859	+ 4.4%	\$517,650	\$533,515	+ 3.1%
Percent of List Price Received*	100.2%	99.8%	- 0.4%	99.4%	99.6%	+ 0.2%
Days on Market Until Sale	27	28	+ 3.7%	41	41	0.0%
Inventory of Homes for Sale	1,107	1,448	+ 30.8%	--	--	--
Months Supply of Inventory	1.5	2.4	+ 60.0%	--	--	--

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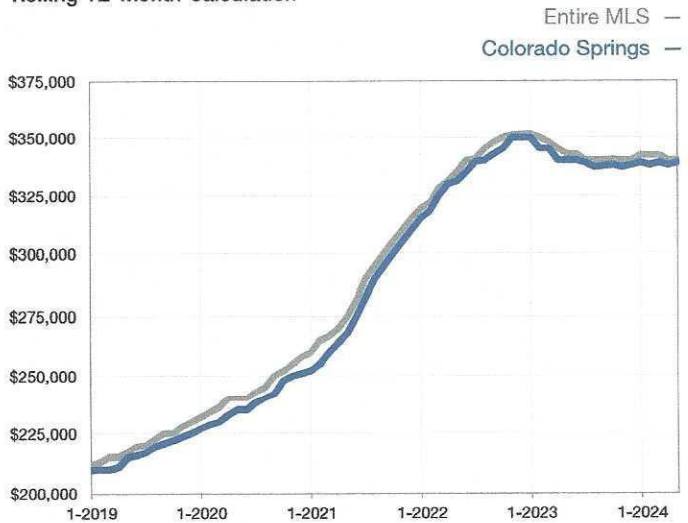
Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	177	234	+ 32.2%	811	984	+ 21.3%
Sold Listings	146	155	+ 6.2%	556	599	+ 7.7%
Median Sales Price*	\$330,000	\$339,000	+ 2.7%	\$335,000	\$335,000	0.0%
Average Sales Price*	\$348,220	\$371,252	+ 6.6%	\$347,492	\$362,088	+ 4.2%
Percent of List Price Received*	99.7%	98.9%	- 0.8%	99.3%	99.2%	- 0.1%
Days on Market Until Sale	25	40	+ 60.0%	31	46	+ 48.4%
Inventory of Homes for Sale	239	427	+ 78.7%	--	--	--
Months Supply of Inventory	1.7	3.5	+ 105.9%	--	--	--

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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

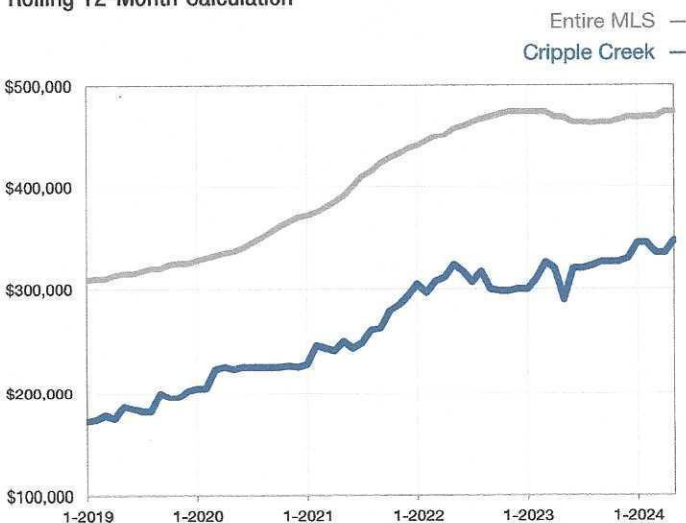
Single Family-Patio Homes	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	15	19	+ 26.7%	37	55	+ 48.6%
Sold Listings	5	4	- 20.0%	14	14	0.0%
Median Sales Price*	\$225,000	<b>\$287,500</b>	+ 27.8%	\$268,500	<b>\$312,500</b>	+ 16.4%
Average Sales Price*	\$209,400	<b>\$281,000</b>	+ 34.2%	\$308,529	<b>\$326,160</b>	+ 5.7%
Percent of List Price Received*	101.4%	<b>94.2%</b>	- 7.1%	100.1%	<b>96.6%</b>	- 3.5%
Days on Market Until Sale	53	28	- 47.2%	60	45	- 25.0%
Inventory of Homes for Sale	23	40	+ 73.9%	--	--	--
Months Supply of Inventory	5.4	8.9	+ 64.8%	--	--	--

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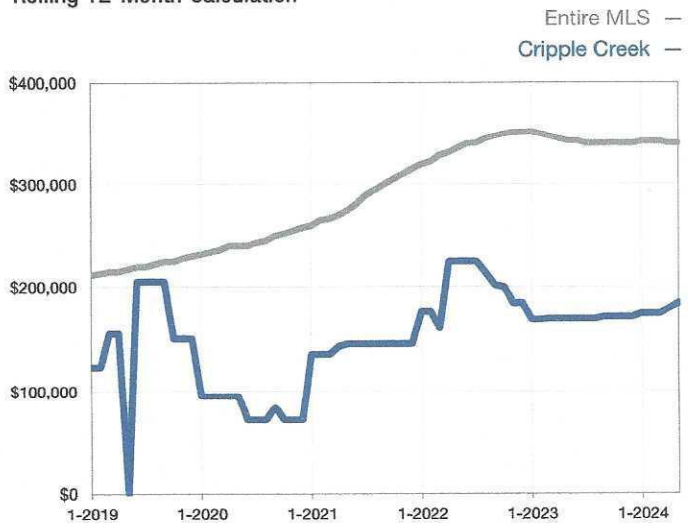
Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	4	--	6	7	+ 16.7%
Sold Listings	1	0	- 100.0%	2	2	0.0%
Median Sales Price*	\$145,000	<b>\$0</b>	- 100.0%	\$156,500	<b>\$332,500</b>	+ 112.5%
Average Sales Price*	\$145,000	<b>\$0</b>	- 100.0%	\$156,500	<b>\$332,500</b>	+ 112.5%
Percent of List Price Received*	91.8%	<b>0.0%</b>	- 100.0%	95.9%	<b>97.8%</b>	+ 2.0%
Days on Market Until Sale	114	0	- 100.0%	83	134	+ 61.4%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	2.4	4.0	+ 66.7%	--	--	--

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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 May 2024

