

# Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Black Forest / Elbert

El Paso County

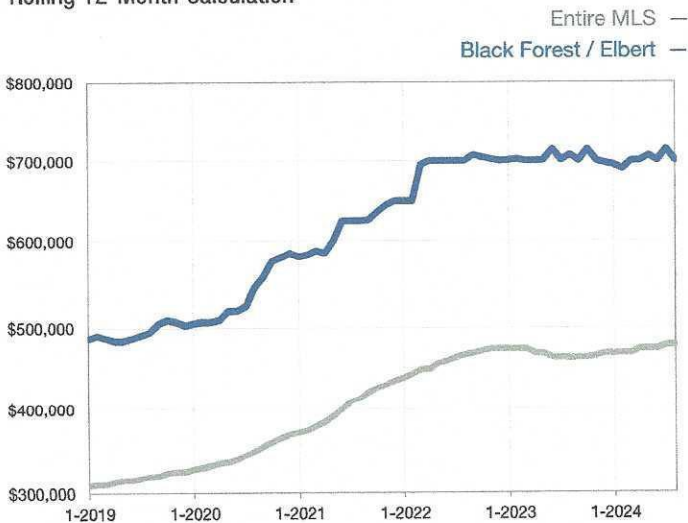
Single Family-Patio Homes	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	8	5	- 37.5%	53	47	- 11.3%
Sold Listings	4	2	- 50.0%	35	28	- 20.0%
Median Sales Price*	\$720,000	\$590,000	- 18.1%	\$715,000	\$740,000	+ 3.5%
Average Sales Price*	\$715,250	\$590,000	- 17.5%	\$735,783	\$713,802	- 3.0%
Percent of List Price Received*	98.5%	100.0%	+ 1.5%	98.6%	99.9%	+ 1.3%
Days on Market Until Sale	35	42	+ 20.0%	47	62	+ 31.9%
Inventory of Homes for Sale	23	17	- 26.1%	--	--	--
Months Supply of Inventory	5.8	4.5	- 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.

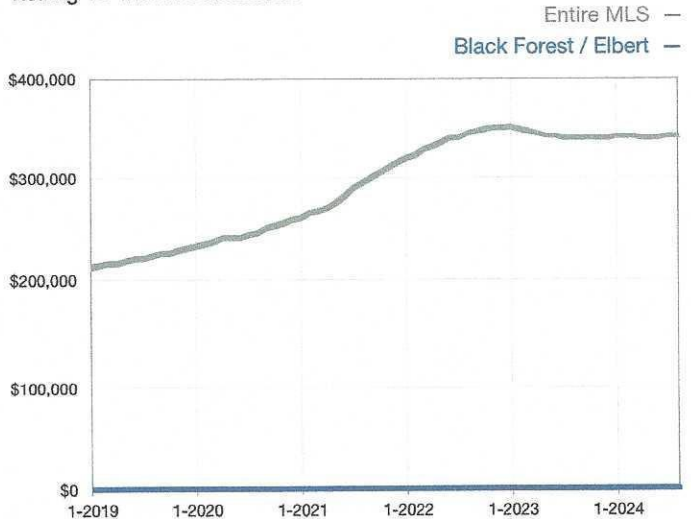
Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$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

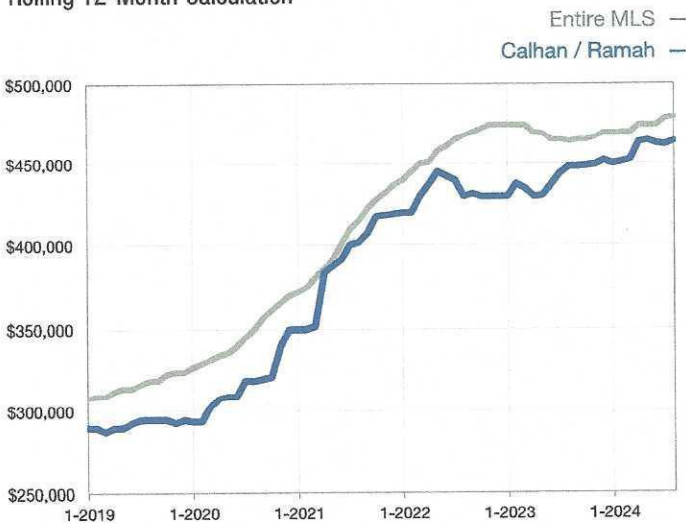
Single Family-Patio Homes	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	14	10	- 28.6%	136	118	- 13.2%
Sold Listings	16	9	- 43.8%	89	75	- 15.7%
Median Sales Price*	\$455,000	<b>\$462,714</b>	+ 1.7%	\$452,500	<b>\$464,000</b>	+ 2.5%
Average Sales Price*	\$489,496	<b>\$496,590</b>	+ 1.4%	\$483,378	<b>\$488,613</b>	+ 1.1%
Percent of List Price Received*	99.9%	<b>100.5%</b>	+ 0.6%	99.0%	<b>98.6%</b>	- 0.4%
Days on Market Until Sale	51	<b>66</b>	+ 29.4%	55	<b>77</b>	+ 40.0%
Inventory of Homes for Sale	59	<b>47</b>	- 20.3%	--	--	--
Months Supply of Inventory	5.4	<b>5.0</b>	- 7.4%	--	--	--

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

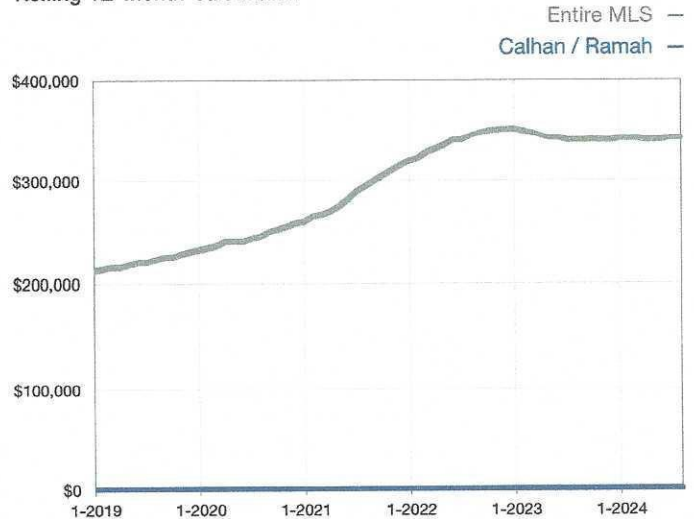
Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	<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	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	2	3	+ 50.0%	11	23	+ 109.1%
Sold Listings	2	3	+ 50.0%	10	12	+ 20.0%
Median Sales Price*	\$235,000	\$400,000	+ 70.2%	\$400,000	\$432,500	+ 8.1%
Average Sales Price*	\$235,000	\$370,667	+ 57.7%	\$509,550	\$432,242	- 15.2%
Percent of List Price Received*	100.0%	91.2%	- 8.8%	94.9%	96.9%	+ 2.1%
Days on Market Until Sale	5	33	+ 560.0%	66	29	- 56.1%
Inventory of Homes for Sale	3	7	+ 133.3%	--	--	--
Months Supply of Inventory	1.8	3.7	+ 105.6%	--	--	--

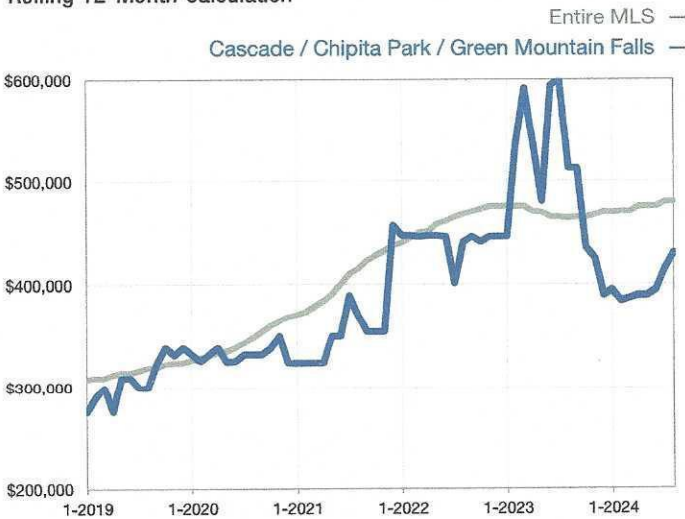
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
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.

