

# Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Black Forest / Elbert

El Paso County

Single Family-Patio Homes	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	2	7	+ 250.0%	45	42	- 6.7%
Sold Listings	7	1	- 85.7%	31	26	- 16.1%
Median Sales Price*	\$675,000	<b>\$399,900</b>	- 40.8%	\$700,000	<b>\$742,500</b>	+ 6.1%
Average Sales Price*	\$630,714	<b>\$399,900</b>	- 36.6%	\$738,433	<b>\$723,326</b>	- 2.0%
Percent of List Price Received*	100.1%	<b>100.0%</b>	- 0.1%	98.6%	<b>99.9%</b>	+ 1.3%
Days on Market Until Sale	40	<b>92</b>	+ 130.0%	49	<b>63</b>	+ 28.6%
Inventory of Homes for Sale	17	<b>18</b>	+ 5.9%	--	--	--
Months Supply of Inventory	4.3	<b>4.6</b>	+ 7.0%	--	--	--

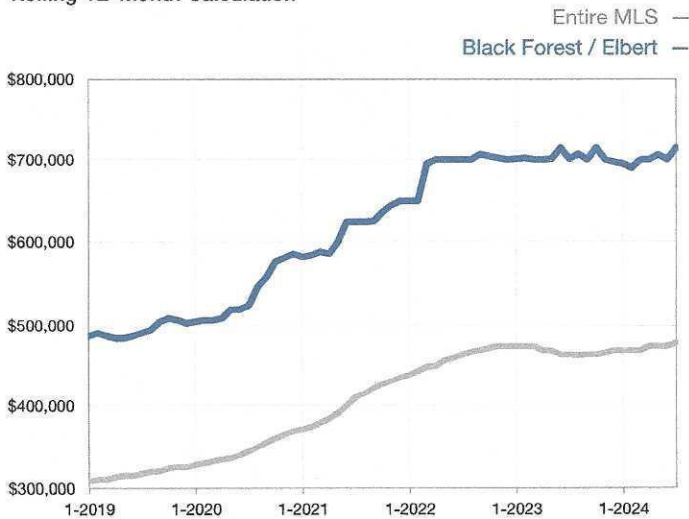
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	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.

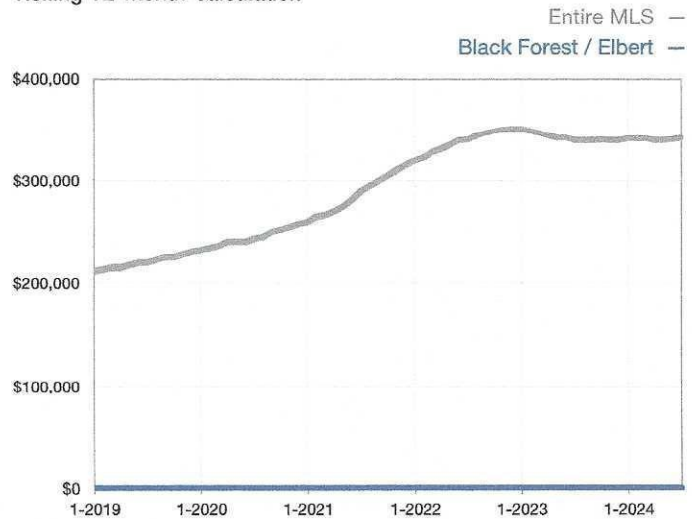
### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



# Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Calhan / Ramah

El Paso County

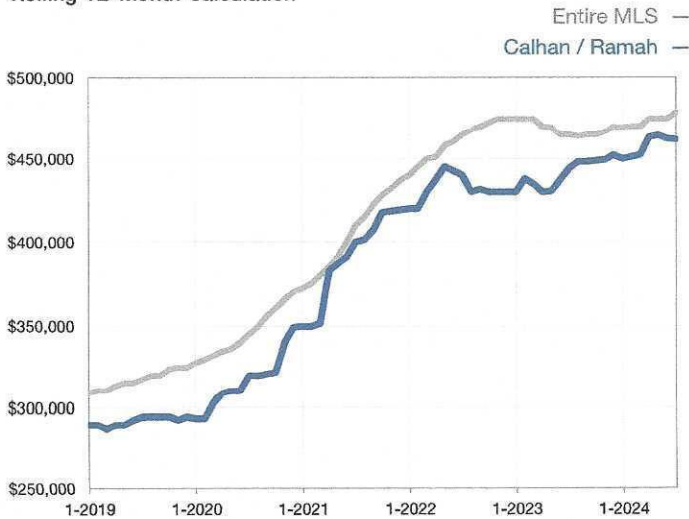
Single Family-Patio Homes	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	19	13	- 31.6%	122	108	- 11.5%
Sold Listings	10	13	+ 30.0%	73	66	- 9.6%
Median Sales Price*	\$458,775	<b>\$455,000</b>	- 0.8%	\$452,500	<b>\$464,250</b>	+ 2.6%
Average Sales Price*	\$448,390	<b>\$469,899</b>	+ 4.8%	\$482,037	<b>\$487,525</b>	+ 1.1%
Percent of List Price Received*	99.3%	<b>99.6%</b>	+ 0.3%	98.8%	<b>98.4%</b>	- 0.4%
Days on Market Until Sale	52	<b>49</b>	- 5.8%	55	<b>78</b>	+ 41.8%
Inventory of Homes for Sale	59	<b>45</b>	- 23.7%	--	--	--
Months Supply of Inventory	5.8	<b>4.5</b>	- 22.4%	--	--	--

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

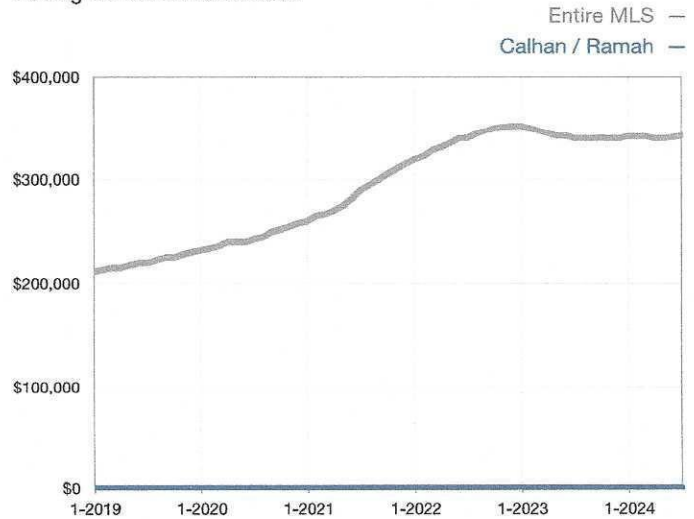
Townhouse/Condo	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<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 July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Cascade / Chipita Park / Green Mountain Falls

El Paso and Teller Counties

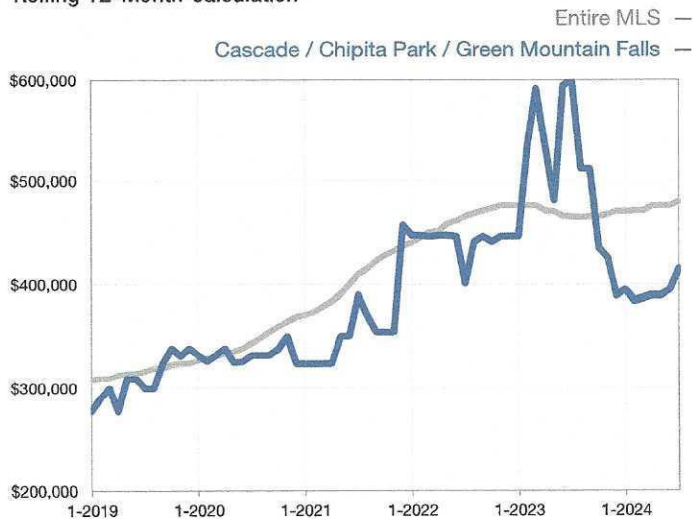
Single Family-Patio Homes	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
New Listings	3	2	- 33.3%	9	18	+ 100.0%
Sold Listings	0	4	--	8	9	+ 12.5%
Median Sales Price*	\$0	\$480,000	--	\$537,500	\$435,000	- 19.1%
Average Sales Price*	\$0	\$473,750	--	\$578,188	\$452,767	- 21.7%
Percent of List Price Received*	0.0%	99.4%	--	93.6%	98.8%	+ 5.6%
Days on Market Until Sale	0	23	--	82	28	- 65.9%
Inventory of Homes for Sale	3	11	+ 266.7%	--	--	--
Months Supply of Inventory	1.8	6.2	+ 244.4%	--	--	--