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## Divide

Teller County

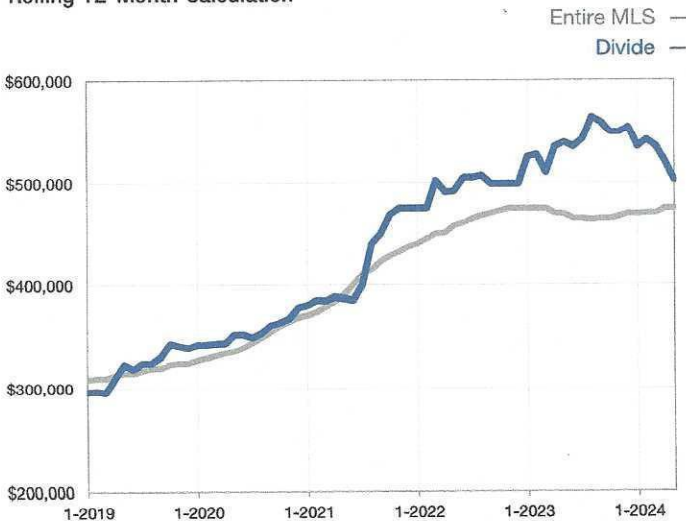
Single Family-Patio Homes	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	6	21	+ 250.0%	39	55	+ 41.0%
Sold Listings	7	9	+ 28.6%	31	27	- 12.9%
Median Sales Price*	\$520,000	<b>\$480,000</b>	- 7.7%	\$609,520	<b>\$480,000</b>	- 21.2%
Average Sales Price*	\$569,857	<b>\$474,277</b>	- 16.8%	\$705,836	<b>\$512,879</b>	- 27.3%
Percent of List Price Received*	100.2%	<b>98.1%</b>	- 2.1%	97.9%	<b>97.8%</b>	- 0.1%
Days on Market Until Sale	23	<b>63</b>	+ 173.9%	78	<b>57</b>	- 26.9%
Inventory of Homes for Sale	21	<b>36</b>	+ 71.4%	--	--	--
Months Supply of Inventory	2.3	<b>5.0</b>	+ 117.4%	--	--	--

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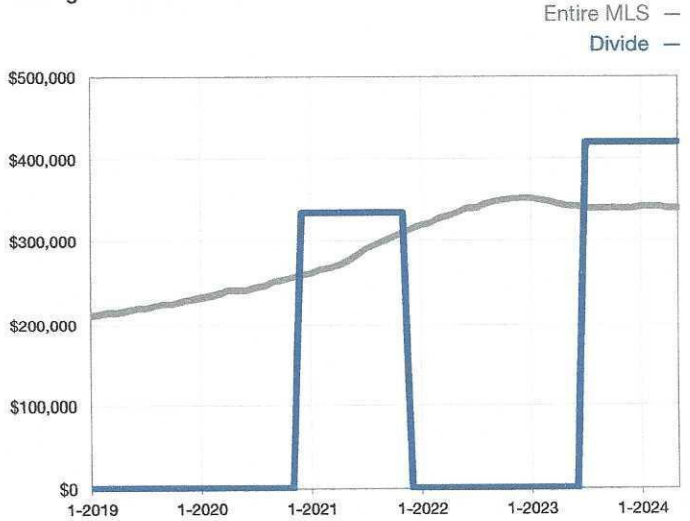
Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<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	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
New Listings	0	0	--	3	4	+ 33.3%
Sold Listings	3	0	- 100.0%	6	1	- 83.3%
Median Sales Price*	\$516,015	\$0	- 100.0%	\$432,248	\$332,000	- 23.2%
Average Sales Price*	\$480,813	\$0	- 100.0%	\$427,540	\$332,000	- 22.3%
Percent of List Price Received*	97.0%	0.0%	- 100.0%	100.6%	98.3%	- 2.3%
Days on Market Until Sale	57	0	- 100.0%	102	181	+ 77.5%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--

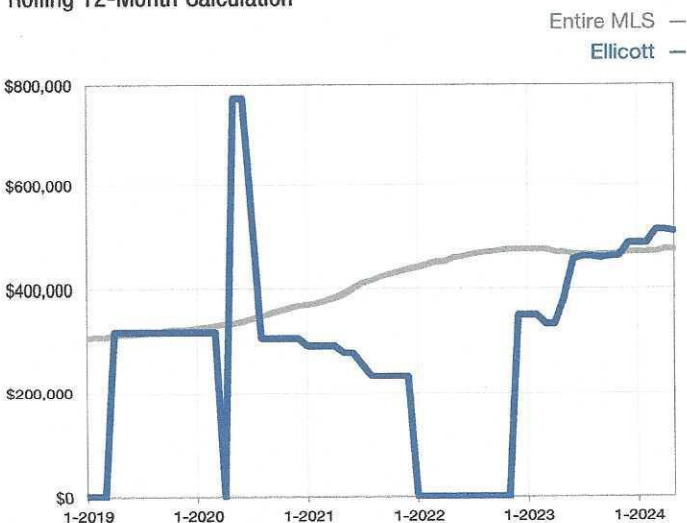
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Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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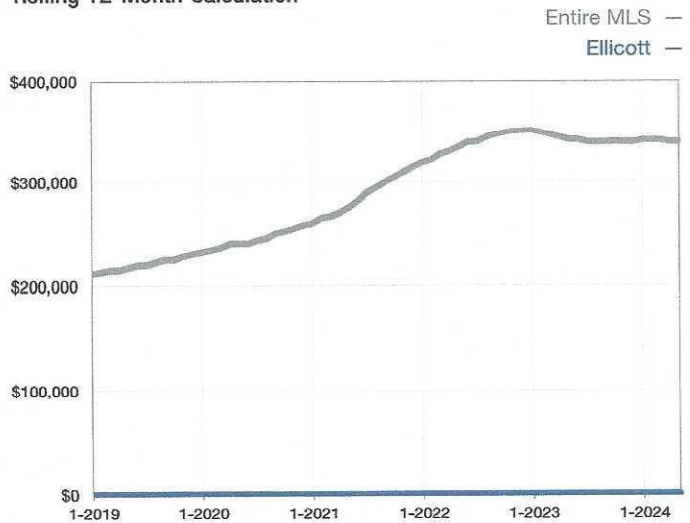
### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