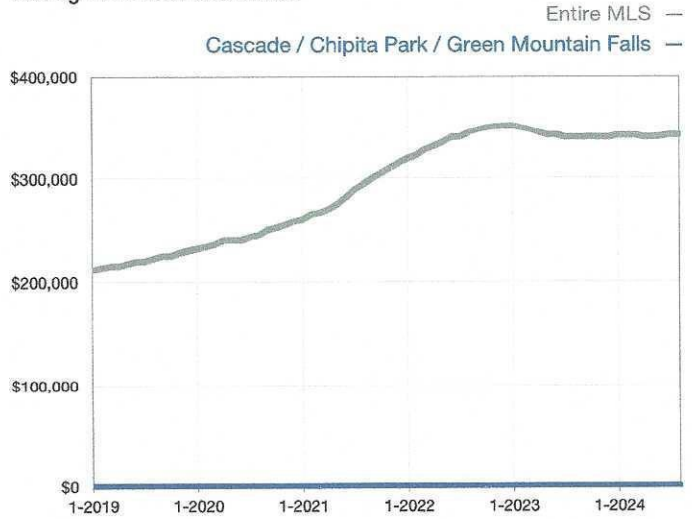
### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



# Local Market Update for August 2024

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## Colorado Springs

El Paso County

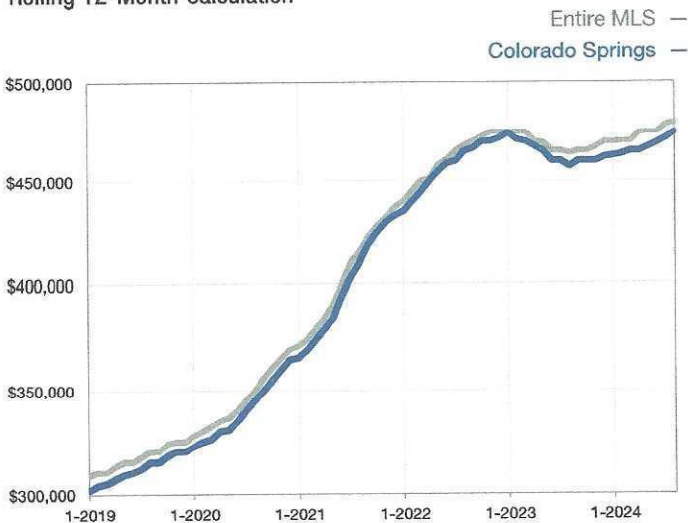
Single Family-Patio Homes	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	847	<b>964</b>	+ 13.8%	6,698	<b>7,090</b>	+ 5.9%
Sold Listings	680	<b>676</b>	- 0.6%	5,383	<b>5,059</b>	- 6.0%
Median Sales Price*	\$470,000	<b>\$490,000</b>	+ 4.3%	\$460,000	<b>\$475,000</b>	+ 3.3%
Average Sales Price*	\$548,233	<b>\$564,714</b>	+ 3.0%	\$530,393	<b>\$546,163</b>	+ 3.0%
Percent of List Price Received*	99.5%	<b>99.3%</b>	- 0.2%	99.5%	<b>99.6%</b>	+ 0.1%
Days on Market Until Sale	27	<b>33</b>	+ 22.2%	33	<b>36</b>	+ 9.1%
Inventory of Homes for Sale	1,461	<b>1,894</b>	+ 29.6%	--	--	--
Months Supply of Inventory	2.2	<b>3.2</b>	+ 45.5%	--	--	--

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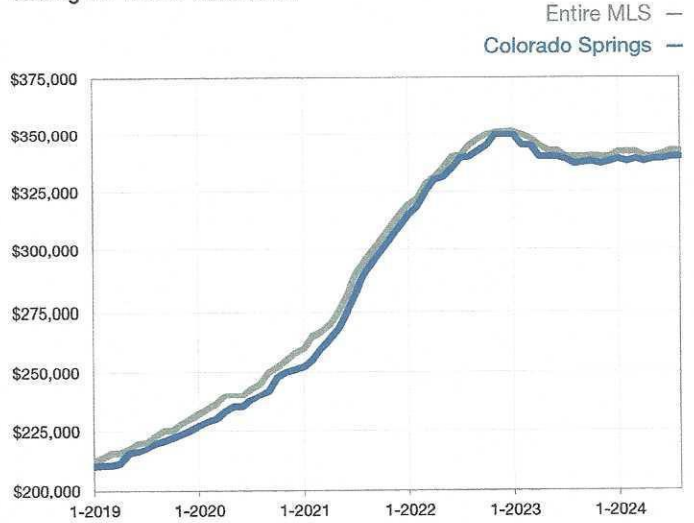
Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	199	<b>213</b>	+ 7.0%	1,394	<b>1,649</b>	+ 18.3%
Sold Listings	158	<b>133</b>	- 15.8%	1,016	<b>989</b>	- 2.7%
Median Sales Price*	\$340,000	<b>\$342,500</b>	+ 0.7%	\$337,750	<b>\$340,000</b>	+ 0.7%
Average Sales Price*	\$347,929	<b>\$362,332</b>	+ 4.1%	\$358,520	<b>\$367,232</b>	+ 2.4%
Percent of List Price Received*	99.4%	<b>98.2%</b>	- 1.2%	99.5%	<b>99.1%</b>	- 0.4%
Days on Market Until Sale	28	<b>48</b>	+ 71.4%	30	<b>45</b>	+ 50.0%
Inventory of Homes for Sale	335	<b>536</b>	+ 60.0%	--	--	--
Months Supply of Inventory	2.5	<b>4.6</b>	+ 84.0%	--	--	--

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



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





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## Cripple Creek

Teller County

Single Family-Patio Homes	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	12	15	+ 25.0%	71	103	+ 45.1%
Sold Listings	4	8	+ 100.0%	37	28	- 24.3%
Median Sales Price*	\$410,000	<b>\$490,000</b>	+ 19.5%	\$325,000	<b>\$366,500</b>	+ 12.8%
Average Sales Price*	\$430,750	<b>\$480,063</b>	+ 11.4%	\$352,792	<b>\$378,776</b>	+ 7.4%
Percent of List Price Received*	99.5%	<b>96.6%</b>	- 2.9%	99.3%	<b>95.7%</b>	- 3.6%
Days on Market Until Sale	25	98	+ 292.0%	38	64	+ 68.4%
Inventory of Homes for Sale	27	60	+ 122.2%	--	--	--
Months Supply of Inventory	5.4	16.0	+ 196.3%	--	--	--

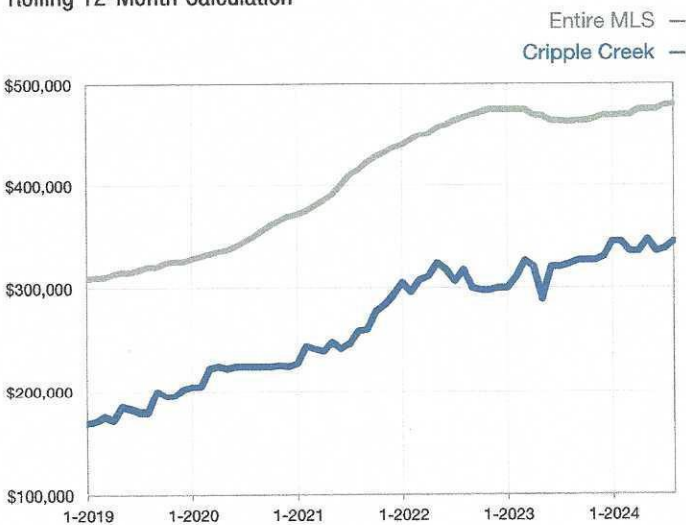
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Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	1	0	- 100.0%	8	8	0.0%
Sold Listings	1	1	0.0%	5	3	- 40.0%
Median Sales Price*	\$180,000	<b>\$160,000</b>	- 11.1%	\$168,000	<b>\$320,000</b>	+ 90.5%
Average Sales Price*	\$180,000	<b>\$160,000</b>	- 11.1%	\$164,600	<b>\$275,000</b>	+ 67.1%
Percent of List Price Received*	90.0%	<b>97.0%</b>	+ 7.8%	95.2%	<b>97.5%</b>	+ 2.4%
Days on Market Until Sale	22	65	+ 195.5%	68	111	+ 63.2%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.7	3.0	+ 328.6%	--	--	--