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

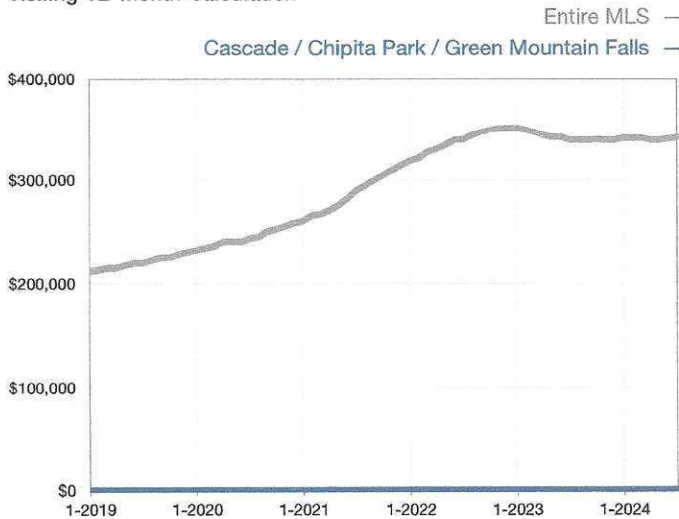
Townhouse/Condo	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
New Listings	0	0	--	0	2	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	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 July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Colorado Springs

El Paso County

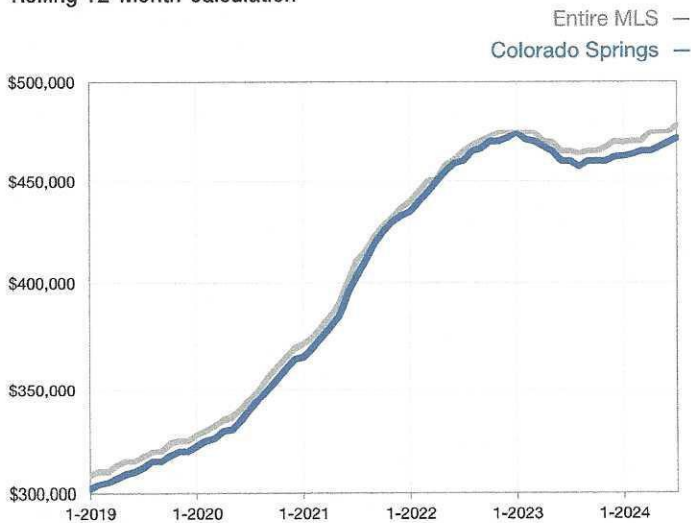
Single Family-Patio Homes	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	888	932	+ 5.0%	5,850	6,104	+ 4.3%
Sold Listings	705	712	+ 1.0%	4,703	4,383	- 6.8%
Median Sales Price*	\$469,000	\$493,635	+ 5.3%	\$460,000	\$475,000	+ 3.3%
Average Sales Price*	\$543,308	\$567,488	+ 4.5%	\$527,814	\$543,302	+ 2.9%
Percent of List Price Received*	99.6%	99.5%	- 0.1%	99.5%	99.6%	+ 0.1%
Days on Market Until Sale	25	29	+ 16.0%	34	37	+ 8.8%
Inventory of Homes for Sale	1,406	1,785	+ 27.0%	--	--	--
Months Supply of Inventory	2.0	3.0	+ 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.

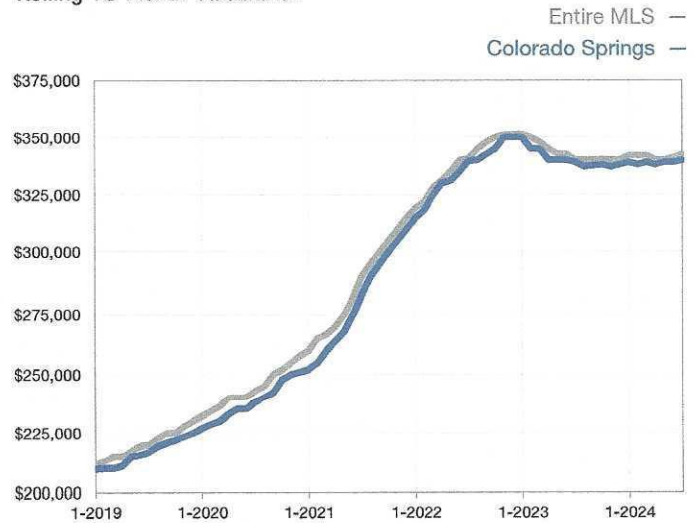
Townhouse/Condo	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	182	216	+ 18.7%	1,195	1,430	+ 19.7%
Sold Listings	126	130	+ 3.2%	858	856	- 0.2%
Median Sales Price*	\$335,000	\$351,000	+ 4.8%	\$335,000	\$340,000	+ 1.5%
Average Sales Price*	\$351,742	\$382,559	+ 8.8%	\$360,470	\$367,994	+ 2.1%
Percent of List Price Received*	99.7%	99.3%	- 0.4%	99.5%	99.2%	- 0.3%
Days on Market Until Sale	27	39	+ 44.4%	31	44	+ 41.9%
Inventory of Homes for Sale	284	514	+ 81.0%	--	--	--
Months Supply of Inventory	2.1	4.3	+ 104.8%	--	--	--

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

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



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





# Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Cripple Creek

Teller County

### Single Family-Patio Homes

Key Metrics	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
New Listings	9	16	+ 77.8%	59	88	+ 49.2%
Sold Listings	6	3	- 50.0%	33	20	- 39.4%
Median Sales Price*	\$262,450	<b>\$395,000</b>	+ 50.5%	\$287,500	<b>\$336,000</b>	+ 16.9%
Average Sales Price*	\$273,483	<b>\$418,667</b>	+ 53.1%	\$343,342	<b>\$338,262</b>	- 1.5%
Percent of List Price Received*	96.8%	<b>92.2%</b>	- 4.8%	99.3%	<b>95.4%</b>	- 3.9%
Days on Market Until Sale	13	67	+ 415.4%	39	50	+ 28.2%
Inventory of Homes for Sale	25	54	+ 116.0%	--	--	--
Months Supply of Inventory	4.8	15.8	+ 229.2%	--	--	--

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

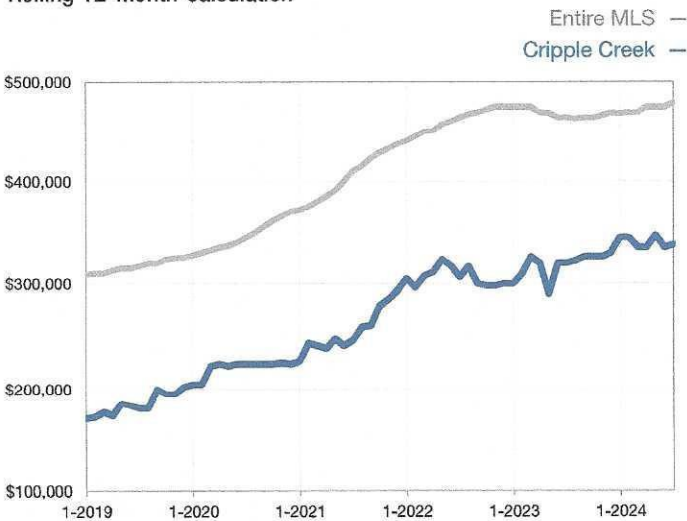
### Townhouse/Condo

Key Metrics	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
New Listings	0	1	--	7	8	+ 14.3%
Sold Listings	0	0	--	4	2	- 50.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$161,500	<b>\$332,500</b>	+ 105.9%
Average Sales Price*	\$0	<b>\$0</b>	--	\$160,750	<b>\$332,500</b>	+ 106.8%
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	96.5%	<b>97.8%</b>	+ 1.3%
Days on Market Until Sale	0	0	--	79	134	+ 69.6%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	1.4	4.5	+ 221.4%	--	--	--