# Local Market Update for May 2024

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## El Paso County

Single Family-Patio Homes	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	1,266	<b>1,425</b>	+ 12.6%	5,135	<b>5,399</b>	+ 5.1%
Sold Listings	1,045	<b>941</b>	- 10.0%	4,102	<b>3,739</b>	- 8.8%
Median Sales Price*	\$478,000	<b>\$507,000</b>	+ 6.1%	\$462,500	<b>\$478,500</b>	+ 3.5%
Average Sales Price*	\$541,282	<b>\$572,895</b>	+ 5.8%	\$525,907	<b>\$546,313</b>	+ 3.9%
Percent of List Price Received*	100.0%	<b>99.8%</b>	- 0.2%	99.4%	<b>99.6%</b>	+ 0.2%
Days on Market Until Sale	28	<b>31</b>	+ 10.7%	41	<b>44</b>	+ 7.3%
Inventory of Homes for Sale	1,538	<b>2,004</b>	+ 30.3%	--	--	--
Months Supply of Inventory	1.6	<b>2.6</b>	+ 62.5%	--	--	--

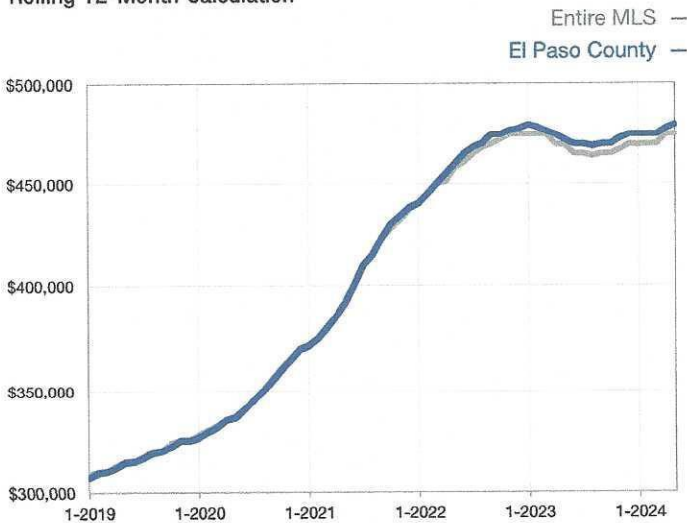
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Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	196	<b>255</b>	+ 30.1%	867	<b>1,064</b>	+ 22.7%
Sold Listings	158	<b>172</b>	+ 8.9%	599	<b>640</b>	+ 6.8%
Median Sales Price*	\$330,000	<b>\$339,500</b>	+ 2.9%	\$335,000	<b>\$337,250</b>	+ 0.7%
Average Sales Price*	\$346,912	<b>\$370,056</b>	+ 6.7%	\$347,612	<b>\$362,855</b>	+ 4.4%
Percent of List Price Received*	99.7%	<b>99.0%</b>	- 0.7%	99.3%	<b>99.3%</b>	0.0%
Days on Market Until Sale	25	<b>38</b>	+ 52.0%	31	<b>45</b>	+ 45.2%
Inventory of Homes for Sale	255	<b>462</b>	+ 81.2%	--	--	--
Months Supply of Inventory	1.7	<b>3.5</b>	+ 105.9%	--	--	--

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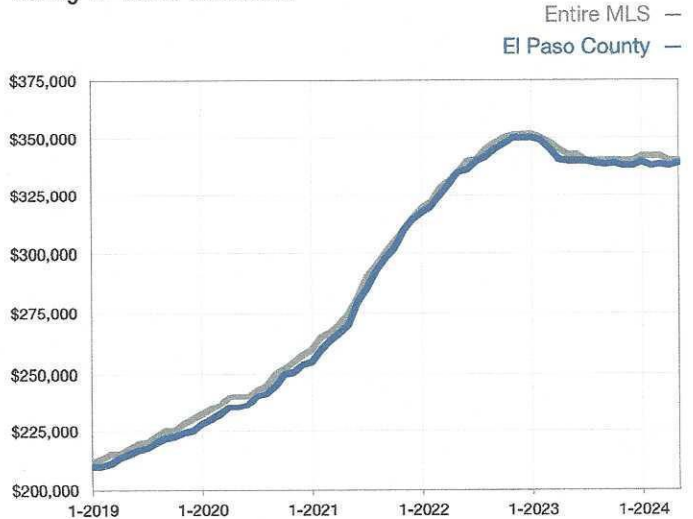
### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation





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## Falcon / Peyton

El Paso County

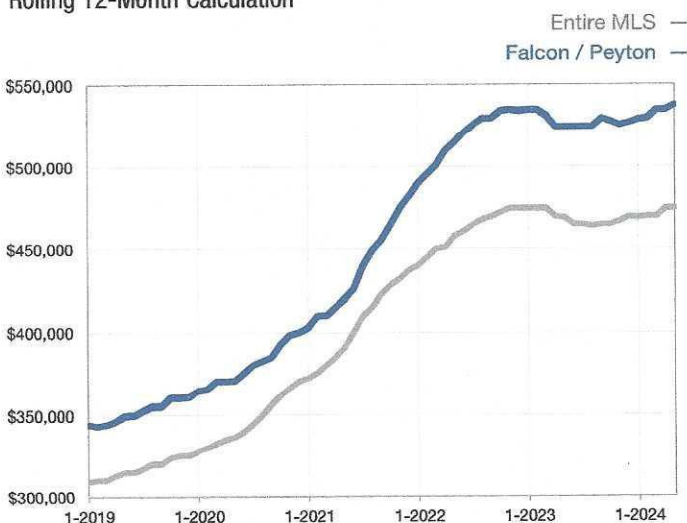
Single Family-Patio Homes	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	100	105	+ 5.0%	403	421	+ 4.5%
Sold Listings	94	66	- 29.8%	333	306	- 8.1%
Median Sales Price*	\$535,000	\$569,950	+ 6.5%	\$520,000	\$550,000	+ 5.8%
Average Sales Price*	\$556,916	\$610,458	+ 9.6%	\$542,200	\$574,967	+ 6.0%
Percent of List Price Received*	99.7%	99.3%	- 0.4%	99.2%	99.8%	+ 0.6%
Days on Market Until Sale	35	44	+ 25.7%	44	53	+ 20.5%
Inventory of Homes for Sale	134	160	+ 19.4%	--	--	--
Months Supply of Inventory	1.7	2.7	+ 58.8%	--	--	--