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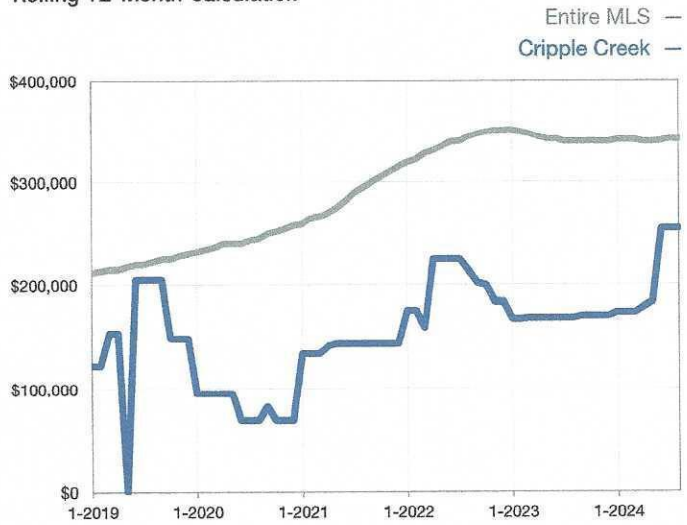
### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



# Local Market Update for August 2024

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## Divide

Teller County

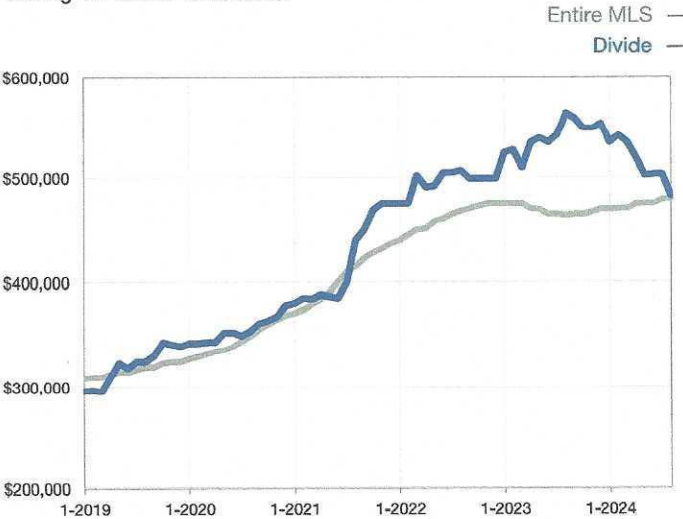
Single Family-Patio Homes	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	16	12	- 25.0%	85	109	+ 28.2%
Sold Listings	12	12	0.0%	58	58	0.0%
Median Sales Price*	\$587,500	<b>\$519,000</b>	- 11.7%	\$585,000	<b>\$480,000</b>	- 17.9%
Average Sales Price*	\$702,575	<b>\$523,167</b>	- 25.5%	\$710,681	<b>\$519,589</b>	- 26.9%
Percent of List Price Received*	99.9%	<b>99.3%</b>	- 0.6%	98.2%	<b>98.1%</b>	- 0.1%
Days on Market Until Sale	54	<b>36</b>	- 33.3%	66	<b>47</b>	- 28.8%
Inventory of Homes for Sale	30	<b>57</b>	+ 90.0%	--	--	--
Months Supply of Inventory	3.7	<b>7.5</b>	+ 102.7%	--	--	--

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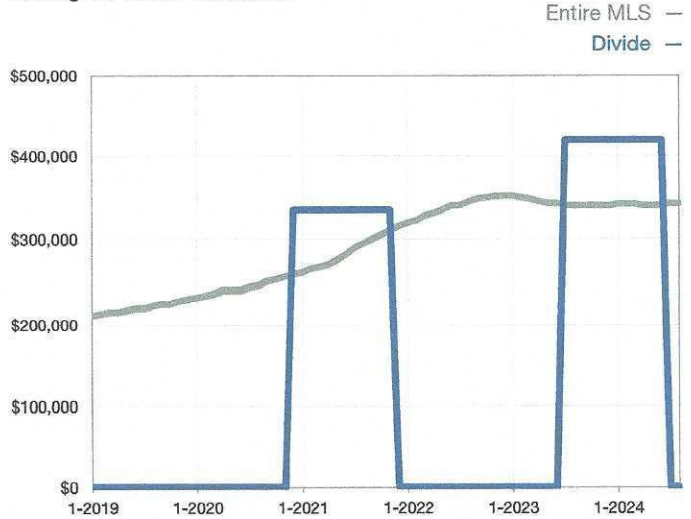
Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	1	0	- 100.0%
Sold Listings	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$420,000	<b>\$0</b>	- 100.0%
Average Sales Price*	\$0	<b>\$0</b>	--	\$420,000	<b>\$0</b>	- 100.0%
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	93.3%	<b>0.0%</b>	- 100.0%
Days on Market Until Sale	0	0	--	12	0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	<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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## Ellicott

El Paso County

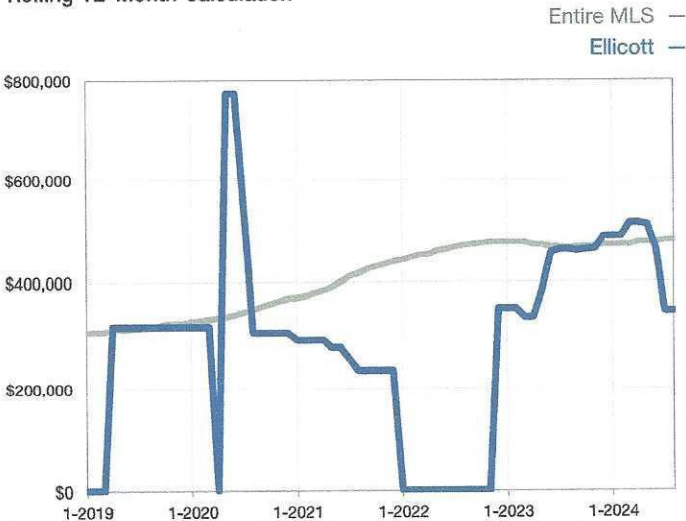
Single Family-Patio Homes	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	2	1	- 50.0%	8	6	- 25.0%
Sold Listings	0	0	--	13	3	- 76.9%
Median Sales Price*	\$0	\$0	--	\$463,500	<b>\$336,000</b>	- 27.5%
Average Sales Price*	\$0	\$0	--	\$460,418	<b>\$342,000</b>	- 25.7%
Percent of List Price Received*	0.0%	0.0%	--	101.1%	97.9%	- 3.2%
Days on Market Until Sale	0	0	--	83	60	- 27.7%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--

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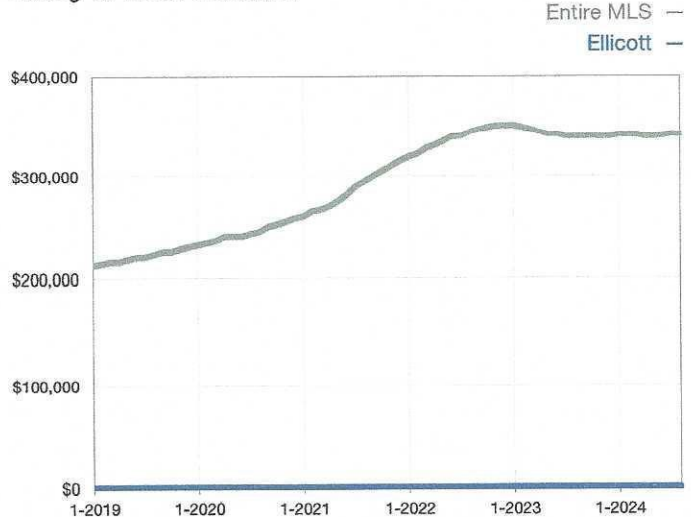
Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$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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## El Paso County