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

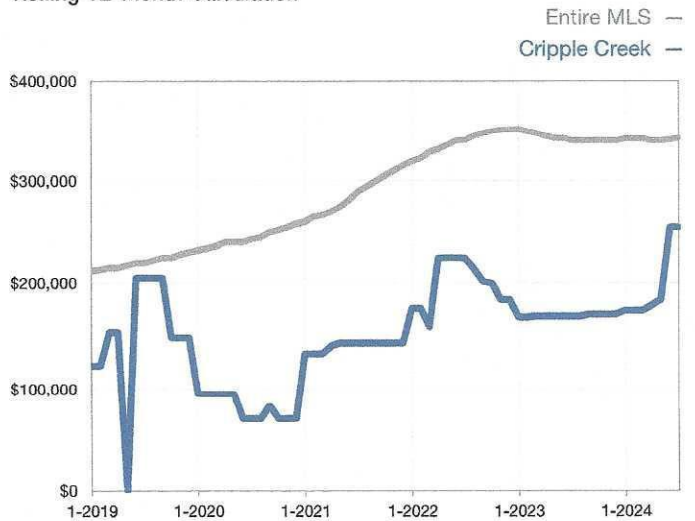
### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



# Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Divide

Teller County

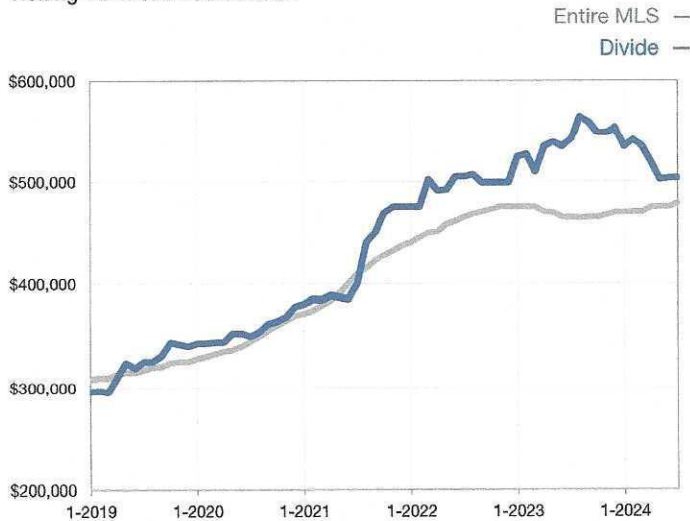
Single Family-Patio Homes	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	14	19	+ 35.7%	69	97	+ 40.6%
Sold Listings	9	13	+ 44.4%	46	46	0.0%
Median Sales Price*	\$735,000	<b>\$509,500</b>	- 30.7%	\$575,000	<b>\$472,500</b>	- 17.8%
Average Sales Price*	\$871,111	<b>\$548,838</b>	- 37.0%	\$712,843	<b>\$518,655</b>	- 27.2%
Percent of List Price Received*	97.8%	<b>97.4%</b>	- 0.4%	97.8%	<b>97.8%</b>	0.0%
Days on Market Until Sale	70	49	- 30.0%	70	49	- 30.0%
Inventory of Homes for Sale	31	59	+ 90.3%	--	--	--
Months Supply of Inventory	3.7	7.8	+ 110.8%	--	--	--

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

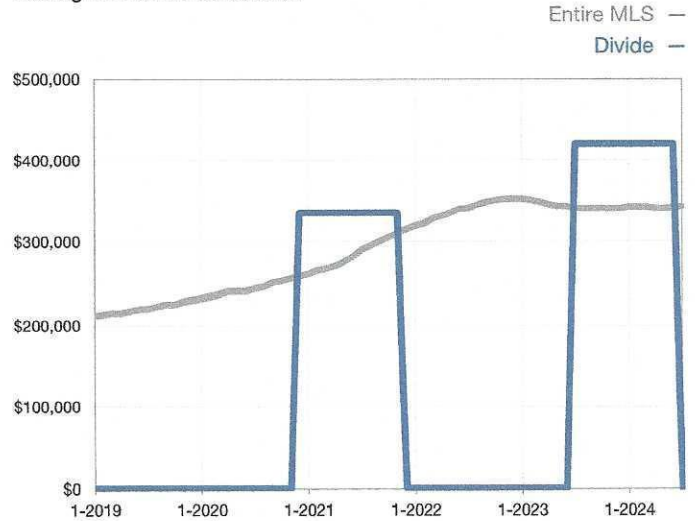
Townhouse/Condo	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	1	0	- 100.0%
Sold Listings	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$420,000	<b>\$0</b>	- 100.0%	\$420,000	<b>\$0</b>	- 100.0%
Average Sales Price*	\$420,000	<b>\$0</b>	- 100.0%	\$420,000	<b>\$0</b>	- 100.0%
Percent of List Price Received*	93.3%	<b>0.0%</b>	- 100.0%	93.3%	<b>0.0%</b>	- 100.0%
Days on Market Until Sale	12	0	- 100.0%	12	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.

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



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





# Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Ellicott

El Paso County

### Single Family-Patio Homes

Key Metrics	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
New Listings	0	0	--	6	4	- 33.3%
Sold Listings	4	1	- 75.0%	13	3	- 76.9%
Median Sales Price*	\$495,749	<b>\$358,000</b>	- 27.8%	\$463,500	<b>\$336,000</b>	- 27.5%
Average Sales Price*	\$483,420	<b>\$358,000</b>	- 25.9%	\$460,418	<b>\$342,000</b>	- 25.7%
Percent of List Price Received*	102.9%	<b>99.3%</b>	- 3.5%	101.1%	<b>97.9%</b>	- 3.2%
Days on Market Until Sale	72	0	- 100.0%	83	60	- 27.7%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.7	2.0	+ 185.7%	--	--	--

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

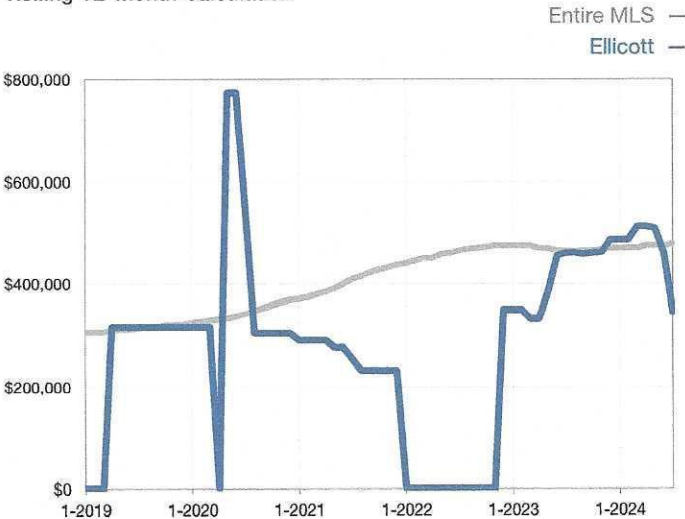
### Townhouse/Condo

Key Metrics	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	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.