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

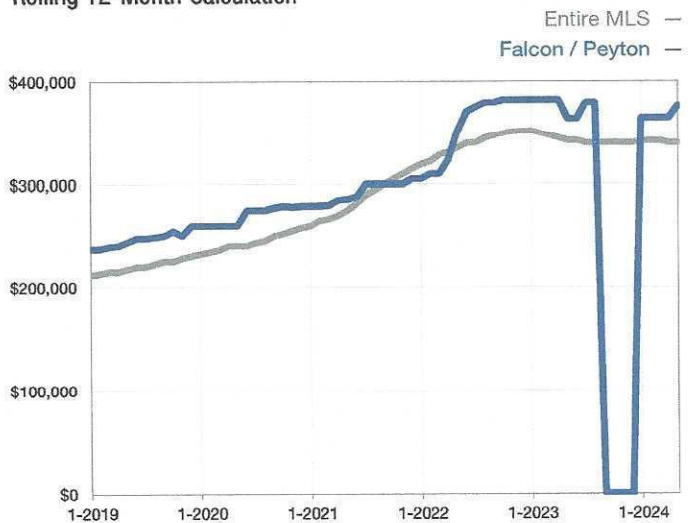
Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	1	--	0	1	--
Sold Listings	0	1	--	0	2	--
Median Sales Price*	\$0	\$388,600	--	\$0	\$376,800	--
Average Sales Price*	\$0	\$388,600	--	\$0	\$376,800	--
Percent of List Price Received*	0.0%	103.6%	--	0.0%	102.5%	--
Days on Market Until Sale	0	6	--	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 May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Florissant

Teller County

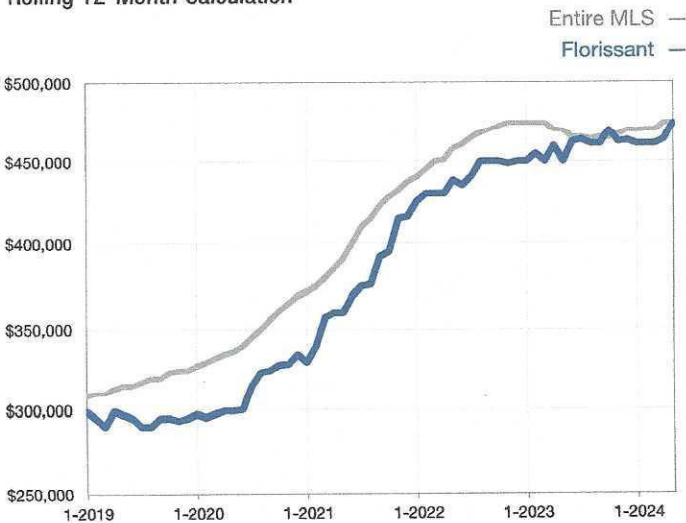
Single Family-Patio Homes	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	22	32	+ 45.5%	88	114	+ 29.5%
Sold Listings	18	14	- 22.2%	64	57	- 10.9%
Median Sales Price*	\$461,950	<b>\$525,500</b>	+ 13.8%	\$461,250	<b>\$465,000</b>	+ 0.8%
Average Sales Price*	\$498,300	<b>\$477,493</b>	- 4.2%	\$476,227	<b>\$505,437</b>	+ 6.1%
Percent of List Price Received*	99.3%	<b>97.3%</b>	- 2.0%	97.9%	<b>96.9%</b>	- 1.0%
Days on Market Until Sale	35	72	+ 105.7%	59	86	+ 45.8%
Inventory of Homes for Sale	44	69	+ 56.8%	--	--	--
Months Supply of Inventory	2.9	5.8	+ 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.

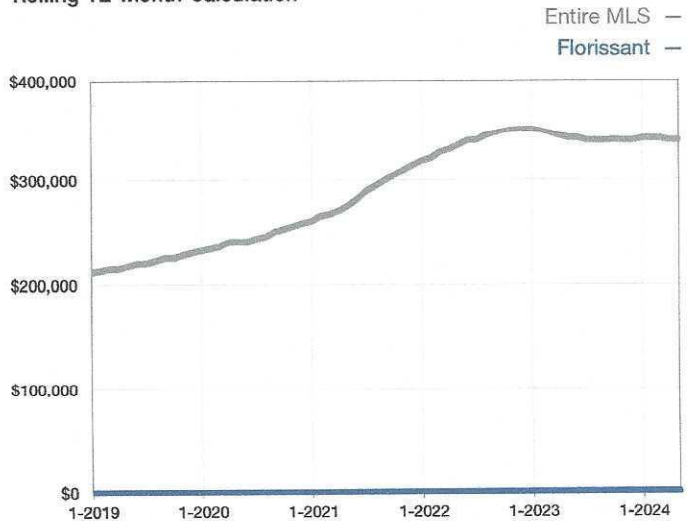
Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
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 May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Fountain

El Paso County

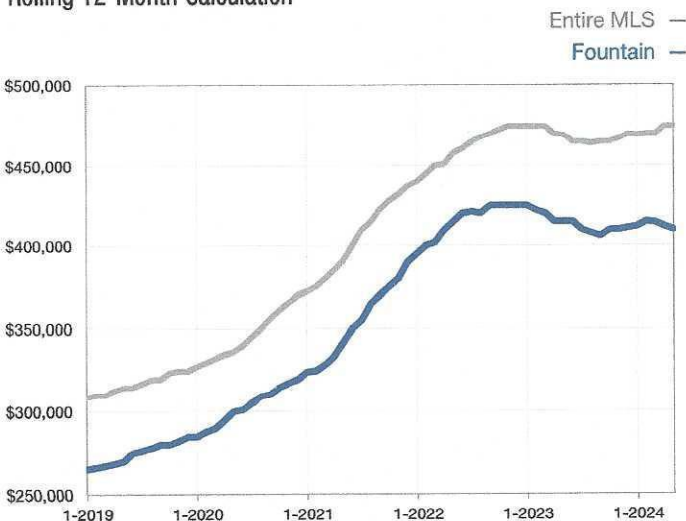
Single Family-Patio Homes	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	56	74	+ 32.1%	303	292	- 3.6%
Sold Listings	71	59	- 16.9%	246	191	- 22.4%
Median Sales Price*	\$423,500	<b>\$425,000</b>	+ 0.4%	\$413,000	<b>\$412,000</b>	- 0.2%
Average Sales Price*	\$432,007	<b>\$436,045</b>	+ 0.9%	\$414,707	<b>\$416,745</b>	+ 0.5%
Percent of List Price Received*	100.8%	<b>100.3%</b>	- 0.5%	100.1%	<b>100.1%</b>	0.0%
Days on Market Until Sale	21	35	+ 66.7%	31	36	+ 16.1%
Inventory of Homes for Sale	61	95	+ 55.7%	--	--	--
Months Supply of Inventory	1.1	2.3	+ 109.1%	--	--	--