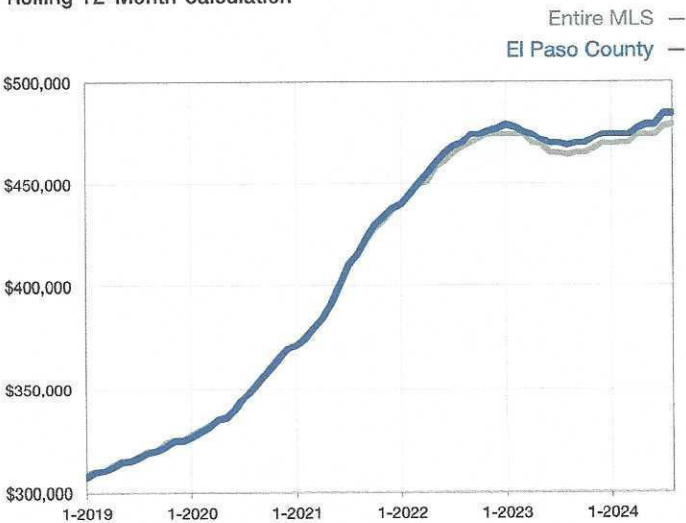
Single Family-Patio Homes	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	1,095	<b>1,228</b>	+ 12.1%	8,731	<b>9,212</b>	+ 5.5%
Sold Listings	856	<b>859</b>	+ 0.4%	6,925	<b>6,479</b>	- 6.4%
Median Sales Price*	\$480,000	<b>\$500,000</b>	+ 4.2%	\$472,000	<b>\$489,990</b>	+ 3.8%
Average Sales Price*	\$557,087	<b>\$569,854</b>	+ 2.3%	\$538,764	<b>\$557,326</b>	+ 3.4%
Percent of List Price Received*	99.4%	<b>99.3%</b>	- 0.1%	99.5%	<b>99.6%</b>	+ 0.1%
Days on Market Until Sale	28	<b>35</b>	+ 25.0%	34	<b>39</b>	+ 14.7%
Inventory of Homes for Sale	2,035	<b>2,557</b>	+ 25.7%	--	--	--
Months Supply of Inventory	2.3	<b>3.3</b>	+ 43.5%	--	--	--

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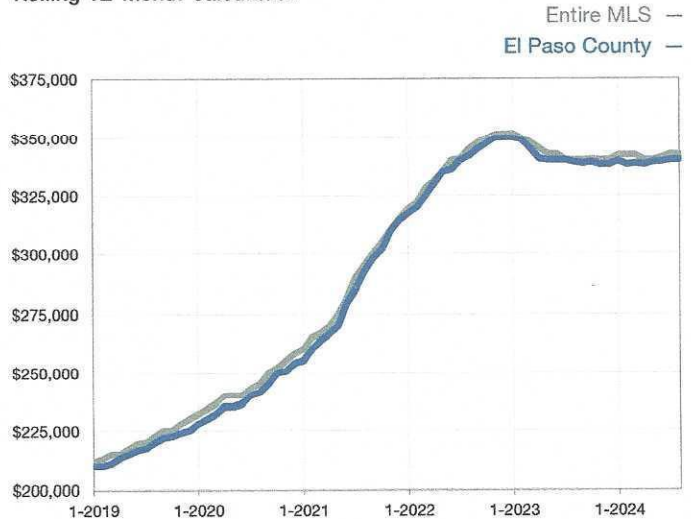
Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	207	<b>222</b>	+ 7.2%	1,483	<b>1,766</b>	+ 19.1%
Sold Listings	163	<b>144</b>	- 11.7%	1,089	<b>1,062</b>	- 2.5%
Median Sales Price*	\$340,000	<b>\$345,550</b>	+ 1.6%	\$340,000	<b>\$342,000</b>	+ 0.6%
Average Sales Price*	\$350,136	<b>\$363,237</b>	+ 3.7%	\$358,738	<b>\$368,285</b>	+ 2.7%
Percent of List Price Received*	99.5%	<b>98.3%</b>	- 1.2%	99.5%	<b>99.1%</b>	- 0.4%
Days on Market Until Sale	28	<b>47</b>	+ 67.9%	30	<b>44</b>	+ 46.7%
Inventory of Homes for Sale	353	<b>566</b>	+ 60.3%	--	--	--
Months Supply of Inventory	2.5	<b>4.5</b>	+ 80.0%	--	--	--

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



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





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## Falcon / Peyton

El Paso County

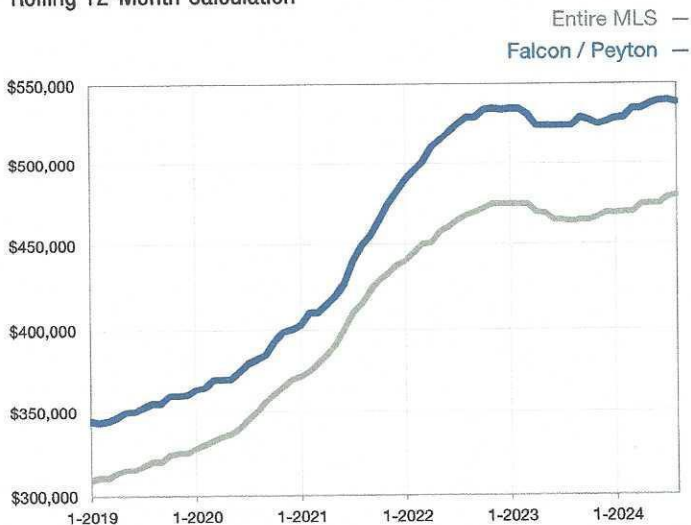
Single Family-Patio Homes	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	81	77	- 4.9%	662	702	+ 6.0%
Sold Listings	47	59	+ 25.5%	521	505	- 3.1%
Median Sales Price*	\$564,450	<b>\$540,000</b>	- 4.3%	\$530,000	<b>\$545,000</b>	+ 2.8%
Average Sales Price*	\$594,966	<b>\$554,630</b>	- 6.8%	\$549,951	<b>\$570,267</b>	+ 3.7%
Percent of List Price Received*	99.3%	<b>99.5%</b>	+ 0.2%	99.4%	<b>99.8%</b>	+ 0.4%
Days on Market Until Sale	42	30	- 28.6%	38	44	+ 15.8%
Inventory of Homes for Sale	190	196	+ 3.2%	--	--	--
Months Supply of Inventory	2.8	3.3	+ 17.9%	--	--	--

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

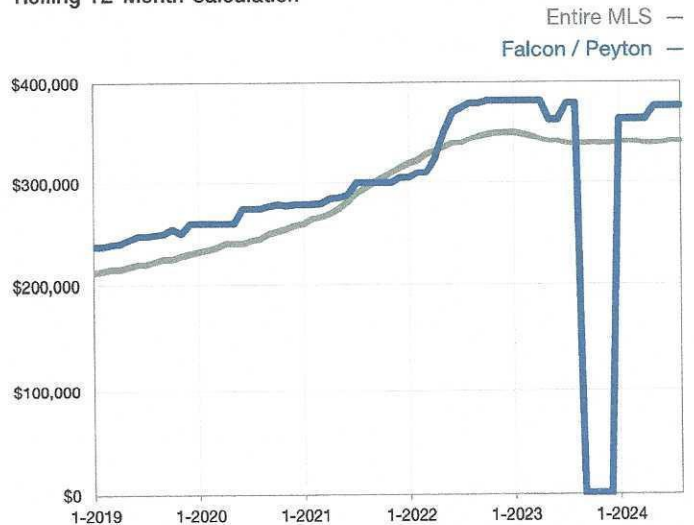
Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	1	--
Sold Listings	0	0	--	0	2	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$376,800</b>	--
Average Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$376,800</b>	--
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	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 August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Florissant