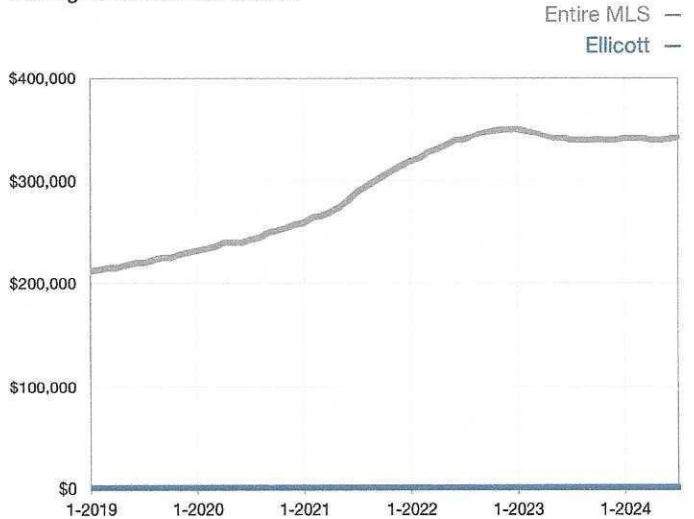
### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



# Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## El Paso County

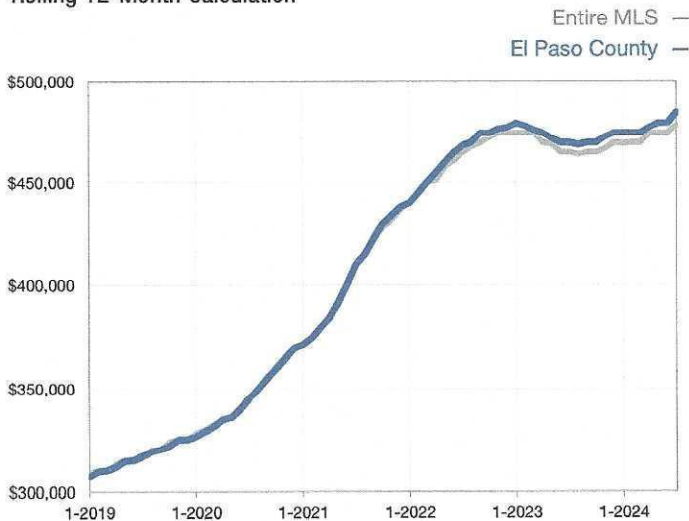
Single Family-Patio Homes	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	1,146	<b>1,218</b>	+ 6.3%	7,635	<b>7,955</b>	+ 4.2%
Sold Listings	905	<b>940</b>	+ 3.9%	6,069	<b>5,621</b>	- 7.4%
Median Sales Price*	\$476,000	<b>\$501,000</b>	+ 5.3%	\$470,000	<b>\$486,000</b>	+ 3.4%
Average Sales Price*	\$550,244	<b>\$577,833</b>	+ 5.0%	\$536,180	<b>\$555,388</b>	+ 3.6%
Percent of List Price Received*	99.7%	<b>99.5%</b>	- 0.2%	99.5%	<b>99.6%</b>	+ 0.1%
Days on Market Until Sale	25	<b>32</b>	+ 28.0%	35	<b>40</b>	+ 14.3%
Inventory of Homes for Sale	1,964	<b>2,444</b>	+ 24.4%	--	--	--
Months Supply of Inventory	2.2	<b>3.2</b>	+ 45.5%	--	--	--

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

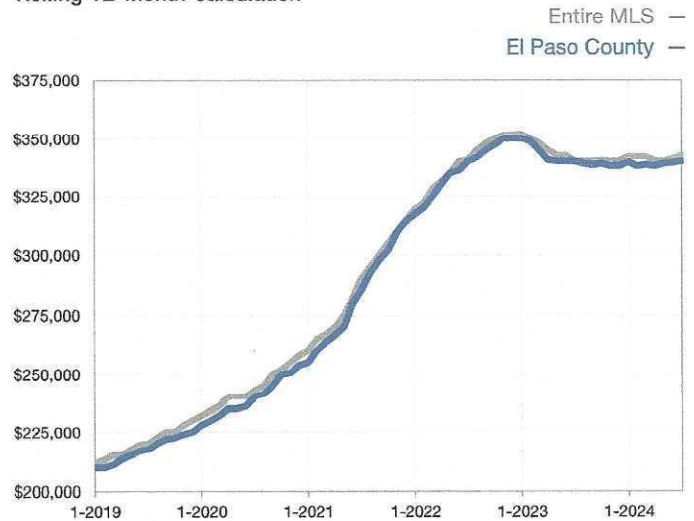
Townhouse/Condo	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	195	<b>230</b>	+ 17.9%	1,276	<b>1,538</b>	+ 20.5%
Sold Listings	139	<b>138</b>	- 0.7%	926	<b>918</b>	- 0.9%
Median Sales Price*	\$335,000	<b>\$354,950</b>	+ 6.0%	\$338,000	<b>\$340,950</b>	+ 0.9%
Average Sales Price*	\$355,435	<b>\$382,888</b>	+ 7.7%	\$360,252	<b>\$369,077</b>	+ 2.4%
Percent of List Price Received*	99.6%	<b>99.3%</b>	- 0.3%	99.5%	<b>99.2%</b>	- 0.3%
Days on Market Until Sale	25	<b>39</b>	+ 56.0%	30	<b>43</b>	+ 43.3%
Inventory of Homes for Sale	302	<b>549</b>	+ 81.8%	--	--	--
Months Supply of Inventory	2.1	<b>4.4</b>	+ 109.5%	--	--	--

\* 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 July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Falcon / Peyton

El Paso County

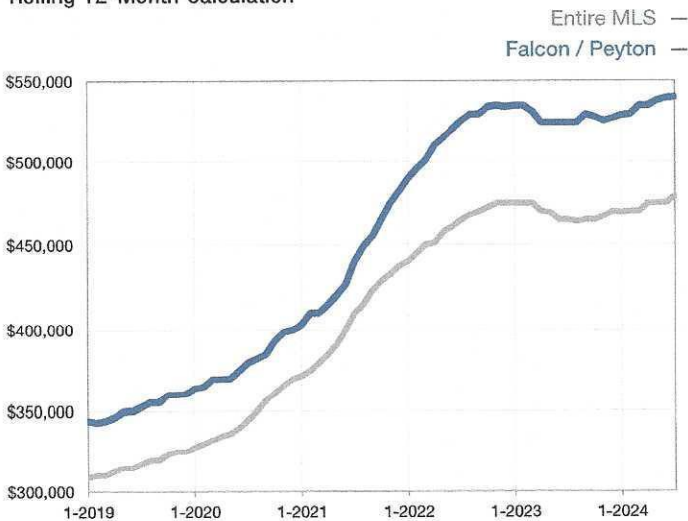
Single Family-Patio Homes	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	81	96	+ 18.5%	581	623	+ 7.2%
Sold Listings	59	71	+ 20.3%	474	446	- 5.9%
Median Sales Price*	\$550,000	<b>\$562,000</b>	+ 2.2%	\$525,000	<b>\$546,250</b>	+ 4.0%
Average Sales Price*	\$558,103	<b>\$601,384</b>	+ 7.8%	\$545,487	<b>\$572,336</b>	+ 4.9%
Percent of List Price Received*	99.4%	<b>99.5%</b>	+ 0.1%	99.4%	<b>99.8%</b>	+ 0.4%
Days on Market Until Sale	23	30	+ 30.4%	38	46	+ 21.1%
Inventory of Homes for Sale	171	191	+ 11.7%	--	--	--
Months Supply of Inventory	2.4	3.3	+ 37.5%	--	--	--

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

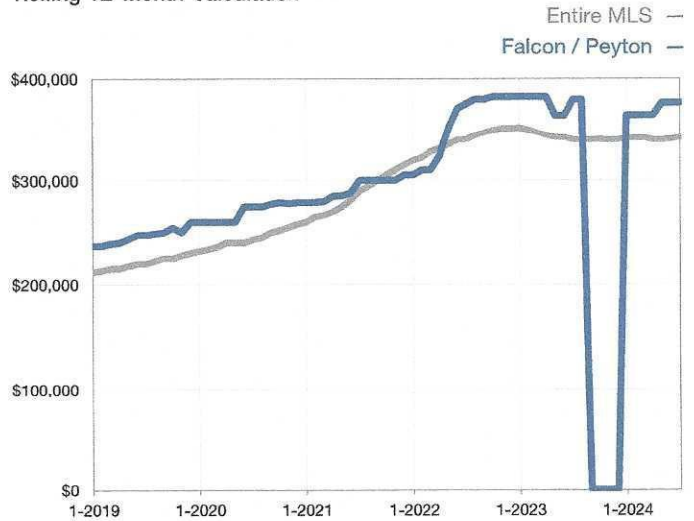
Townhouse/Condo	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	1	--
Sold Listings	0	0	--	0	2	--
Median Sales Price*	\$0	\$0	--	\$0	<b>\$376,800</b>	--
Average Sales Price*	\$0	\$0	--	\$0	<b>\$376,800</b>	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	<b>102.5%</b>	--
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 July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Florissant