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

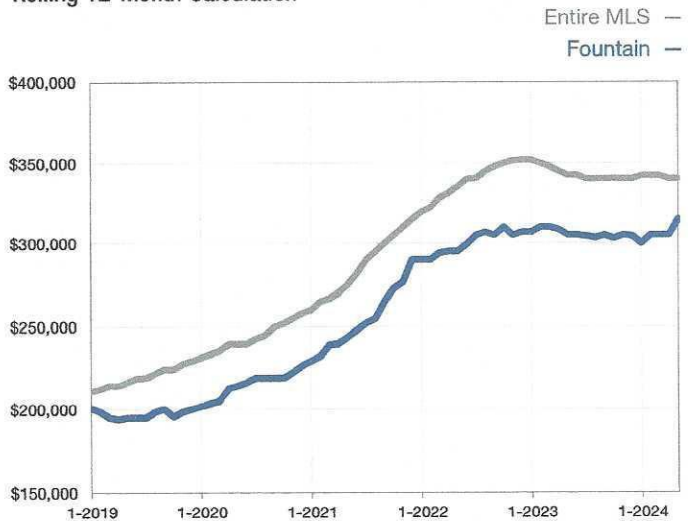
Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	6	9	+ 50.0%	21	31	+ 47.6%
Sold Listings	7	9	+ 28.6%	18	17	- 5.6%
Median Sales Price*	\$291,000	<b>\$320,000</b>	+ 10.0%	\$298,000	<b>\$320,000</b>	+ 7.4%
Average Sales Price*	\$278,000	<b>\$319,267</b>	+ 14.8%	\$294,667	<b>\$315,282</b>	+ 7.0%
Percent of List Price Received*	98.5%	<b>99.6%</b>	+ 1.1%	99.0%	<b>100.1%</b>	+ 1.1%
Days on Market Until Sale	11	23	+ 109.1%	16	37	+ 131.3%
Inventory of Homes for Sale	1	11	+ 1000.0%	--	--	--
Months Supply of Inventory	0.2	2.6	+ 1200.0%	--	--	--

\* 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 May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Manitou Springs

El Paso County

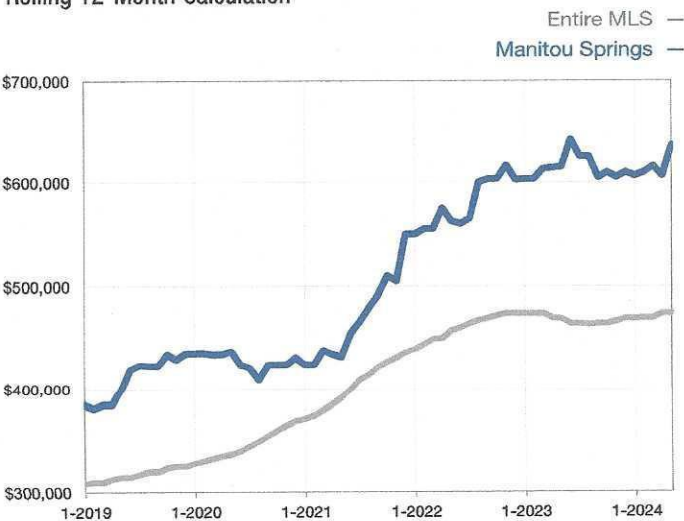
Single Family-Patio Homes	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	12	15	+ 25.0%	35	38	+ 8.6%
Sold Listings	8	9	+ 12.5%	29	21	- 27.6%
Median Sales Price*	\$488,500	<b>\$665,000</b>	+ 36.1%	\$526,000	<b>\$630,000</b>	+ 19.8%
Average Sales Price*	\$632,500	<b>\$785,894</b>	+ 24.3%	\$615,701	<b>\$667,669</b>	+ 8.4%
Percent of List Price Received*	96.7%	<b>98.7%</b>	+ 2.1%	97.7%	<b>97.5%</b>	- 0.2%
Days on Market Until Sale	37	36	- 2.7%	47	58	+ 23.4%
Inventory of Homes for Sale	16	21	+ 31.3%	--	--	--
Months Supply of Inventory	2.5	4.3	+ 72.0%	--	--	--

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

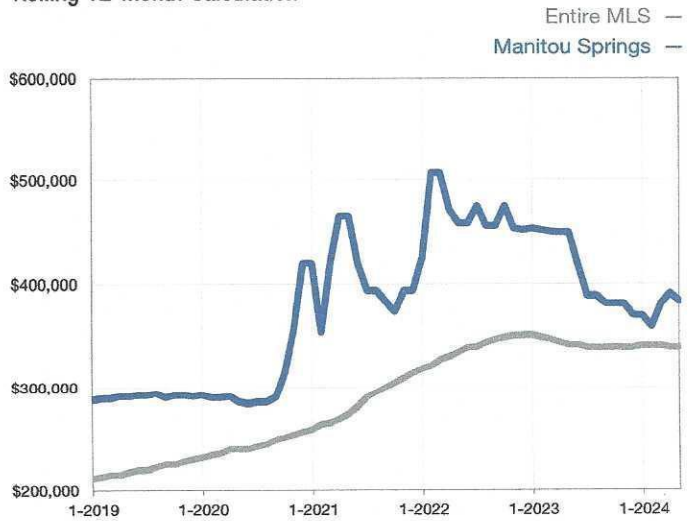
Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	2	0	- 100.0%	5	8	+ 60.0%
Sold Listings	0	2	--	2	4	+ 100.0%
Median Sales Price*	\$0	<b>\$384,250</b>	--	\$386,750	<b>\$392,500</b>	+ 1.5%
Average Sales Price*	\$0	<b>\$384,250</b>	--	\$386,750	<b>\$503,375</b>	+ 30.2%
Percent of List Price Received*	0.0%	<b>98.8%</b>	--	100.6%	<b>99.3%</b>	- 1.3%
Days on Market Until Sale	0	8	--	7	6	- 14.3%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	5.8	3.5	- 39.7%	--	--	--

\* 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





# Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Monument / Palmer Lake / Larkspur