Teller County

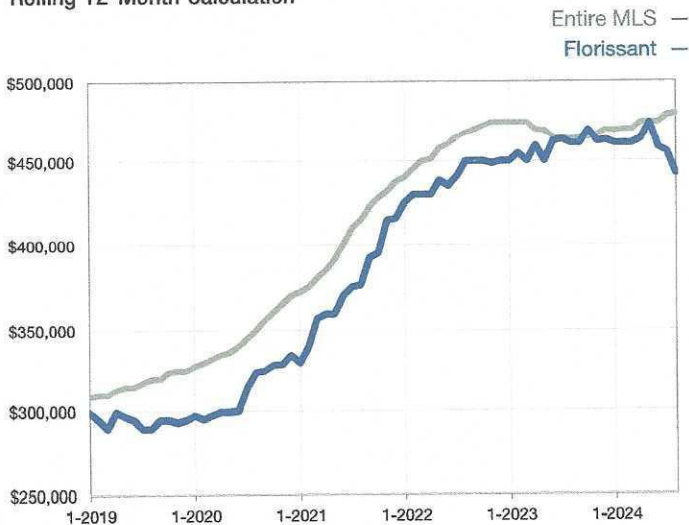
Single Family-Patio Homes	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	19	23	+ 21.1%	158	189	+ 19.6%
Sold Listings	11	10	- 9.1%	108	90	- 16.7%
Median Sales Price*	\$475,000	<b>\$430,000</b>	- 9.5%	\$480,000	<b>\$464,970</b>	- 3.1%
Average Sales Price*	\$588,122	<b>\$443,190</b>	- 24.6%	\$512,127	<b>\$504,113</b>	- 1.6%
Percent of List Price Received*	97.8%	<b>98.3%</b>	+ 0.5%	98.4%	<b>97.5%</b>	- 0.9%
Days on Market Until Sale	65	71	+ 9.2%	51	70	+ 37.3%
Inventory of Homes for Sale	70	90	+ 28.6%	--	--	--
Months Supply of Inventory	5.3	8.2	+ 54.7%	--	--	--

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

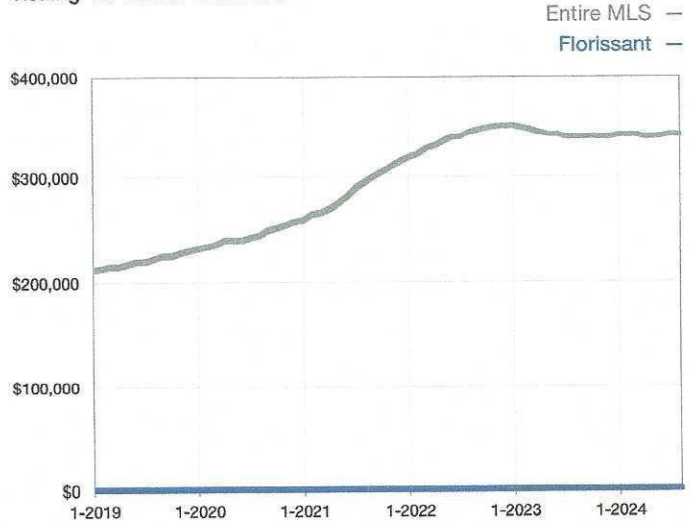
Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$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 August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Fountain

El Paso County

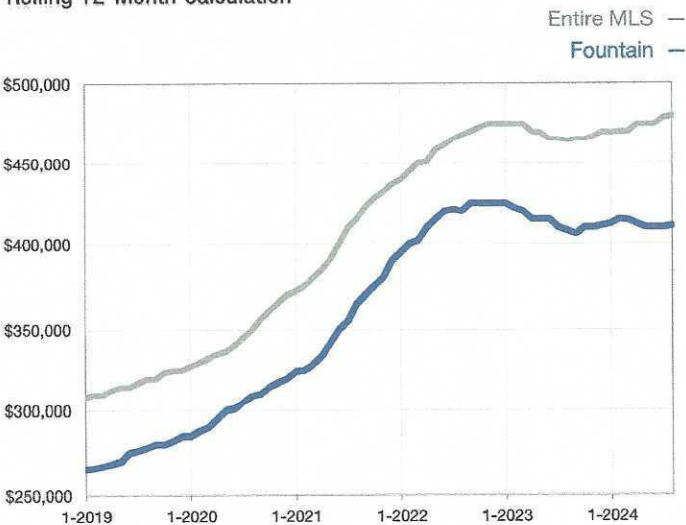
Single Family-Patio Homes	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	64	65	+ 1.6%	498	471	- 5.4%
Sold Listings	43	44	+ 2.3%	408	334	- 18.1%
Median Sales Price*	\$399,999	<b>\$424,500</b>	+ 6.1%	\$414,900	<b>\$415,000</b>	+ 0.0%
Average Sales Price*	\$399,413	<b>\$414,940</b>	+ 3.9%	\$415,298	<b>\$418,768</b>	+ 0.8%
Percent of List Price Received*	100.1%	<b>99.5%</b>	- 0.6%	100.3%	<b>100.2%</b>	- 0.1%
Days on Market Until Sale	17	<b>28</b>	+ 64.7%	26	<b>33</b>	+ 26.9%
Inventory of Homes for Sale	85	<b>120</b>	+ 41.2%	--	--	--
Months Supply of Inventory	1.7	<b>3.0</b>	+ 76.5%	--	--	--

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

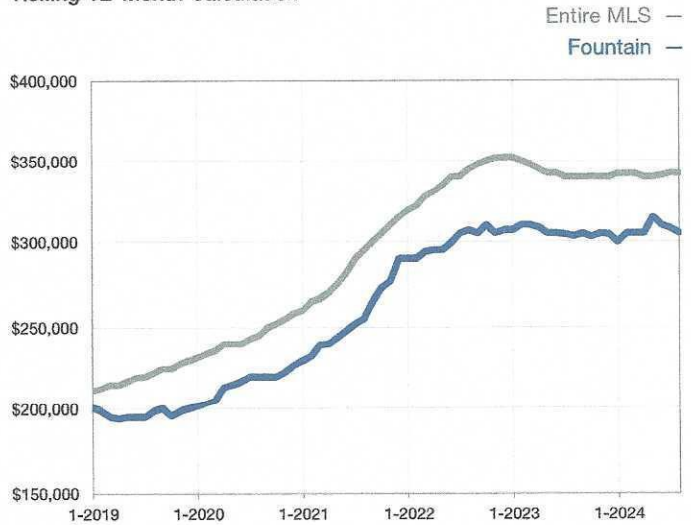
Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	5	3	- 40.0%	38	45	+ 18.4%
Sold Listings	1	4	+ 300.0%	31	27	- 12.9%
Median Sales Price*	\$245,000	<b>\$269,500</b>	+ 10.0%	\$305,000	<b>\$306,000</b>	+ 0.3%
Average Sales Price*	\$245,000	<b>\$264,000</b>	+ 7.8%	\$297,774	<b>\$303,952</b>	+ 2.1%
Percent of List Price Received*	104.3%	<b>99.1%</b>	- 5.0%	99.7%	<b>99.9%</b>	+ 0.2%
Days on Market Until Sale	3	<b>63</b>	+ 2000.0%	13	<b>43</b>	+ 230.8%
Inventory of Homes for Sale	5	<b>12</b>	+ 140.0%	--	--	--
Months Supply of Inventory	1.2	<b>3.1</b>	+ 158.3%	--	--	--

\* 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 August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Manitou Springs