Teller County

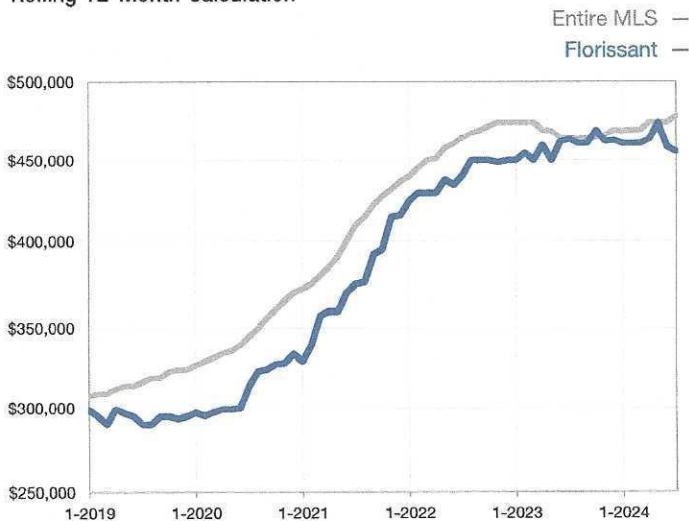
Single Family-Patio Homes	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	30	23	- 23.3%	139	163	+ 17.3%
Sold Listings	13	11	- 15.4%	97	80	- 17.5%
Median Sales Price*	\$535,000	\$465,000	- 13.1%	\$485,000	\$465,000	- 4.1%
Average Sales Price*	\$536,523	\$552,677	+ 3.0%	\$503,509	\$511,728	+ 1.6%
Percent of List Price Received*	99.6%	97.3%	- 2.3%	98.4%	97.4%	- 1.0%
Days on Market Until Sale	27	41	+ 51.9%	50	70	+ 40.0%
Inventory of Homes for Sale	62	90	+ 45.2%	--	--	--
Months Supply of Inventory	4.3	8.1	+ 88.4%	--	--	--

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

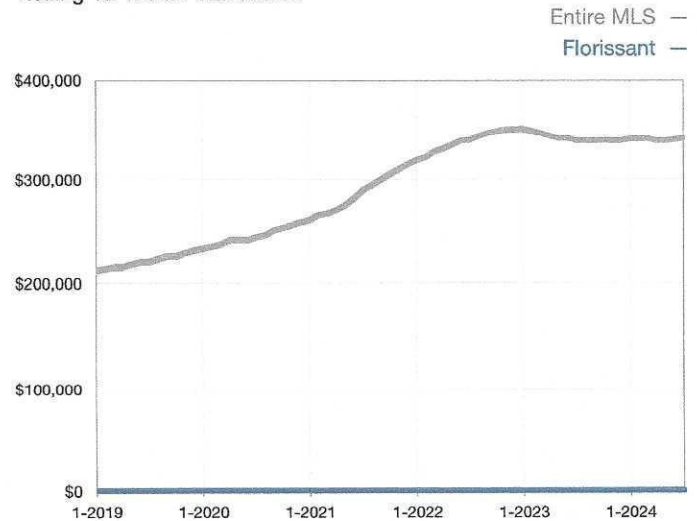
Townhouse/Condo	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$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 July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Fountain

El Paso County

### Single Family-Patio Homes

Key Metrics	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
New Listings	64	57	- 10.9%	434	405	- 6.7%
Sold Listings	60	53	- 11.7%	365	291	- 20.3%
Median Sales Price*	\$412,500	<b>\$415,000</b>	+ 0.6%	\$415,000	<b>\$415,000</b>	0.0%
Average Sales Price*	\$412,161	<b>\$427,410</b>	+ 3.7%	\$417,169	<b>\$419,378</b>	+ 0.5%
Percent of List Price Received*	100.9%	<b>100.8%</b>	- 0.1%	100.3%	<b>100.3%</b>	0.0%
Days on Market Until Sale	19	<b>30</b>	+ 57.9%	27	<b>34</b>	+ 25.9%
Inventory of Homes for Sale	87	<b>112</b>	+ 28.7%	--	--	--
Months Supply of Inventory	1.7	<b>2.8</b>	+ 64.7%	--	--	--

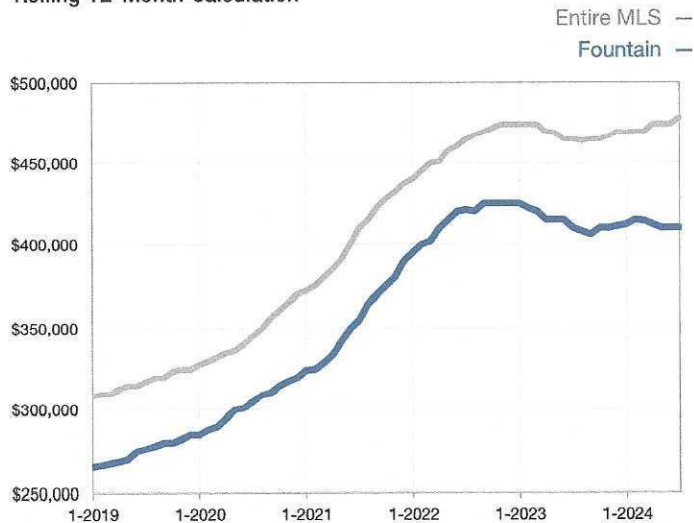
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Townhouse/Condo

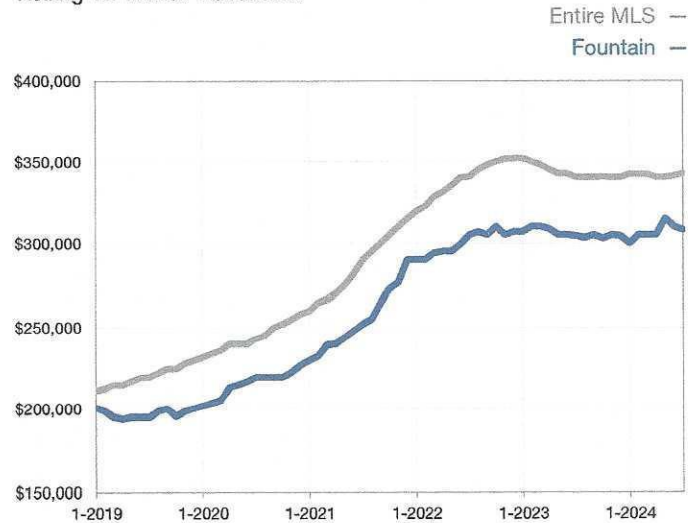
Key Metrics	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
New Listings	6	4	- 33.3%	33	42	+ 27.3%
Sold Listings	6	1	- 83.3%	30	23	- 23.3%
Median Sales Price*	\$302,500	<b>\$289,000</b>	- 4.5%	\$305,000	<b>\$315,000</b>	+ 3.3%
Average Sales Price*	\$298,167	<b>\$289,000</b>	- 3.1%	\$299,533	<b>\$310,900</b>	+ 3.8%
Percent of List Price Received*	99.2%	<b>100.0%</b>	+ 0.8%	99.6%	<b>100.1%</b>	+ 0.5%
Days on Market Until Sale	12	<b>88</b>	+ 633.3%	13	<b>40</b>	+ 207.7%
Inventory of Homes for Sale	5	<b>13</b>	+ 160.0%	--	--	--
Months Supply of Inventory	1.1	<b>3.6</b>	+ 227.3%	--	--	--