El Paso County

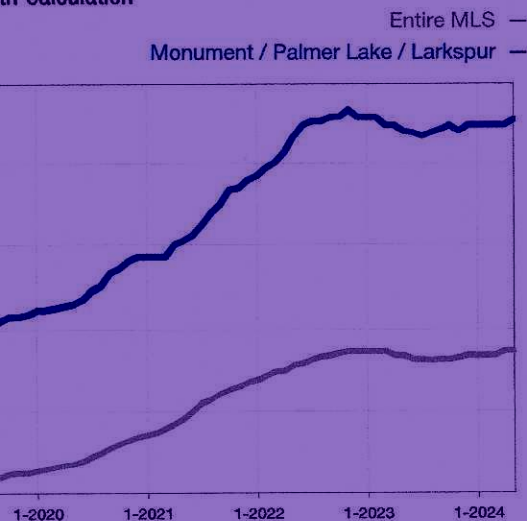
Single Family-Patio Homes	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	94	108	+ 14.9%	333	364	+ 9.3%
Sold Listings	53	74	+ 39.6%	221	219	- 0.9%
Median Sales Price*	\$725,000	\$794,684	+ 9.6%	\$725,000	\$769,950	+ 6.2%
Average Sales Price*	\$765,329	\$810,484	+ 5.9%	\$772,781	\$811,174	+ 5.0%
Percent of List Price Received*	99.3%	99.9%	+ 0.6%	99.1%	99.3%	+ 0.2%
Days on Market Until Sale	36	39	+ 8.3%	47	56	+ 19.1%
Inventory of Homes for Sale	130	190	+ 46.2%	--	--	--
Months Supply of Inventory	2.6	3.9	+ 50.0%	--	--	--

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

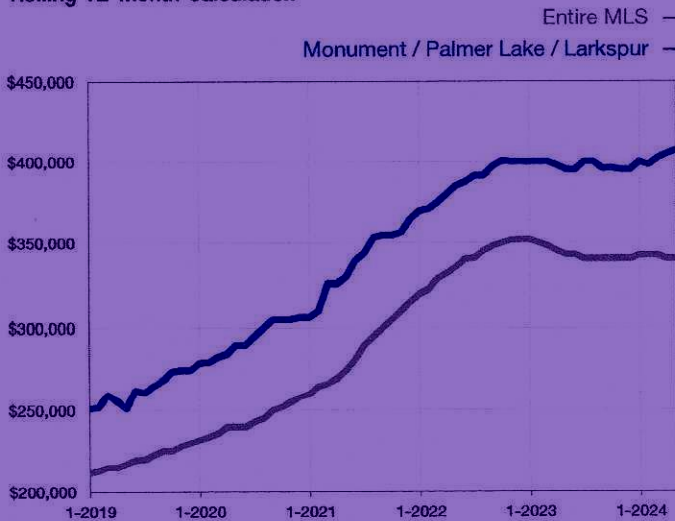
Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	11	11	0.0%	31	40	+ 29.0%
Sold Listings	5	6	+ 20.0%	23	18	- 21.7%
Median Sales Price*	\$392,000	\$427,500	+ 9.1%	\$395,000	\$401,250	+ 1.6%
Average Sales Price*	\$405,180	\$471,667	+ 16.4%	\$388,552	\$433,683	+ 11.6%
Percent of List Price Received*	99.6%	99.0%	- 0.6%	99.0%	99.2%	+ 0.2%
Days on Market Until Sale	59	16	- 72.9%	38	37	- 2.6%
Inventory of Homes for Sale	9	18	+ 100.0%	--	--	--
Months Supply of Inventory	1.7	4.5	+ 164.7%	--	--	--

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

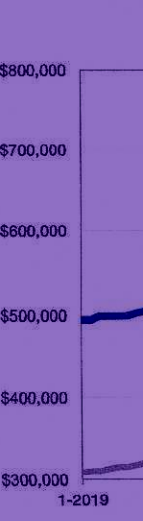
Price – Single Family  
Rolling 12-Month Calculation



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



Median Sales Price  
Rolling 12-Month Calculation



# Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Rush / Truckton / Yoder

El Paso County

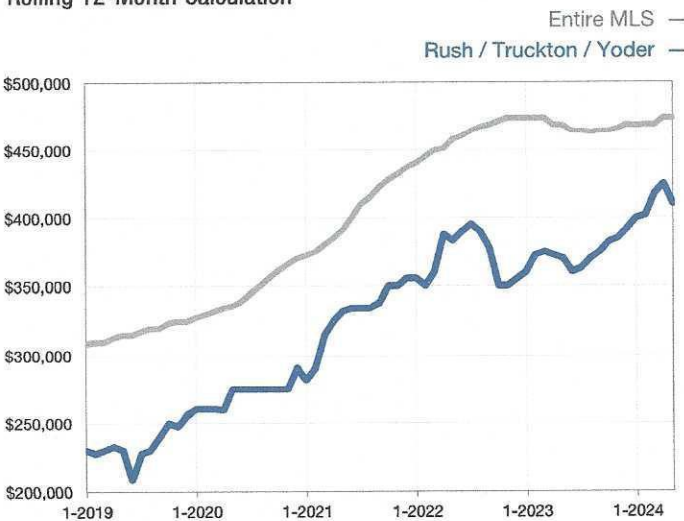
Single Family-Patio Homes	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	5	6	+ 20.0%	33	31	- 6.1%
Sold Listings	5	3	- 40.0%	21	8	- 61.9%
Median Sales Price*	\$425,000	<b>\$373,000</b>	- 12.2%	\$385,000	<b>\$436,500</b>	+ 13.4%
Average Sales Price*	\$418,200	<b>\$369,333</b>	- 11.7%	\$381,210	<b>\$443,350</b>	+ 16.3%
Percent of List Price Received*	93.5%	<b>97.9%</b>	+ 4.7%	97.5%	<b>99.6%</b>	+ 2.2%
Days on Market Until Sale	77	<b>68</b>	- 11.7%	69	<b>67</b>	- 2.9%
Inventory of Homes for Sale	26	<b>20</b>	- 23.1%	--	--	--
Months Supply of Inventory	6.1	<b>5.9</b>	- 3.3%	--	--	--

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

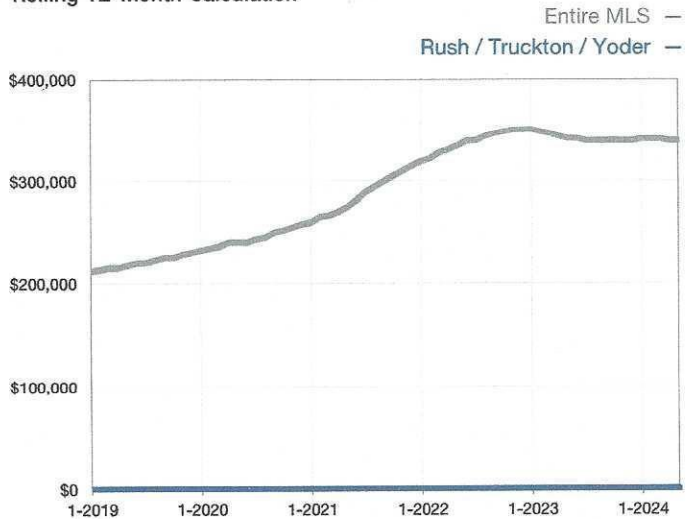
Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<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 May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Security-Widefield