El Paso County

Single Family-Patio Homes	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	13	10	- 23.1%	67	67	0.0%
Sold Listings	2	4	+ 100.0%	43	42	- 2.3%
Median Sales Price*	\$714,500	<b>\$609,950</b>	- 14.6%	\$613,000	<b>\$636,000</b>	+ 3.8%
Average Sales Price*	\$714,500	<b>\$536,225</b>	- 25.0%	\$650,877	<b>\$660,570</b>	+ 1.5%
Percent of List Price Received*	97.9%	<b>104.6%</b>	+ 6.8%	98.1%	<b>98.3%</b>	+ 0.2%
Days on Market Until Sale	34	21	- 38.2%	42	43	+ 2.4%
Inventory of Homes for Sale	28	26	- 7.1%	--	--	--
Months Supply of Inventory	5.0	4.8	- 4.0%	--	--	--

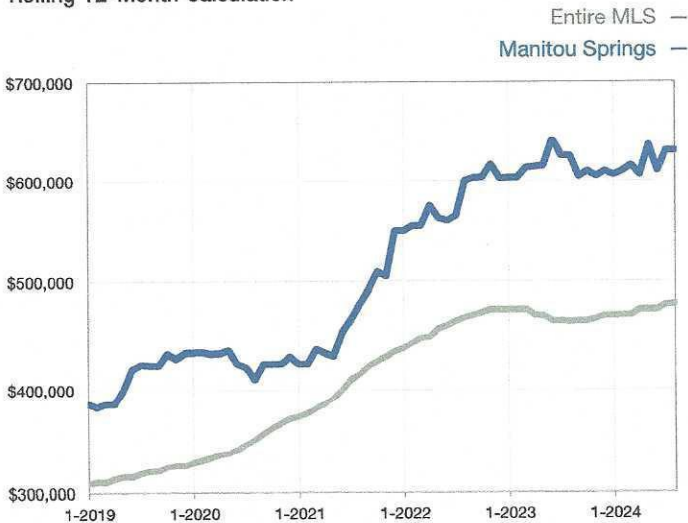
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	7	11	+ 57.1%
Sold Listings	1	1	0.0%	4	8	+ 100.0%
Median Sales Price*	\$812,000	<b>\$377,000</b>	- 53.6%	\$389,200	<b>\$392,500</b>	+ 0.8%
Average Sales Price*	\$812,000	<b>\$377,000</b>	- 53.6%	\$478,850	<b>\$549,438</b>	+ 14.7%
Percent of List Price Received*	98.8%	<b>101.9%</b>	+ 3.1%	100.0%	<b>98.7%</b>	- 1.3%
Days on Market Until Sale	3	2	- 33.3%	6	19	+ 216.7%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	4.0	3.5	- 12.5%	--	--	--

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

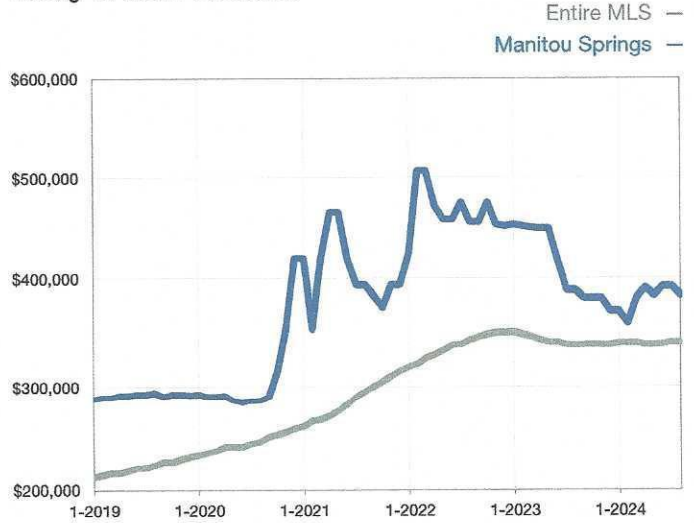
### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation





# Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Monument / Palmer Lake / Larkspur

El Paso County

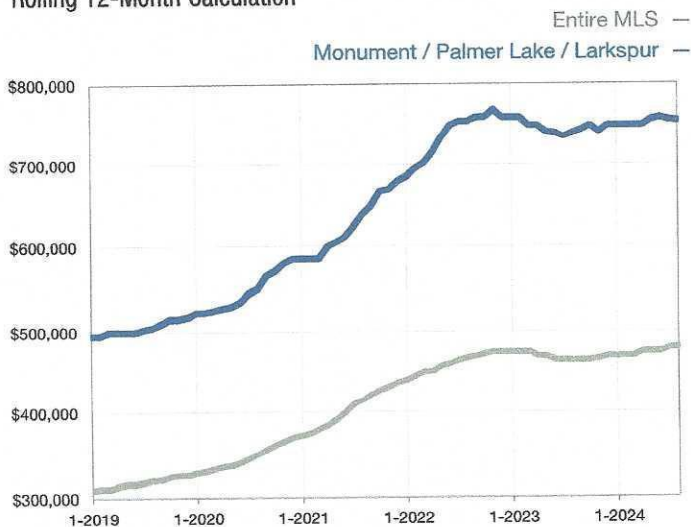
Single Family-Patio Homes	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	61	96	+ 57.4%	558	666	+ 19.4%
Sold Listings	59	61	+ 3.4%	400	413	+ 3.3%
Median Sales Price*	\$750,000	\$750,000	0.0%	\$735,000	\$759,000	+ 3.3%
Average Sales Price*	\$809,894	\$832,315	+ 2.8%	\$797,033	\$824,954	+ 3.5%
Percent of List Price Received*	99.0%	98.3%	- 0.7%	99.2%	99.1%	- 0.1%
Days on Market Until Sale	32	56	+ 75.0%	39	56	+ 43.6%
Inventory of Homes for Sale	163	240	+ 47.2%	--	--	--
Months Supply of Inventory	3.3	4.8	+ 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.

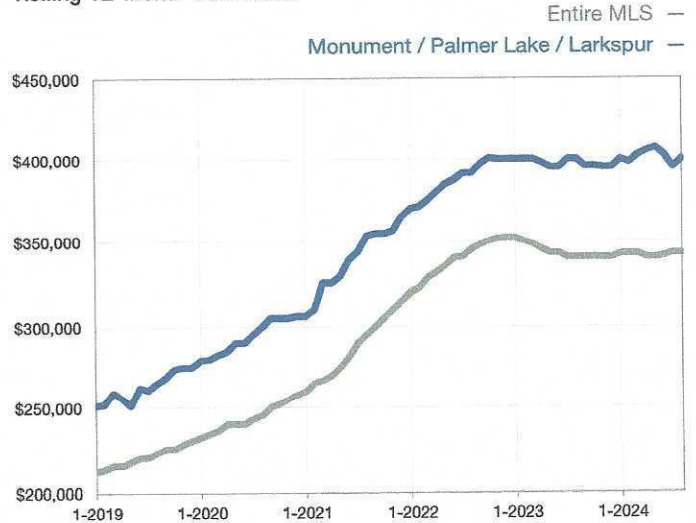
Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	3	6	+ 100.0%	46	60	+ 30.4%
Sold Listings	3	6	+ 100.0%	39	37	- 5.1%
Median Sales Price*	\$374,900	\$400,000	+ 6.7%	\$395,000	\$400,000	+ 1.3%
Average Sales Price*	\$347,467	\$447,167	+ 28.7%	\$406,744	\$427,486	+ 5.1%
Percent of List Price Received*	101.1%	98.4%	- 1.7%	99.2%	98.9%	- 0.3%
Days on Market Until Sale	29	22	- 24.1%	28	36	+ 28.6%
Inventory of Homes for Sale	9	13	+ 44.4%	--	--	--
Months Supply of Inventory	1.9	3.0	+ 57.9%	--	--	--