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

Median Sales Price – Single Family  
Rolling 12-Month Calculation



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



# Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Manitou Springs

El Paso County

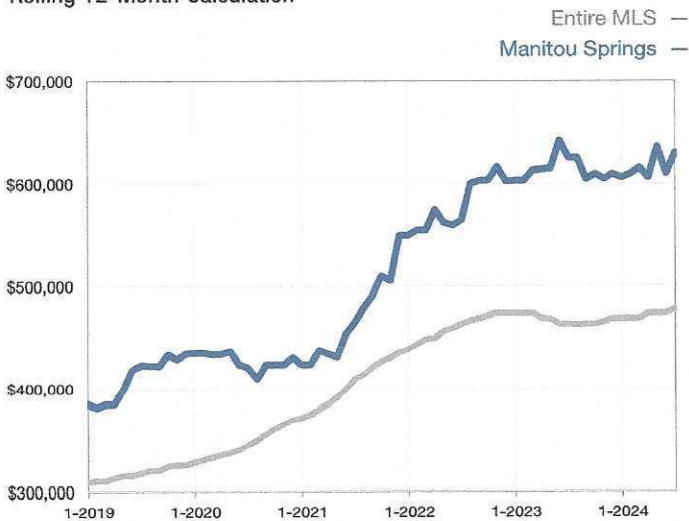
Single Family-Patio Homes	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	4	9	+ 125.0%	54	57	+ 5.6%
Sold Listings	3	9	+ 200.0%	41	38	- 7.3%
Median Sales Price*	\$580,000	<b>\$706,500</b>	+ 21.8%	\$613,000	<b>\$636,000</b>	+ 3.8%
Average Sales Price*	\$766,667	<b>\$685,111</b>	- 10.6%	\$647,774	<b>\$673,659</b>	+ 4.0%
Percent of List Price Received*	99.3%	<b>98.6%</b>	- 0.7%	98.1%	<b>97.6%</b>	- 0.5%
Days on Market Until Sale	3	24	+ 700.0%	43	46	+ 7.0%
Inventory of Homes for Sale	25	27	+ 8.0%	--	--	--
Months Supply of Inventory	4.1	5.1	+ 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.

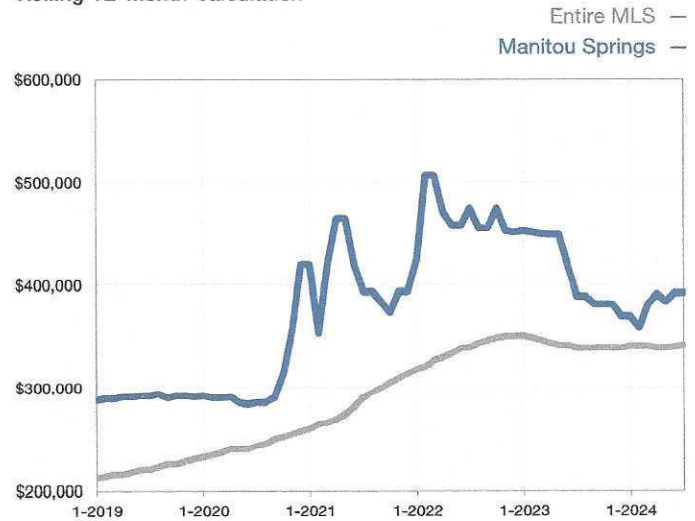
Townhouse/Condo	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	2	3	+ 50.0%	7	11	+ 57.1%
Sold Listings	0	0	--	3	7	+ 133.3%
Median Sales Price*	\$0	<b>\$0</b>	--	\$329,900	<b>\$400,000</b>	+ 21.2%
Average Sales Price*	\$0	<b>\$0</b>	--	\$367,800	<b>\$574,071</b>	+ 56.1%
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	100.4%	<b>98.2%</b>	- 2.2%
Days on Market Until Sale	0	0	--	6	21	+ 250.0%
Inventory of Homes for Sale	4	6	+ 50.0%	--	--	--
Months Supply of Inventory	4.0	4.2	+ 5.0%	--	--	--

\* 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 July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Monument / Palmer Lake / Larkspur

El Paso County

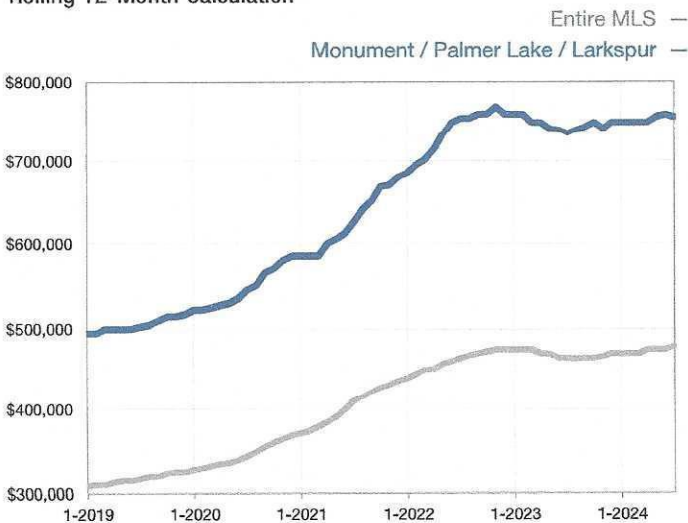
Single Family-Patio Homes	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	82	99	+ 20.7%	497	568	+ 14.3%
Sold Listings	58	68	+ 17.2%	341	352	+ 3.2%
Median Sales Price*	\$741,500	\$734,950	- 0.9%	\$735,000	\$760,000	+ 3.4%
Average Sales Price*	\$811,799	\$843,475	+ 3.9%	\$794,808	\$823,678	+ 3.6%
Percent of List Price Received*	99.8%	98.8%	- 1.0%	99.3%	99.3%	0.0%
Days on Market Until Sale	25	54	+ 116.0%	41	56	+ 36.6%
Inventory of Homes for Sale	168	236	+ 40.5%	--	--	--
Months Supply of Inventory	3.4	4.8	+ 41.2%	--	--	--

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

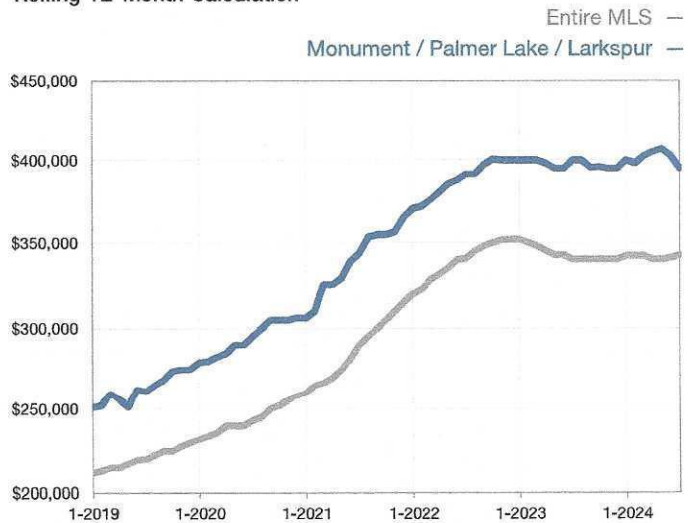
Townhouse/Condo	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	5	7	+ 40.0%	43	54	+ 25.6%
Sold Listings	8	7	- 12.5%	36	31	- 13.9%
Median Sales Price*	\$481,500	\$380,000	- 21.1%	\$397,950	\$400,000	+ 0.5%
Average Sales Price*	\$487,113	\$402,400	- 17.4%	\$411,683	\$423,677	+ 2.9%
Percent of List Price Received*	99.0%	99.8%	+ 0.8%	99.1%	98.8%	- 0.3%
Days on Market Until Sale	11	33	+ 200.0%	28	39	+ 39.3%
Inventory of Homes for Sale	10	16	+ 60.0%	--	--	--
Months Supply of Inventory	1.9	4.0	+ 110.5%	--	--	--

\* 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 July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Rush / Truckton / Yoder