El Paso County

### Single Family-Patio Homes

Key Metrics	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
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	--	--	--	--

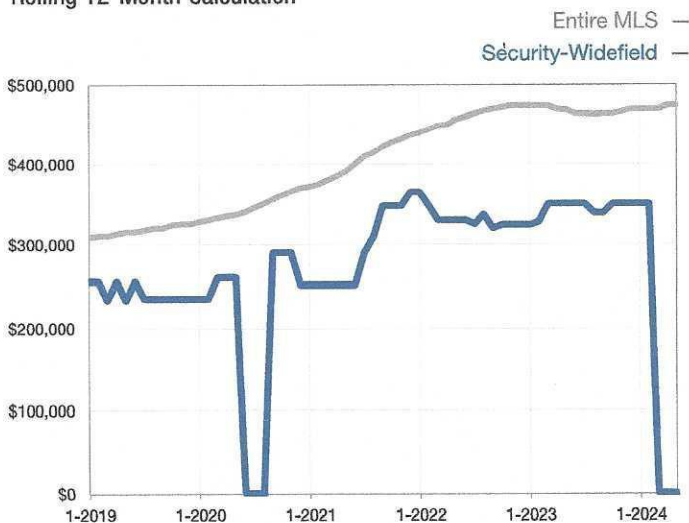
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Townhouse/Condo

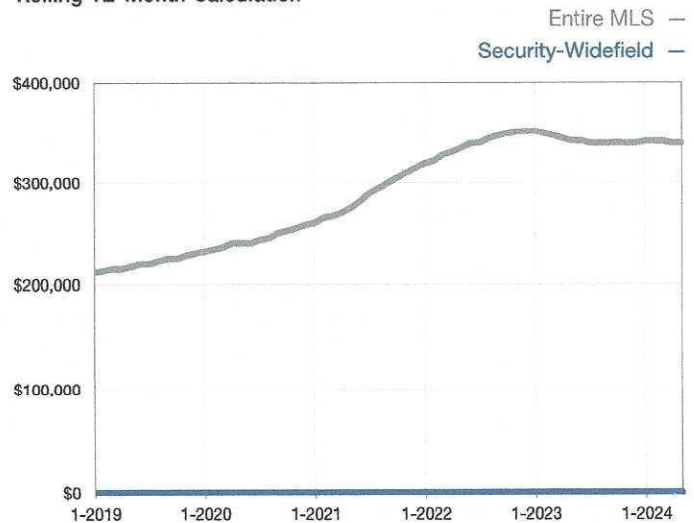
Key Metrics	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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

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



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



# Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Teller County

### Single Family-Patio Homes

Key Metrics	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
New Listings	89	141	+ 58.4%	315	411	+ 30.5%
Sold Listings	53	50	- 5.7%	181	184	+ 1.7%
Median Sales Price*	\$515,000	\$500,500	- 2.8%	\$500,000	\$500,000	0.0%
Average Sales Price*	\$553,746	\$523,208	- 5.5%	\$570,142	\$544,689	- 4.5%
Percent of List Price Received*	99.7%	97.5%	- 2.2%	98.4%	97.6%	- 0.8%
Days on Market Until Sale	32	62	+ 93.8%	56	65	+ 16.1%
Inventory of Homes for Sale	171	264	+ 54.4%	--	--	--
Months Supply of Inventory	3.4	5.9	+ 73.5%	--	--	--

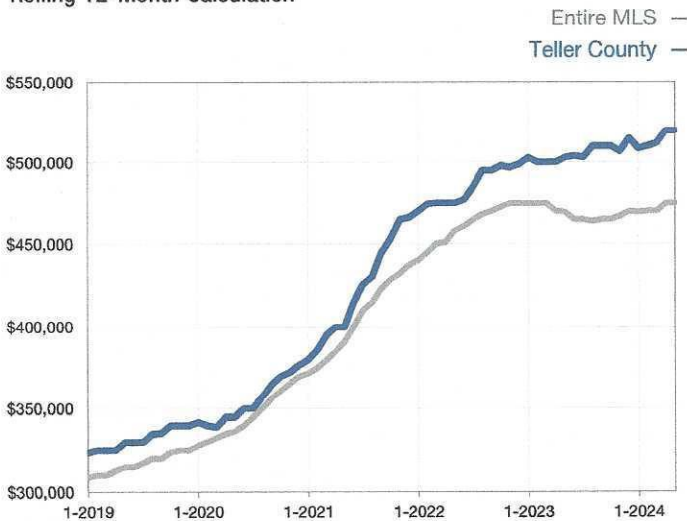
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Townhouse/Condo

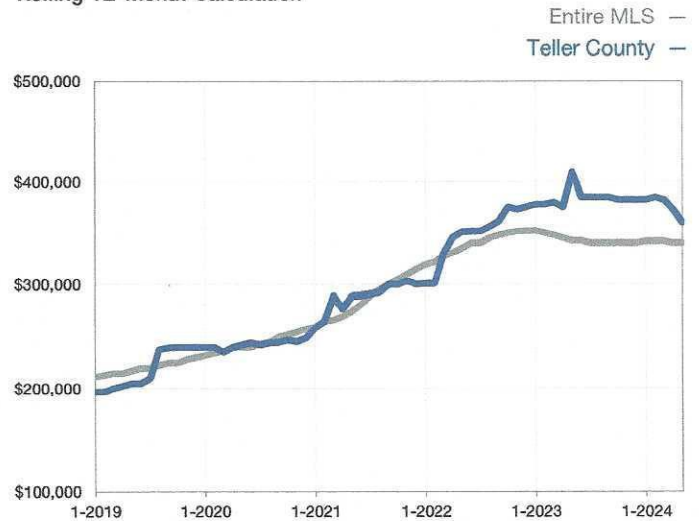
Key Metrics	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
New Listings	7	15	+ 114.3%	32	36	+ 12.5%
Sold Listings	7	4	- 42.9%	12	17	+ 41.7%
Median Sales Price*	\$499,000	\$460,750	- 7.7%	\$489,000	\$345,000	- 29.4%
Average Sales Price*	\$443,669	\$454,725	+ 2.5%	\$405,890	\$376,312	- 7.3%
Percent of List Price Received*	98.6%	99.6%	+ 1.0%	99.0%	98.7%	- 0.3%
Days on Market Until Sale	36	6	- 83.3%	30	47	+ 56.7%
Inventory of Homes for Sale	13	22	+ 69.2%	--	--	--
Months Supply of Inventory	4.6	5.6	+ 21.7%	--	--	--