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

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



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



# Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Rush / Truckton / Yoder

El Paso County

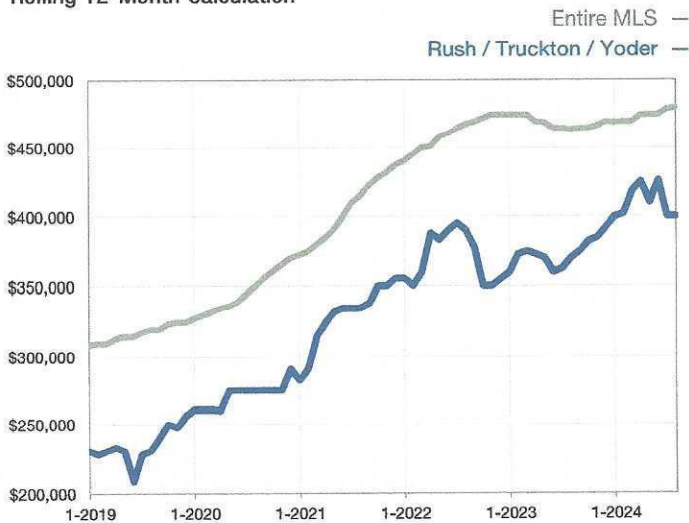
Single Family-Patio Homes	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	7	3	- 57.1%	61	51	- 16.4%
Sold Listings	1	3	+ 200.0%	31	28	- 9.7%
Median Sales Price*	\$445,900	<b>\$430,000</b>	- 3.6%	\$399,500	<b>\$405,000</b>	+ 1.4%
Average Sales Price*	\$445,900	<b>\$438,333</b>	- 1.7%	\$386,848	<b>\$437,211</b>	+ 13.0%
Percent of List Price Received*	100.0%	<b>97.4%</b>	- 2.6%	97.9%	<b>98.9%</b>	+ 1.0%
Days on Market Until Sale	71	<b>166</b>	+ 133.8%	66	<b>92</b>	+ 39.4%
Inventory of Homes for Sale	29	<b>23</b>	- 20.7%	--	--	--
Months Supply of Inventory	6.8	<b>5.4</b>	- 20.6%	--	--	--

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

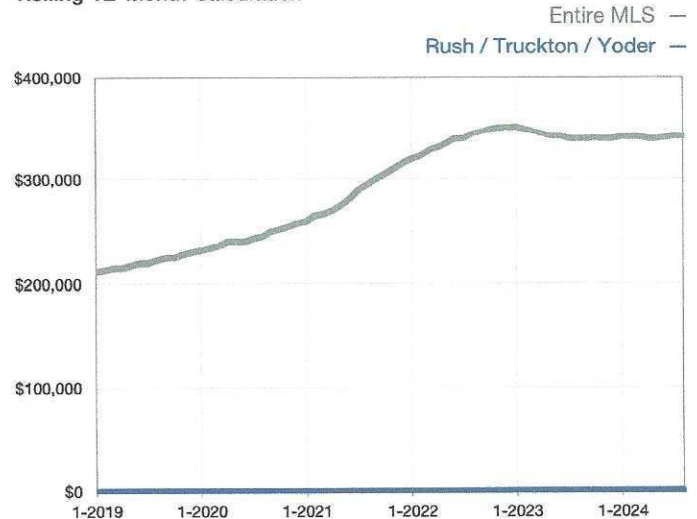
Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	<b>\$0</b>	--	\$0	<b>\$0</b>	--
Average Sales Price*	\$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 August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Security-Widefield

El Paso County

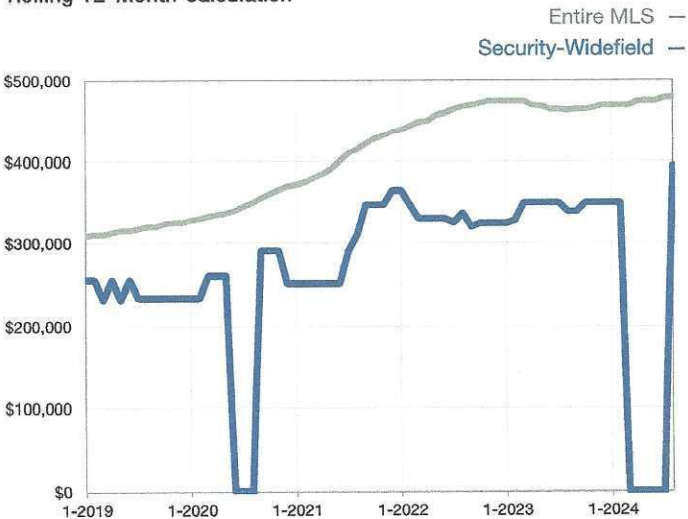
Single Family-Patio Homes	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	0	0	--	1	1	0.0%
Sold Listings	0	1	--	1	1	0.0%
Median Sales Price*	\$0	\$395,000	--	\$350,000	\$395,000	+ 12.9%
Average Sales Price*	\$0	\$395,000	--	\$350,000	\$395,000	+ 12.9%
Percent of List Price Received*	0.0%	100.0%	--	100.0%	100.0%	0.0%
Days on Market Until Sale	0	5	--	2	5	+ 150.0%
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.

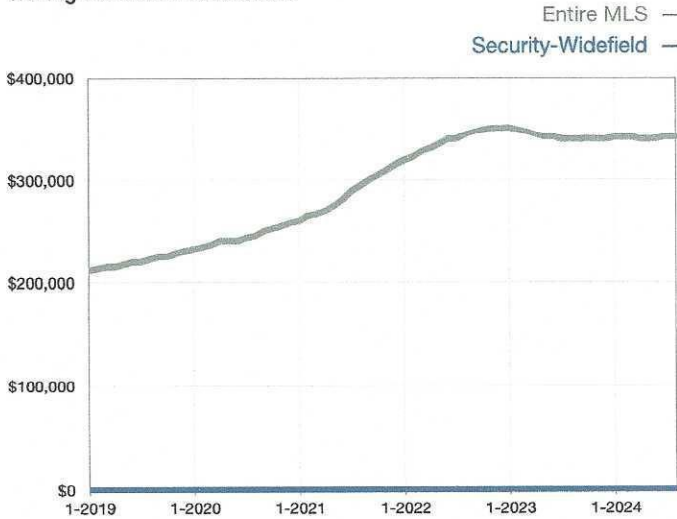
Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List 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 August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Teller County

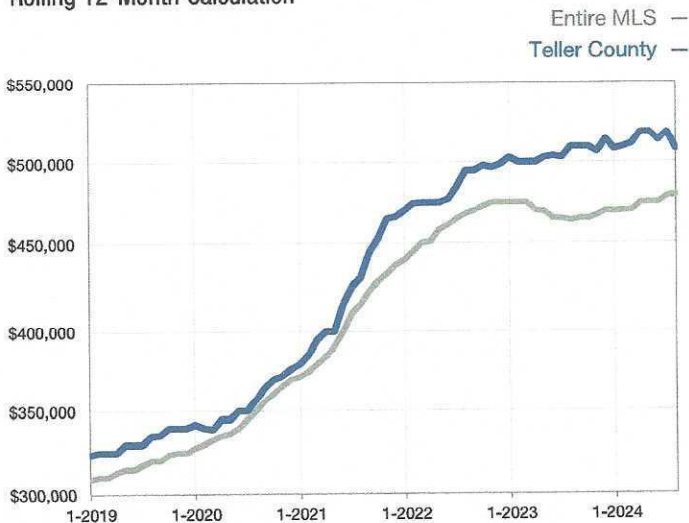
Single Family-Patio Homes	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	86	97	+ 12.8%	584	733	+ 25.5%
Sold Listings	60	53	- 11.7%	367	333	- 9.3%
Median Sales Price*	\$558,000	\$500,000	- 10.4%	\$524,900	\$510,000	- 2.8%
Average Sales Price*	\$628,396	\$516,783	- 17.8%	\$578,854	\$560,751	- 3.1%
Percent of List Price Received*	99.0%	98.4%	- 0.6%	98.6%	97.9%	- 0.7%
Days on Market Until Sale	48	61	+ 27.1%	46	57	+ 23.9%
Inventory of Homes for Sale	218	345	+ 58.3%	--	--	--
Months Supply of Inventory	4.6	8.3	+ 80.4%	--	--	--