El Paso County

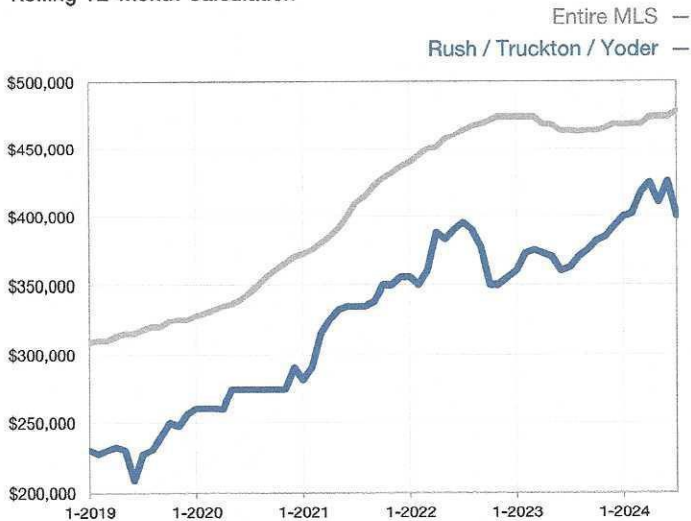
Single Family-Patio Homes	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	8	6	- 25.0%	54	48	- 11.1%
Sold Listings	4	10	+ 150.0%	30	25	- 16.7%
Median Sales Price*	\$482,000	<b>\$392,000</b>	- 18.7%	\$392,250	<b>\$400,000</b>	+ 2.0%
Average Sales Price*	\$456,000	<b>\$395,310</b>	- 13.3%	\$384,880	<b>\$437,076</b>	+ 13.6%
Percent of List Price Received*	98.4%	<b>99.0%</b>	+ 0.6%	97.8%	<b>99.1%</b>	+ 1.3%
Days on Market Until Sale	47	75	+ 59.6%	66	83	+ 25.8%
Inventory of Homes for Sale	33	25	- 24.2%	--	--	--
Months Supply of Inventory	7.3	6.1	- 16.4%	--	--	--

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

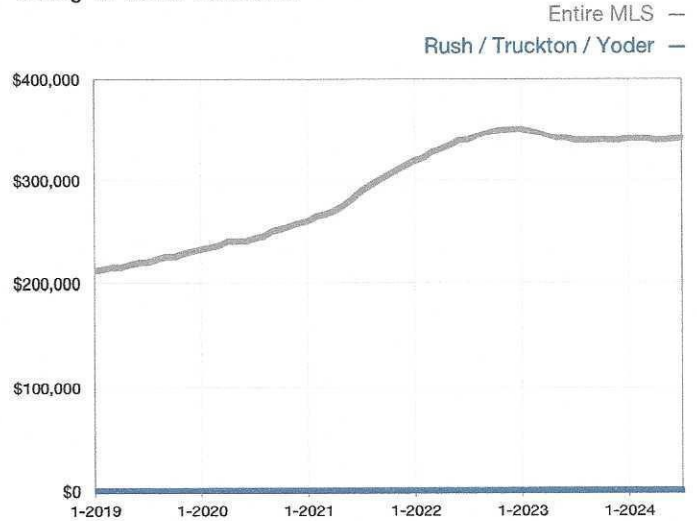
Townhouse/Condo	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$0	<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	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 July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Security-Widefield

El Paso County

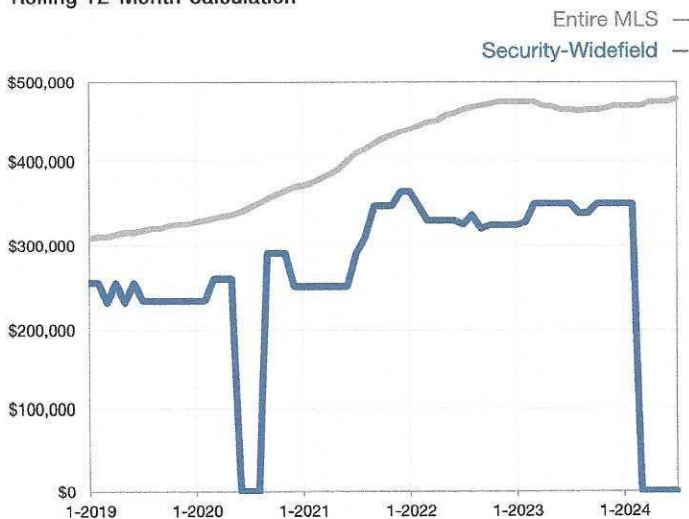
Single Family-Patio Homes	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
New Listings	0	1	--	1	1	0.0%
Sold Listings	0	0	--	1	0	-100.0%
Median Sales Price*	\$0	\$0	--	\$350,000	\$0	-100.0%
Average Sales Price*	\$0	\$0	--	\$350,000	\$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.

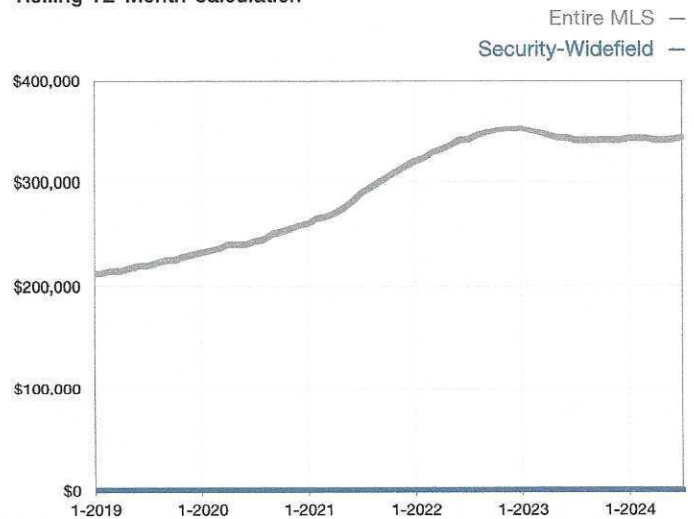
Townhouse/Condo	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price 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 July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Teller County

Single Family-Patio Homes	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	91	110	+ 20.9%	498	633	+ 27.1%
Sold Listings	54	55	+ 1.9%	307	280	- 8.8%
Median Sales Price*	\$467,450	\$550,000	+ 17.7%	\$509,250	\$517,500	+ 1.6%
Average Sales Price*	\$525,401	\$643,361	+ 22.5%	\$569,302	\$569,073	- 0.0%
Percent of List Price Received*	98.2%	97.4%	- 0.8%	98.5%	97.8%	- 0.7%
Days on Market Until Sale	32	49	+ 53.1%	46	57	+ 23.9%
Inventory of Homes for Sale	204	343	+ 68.1%	--	--	--
Months Supply of Inventory	4.2	8.2	+ 95.2%	--	--	--

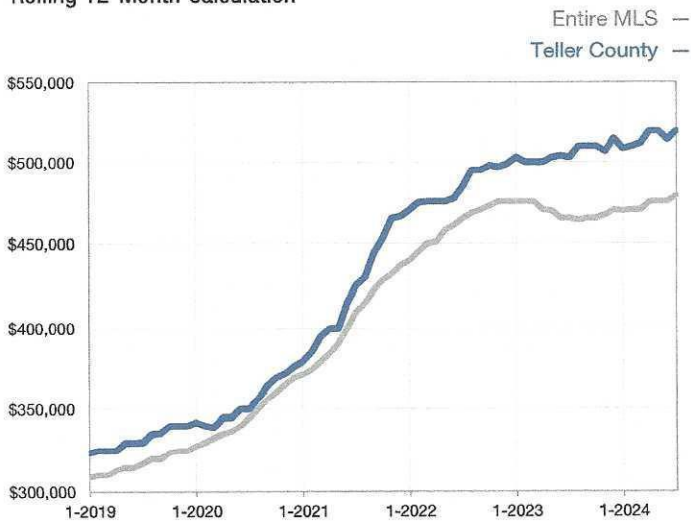
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	5	3	- 40.0%	48	52	+ 8.3%
Sold Listings	4	2	- 50.0%	21	21	0.0%
Median Sales Price*	\$395,000	\$417,500	+ 5.7%	\$385,000	\$375,000	- 2.6%
Average Sales Price*	\$386,000	\$417,500	+ 8.2%	\$374,266	\$392,205	+ 4.8%
Percent of List Price Received*	96.4%	93.9%	- 2.6%	98.1%	98.3%	+ 0.2%
Days on Market Until Sale	21	36	+ 71.4%	30	57	+ 90.0%
Inventory of Homes for Sale	15	30	+ 100.0%	--	--	--
Months Supply of Inventory	4.9	8.7	+ 77.6%	--	--	--