\* 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





# Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Victor / Goldfield

Teller County

### Single Family-Patio Homes

Key Metrics	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
New Listings	2	4	+ 100.0%	13	11	- 15.4%
Sold Listings	1	1	0.0%	2	5	+ 150.0%
Median Sales Price*	\$291,750	<b>\$220,000</b>	- 24.6%	\$185,875	<b>\$299,000</b>	+ 60.9%
Average Sales Price*	\$291,750	<b>\$220,000</b>	- 24.6%	\$185,875	<b>\$449,600</b>	+ 141.9%
Percent of List Price Received*	98.9%	<b>88.0%</b>	- 11.0%	99.4%	<b>96.5%</b>	- 2.9%
Days on Market Until Sale	31	<b>460</b>	+ 1383.9%	33	<b>135</b>	+ 309.1%
Inventory of Homes for Sale	13	<b>8</b>	- 38.5%	--	--	--
Months Supply of Inventory	9.8	<b>4.4</b>	- 55.1%	--	--	--

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

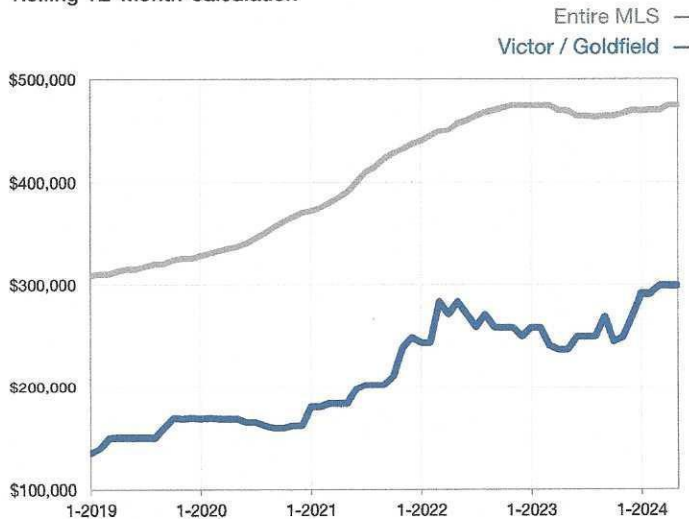
### Townhouse/Condo

Key Metrics	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
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.

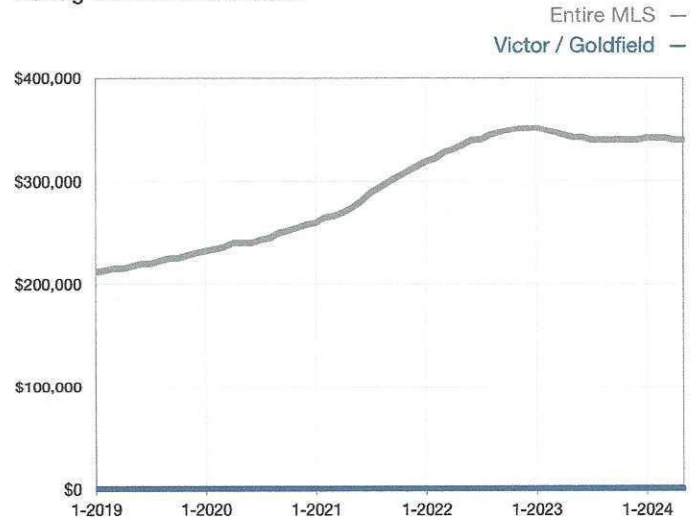
### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



# Local Market Update for May 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Woodland Park

Teller County

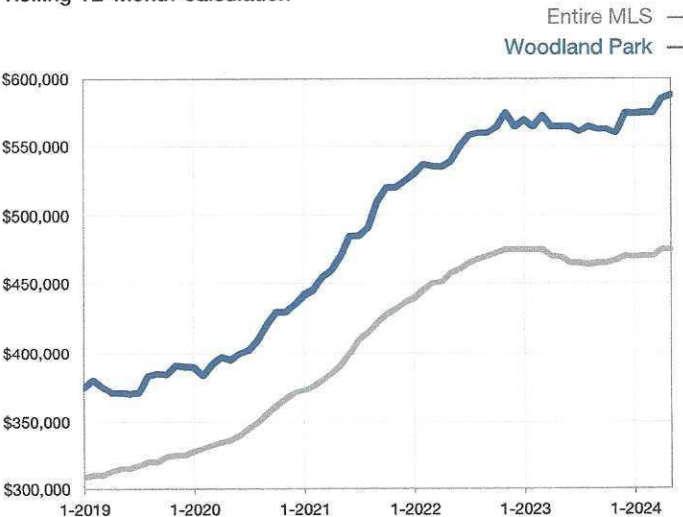
Single Family-Patio Homes	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
New Listings	45	65	+ 44.4%	142	181	+ 27.5%
Sold Listings	23	22	- 4.3%	74	87	+ 17.6%
Median Sales Price*	\$575,000	\$628,500	+ 9.3%	\$562,500	\$607,500	+ 8.0%
Average Sales Price*	\$674,407	\$630,136	- 6.6%	\$634,685	\$617,676	- 2.7%
Percent of List Price Received*	99.4%	98.3%	- 1.1%	98.8%	98.0%	- 0.8%
Days on Market Until Sale	28	44	+ 57.1%	43	57	+ 32.6%
Inventory of Homes for Sale	74	111	+ 50.0%	--	--	--
Months Supply of Inventory	3.5	5.5	+ 57.1%	--	--	--

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

Townhouse/Condo	May			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 05-2023	Thru 05-2024	Percent Change from Previous Year
New Listings	7	11	+ 57.1%	26	29	+ 11.5%
Sold Listings	6	4	- 33.3%	10	15	+ 50.0%
Median Sales Price*	\$511,950	\$460,750	- 10.0%	\$499,000	\$359,900	- 27.9%
Average Sales Price*	\$493,447	\$454,725	- 7.8%	\$455,768	\$382,153	- 16.2%
Percent of List Price Received*	99.8%	99.6%	- 0.2%	99.7%	98.8%	- 0.9%
Days on Market Until Sale	23	6	- 73.9%	20	35	+ 75.0%
Inventory of Homes for Sale	10	16	+ 60.0%	--	--	--
Months Supply of Inventory	4.3	4.9	+ 14.0%	--	--	--

\* 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