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

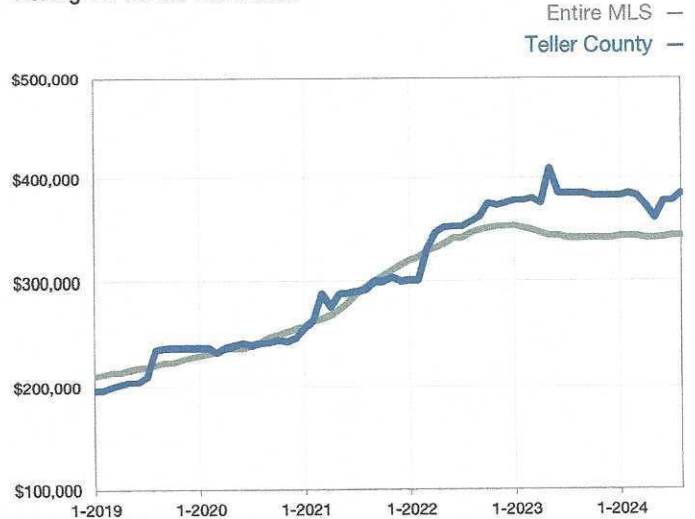
Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	10	7	- 30.0%	58	59	+ 1.7%
Sold Listings	5	5	0.0%	26	26	0.0%
Median Sales Price*	\$392,500	\$535,000	+ 36.3%	\$388,750	\$429,500	+ 10.5%
Average Sales Price*	\$392,500	\$455,800	+ 16.1%	\$377,772	\$404,435	+ 7.1%
Percent of List Price Received*	97.9%	98.5%	+ 0.6%	98.1%	98.3%	+ 0.2%
Days on Market Until Sale	32	74	+ 131.3%	30	60	+ 100.0%
Inventory of Homes for Sale	19	25	+ 31.6%	--	--	--
Months Supply of Inventory	6.3	7.2	+ 14.3%	--	--	--

\* 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 August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Victor / Goldfield

Teller County

Single Family-Patio Homes	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	3	4	+ 33.3%	23	19	- 17.4%
Sold Listings	3	1	- 66.7%	10	8	- 20.0%
Median Sales Price*	\$332,950	<b>\$295,000</b>	- 11.4%	\$291,750	<b>\$299,000</b>	+ 2.5%
Average Sales Price*	\$332,950	<b>\$295,000</b>	- 11.4%	\$409,628	<b>\$441,625</b>	+ 7.8%
Percent of List Price Received*	97.0%	<b>102.4%</b>	+ 5.6%	98.7%	<b>97.7%</b>	- 1.0%
Days on Market Until Sale	128	<b>57</b>	- 55.5%	65	<b>109</b>	+ 67.7%
Inventory of Homes for Sale	11	<b>7</b>	- 36.4%	--	--	--
Months Supply of Inventory	5.9	<b>5.1</b>	- 13.6%	--	--	--

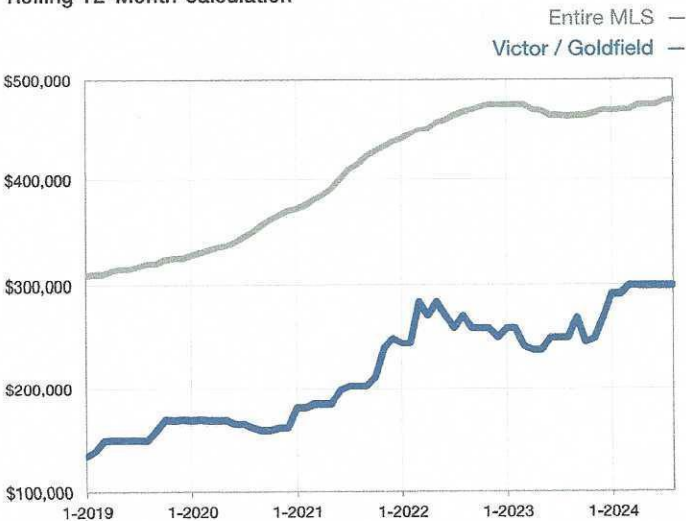
\* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	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.

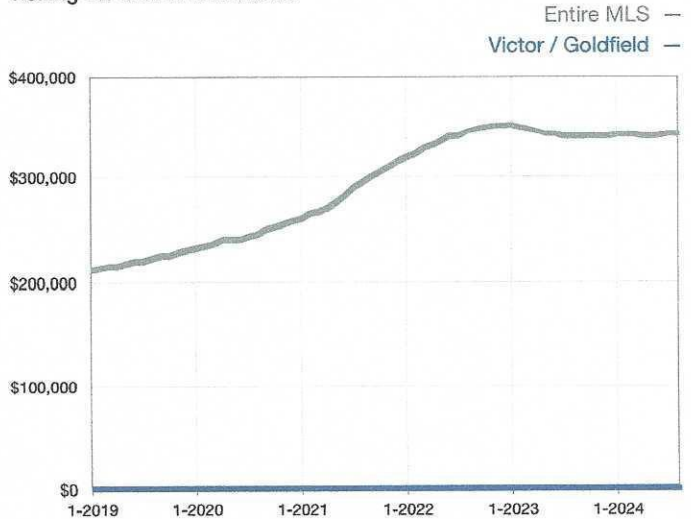
### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation



# Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



## Woodland Park

Teller County

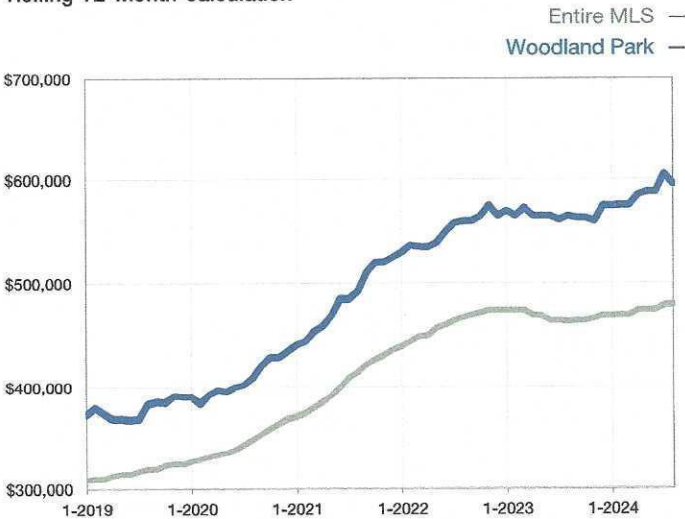
Single Family-Patio Homes	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	36	42	+ 16.7%	254	319	+ 25.6%
Sold Listings	31	22	- 29.0%	159	156	- 1.9%
Median Sales Price*	\$640,000	<b>\$560,000</b>	- 12.5%	\$565,000	<b>\$600,000</b>	+ 6.2%
Average Sales Price*	\$646,007	<b>\$570,186</b>	- 11.7%	\$627,577	<b>\$644,308</b>	+ 2.7%
Percent of List Price Received*	99.0%	<b>98.3%</b>	- 0.7%	98.7%	<b>98.4%</b>	- 0.3%
Days on Market Until Sale	34	58	+ 70.6%	35	53	+ 51.4%
Inventory of Homes for Sale	83	133	+ 60.2%	--	--	--
Months Supply of Inventory	4.1	7.0	+ 70.7%	--	--	--

\* 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	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
<b>Key Metrics</b>						
New Listings	9	7	- 22.2%	49	51	+ 4.1%
Sold Listings	4	4	0.0%	20	23	+ 15.0%
Median Sales Price*	\$453,750	<b>\$537,500</b>	+ 18.5%	\$449,950	<b>\$465,000</b>	+ 3.3%
Average Sales Price*	\$445,625	<b>\$529,750</b>	+ 18.9%	\$428,954	<b>\$421,317</b>	- 1.8%
Percent of List Price Received*	99.9%	<b>98.9%</b>	- 1.0%	99.1%	<b>98.4%</b>	- 0.7%
Days on Market Until Sale	34	76	+ 123.5%	22	54	+ 145.5%
Inventory of Homes for Sale	18	21	+ 16.7%	--	--	--
Months Supply of Inventory	7.9	6.8	- 13.9%	--	--	--

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

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



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