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

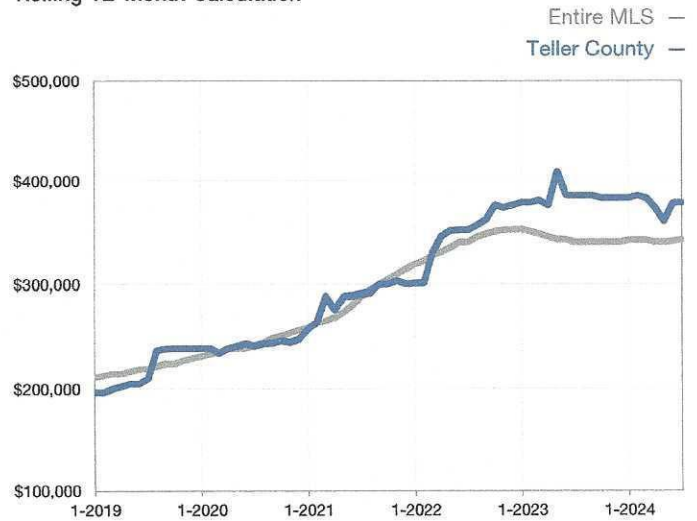
### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation





# Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Victor / Goldfield

Teller County

Single Family-Patio Homes	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	4	3	- 25.0%	20	15	- 25.0%
Sold Listings	2	1	- 50.0%	7	7	0.0%
Median Sales Price*	\$400,000	<b>\$765,000</b>	+ 91.3%	\$291,750	<b>\$299,000</b>	+ 2.5%
Average Sales Price*	\$400,000	<b>\$765,000</b>	+ 91.3%	\$431,536	<b>\$462,571</b>	+ 7.2%
Percent of List Price Received*	99.1%	<b>98.7%</b>	- 0.4%	99.2%	<b>97.0%</b>	- 2.2%
Days on Market Until Sale	55	<b>136</b>	+ 147.3%	38	<b>117</b>	+ 207.9%
Inventory of Homes for Sale	13	<b>9</b>	- 30.8%	--	--	--
Months Supply of Inventory	7.6	<b>5.8</b>	- 23.7%	--	--	--

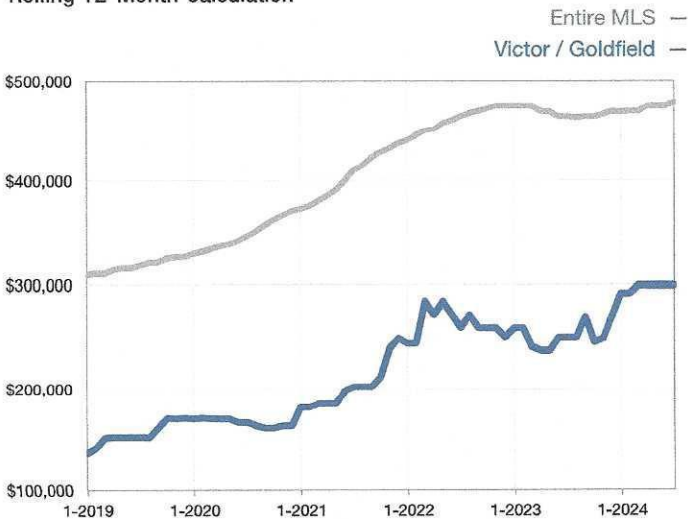
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	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.

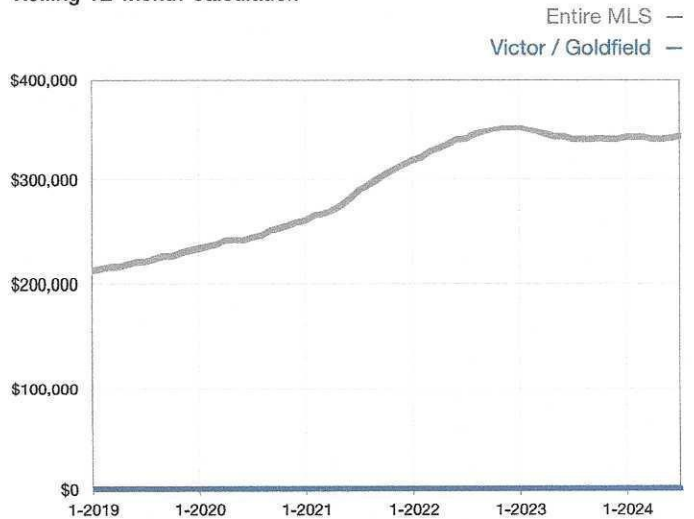
### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



# Local Market Update for July 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Woodland Park

Teller County

### Single Family-Patio Homes

Key Metrics	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
New Listings	36	50	+ 38.9%	218	277	+ 27.1%
Sold Listings	24	27	+ 12.5%	128	134	+ 4.7%
Median Sales Price*	\$515,500	<b>\$650,000</b>	+ 26.1%	\$562,500	<b>\$607,500</b>	+ 8.0%
Average Sales Price*	\$463,166	<b>\$746,278</b>	+ 61.1%	\$623,114	<b>\$656,477</b>	+ 5.4%
Percent of List Price Received*	97.7%	<b>98.0%</b>	+ 0.3%	98.6%	<b>98.4%</b>	- 0.2%
Days on Market Until Sale	23	46	+ 100.0%	36	52	+ 44.4%
Inventory of Homes for Sale	77	133	+ 72.7%	--	--	--
Months Supply of Inventory	3.8	6.8	+ 78.9%	--	--	--

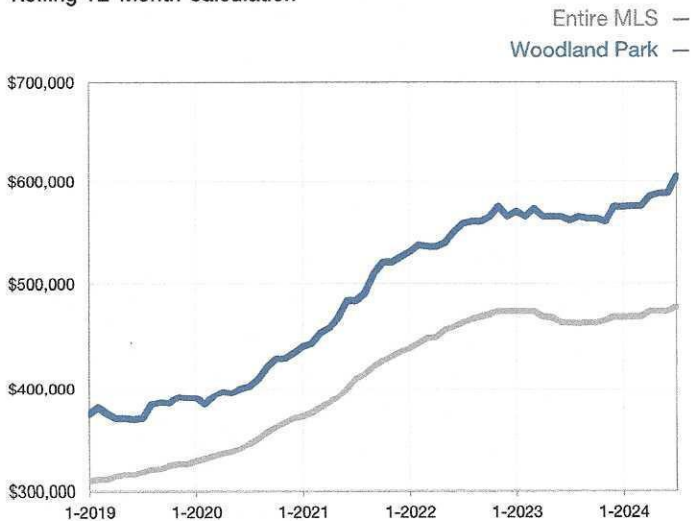
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

### Townhouse/Condo

Key Metrics	July			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 07-2023	Thru 07-2024	Percent Change from Previous Year
New Listings	5	2	- 60.0%	40	44	+ 10.0%
Sold Listings	3	2	- 33.3%	16	19	+ 18.8%
Median Sales Price*	\$370,000	<b>\$417,500</b>	+ 12.8%	\$449,950	<b>\$399,000</b>	- 11.3%
Average Sales Price*	\$374,667	<b>\$417,500</b>	+ 11.4%	\$424,786	<b>\$398,489</b>	- 6.2%
Percent of List Price Received*	97.4%	<b>93.9%</b>	- 3.6%	98.9%	<b>98.3%</b>	- 0.6%
Days on Market Until Sale	24	36	+ 50.0%	19	49	+ 157.9%
Inventory of Homes for Sale	13	24	+ 84.6%	--	--	--
Months Supply of Inventory	5.5	7.8	+ 41.8%	--	--	--

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

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



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

