

LISTING AND SALES SUMMARY
February 2025

MONTHLY SUMMARY	<u>All Homes</u>					<u>Existing Homes</u>						
	Jan 2025	Feb 2025	% +/-	Feb 2024	% +/-	Jan 2025	Feb 2025	% +/-	Feb 2024	% +/-		
SINGLE FAMILY/PATIO HOMES:												
New Listings	1,223	1,181	(3.4)	1,142	3.4	1,043	1,051	0.8	992	5.9		
Sales	696	730	4.9	792	(7.8)	593	649	9.4	695	(6.6)		
Ave. Sales Price	\$548,541	\$544,170	(0.8)	\$511,272	6.4	\$543,789	\$538,271	(1.0)	\$498,967	7.9		
Median Sales Price	\$482,250	\$473,500	(1.8)	\$455,950	3.8	\$470,000	\$465,000	(1.1)	\$445,000	4.5		
Total Active	2,514	2,425	(3.5)	1,830	32.5	2,004	1,951	(2.6)	1,359	43.6		
* Months Supply	3.6	3.3		2.3		3.4	3.0		2.0			
CONDO/TOWNHOMES:												
New Listings	204	191	(6.4)	187	2.1	186	169	(9.1)	160	5.6		
Sales	87	98	12.6	131	(25.2)	74	89	20.3	101	(11.9)		
Ave. Sale Price	\$369,817	\$343,873	(7.0)	\$365,720	(6.0)	\$358,977	\$336,147	(6.4)	\$334,582	0.5		
Median Sale Price	\$340,000	\$325,000	(4.4)	\$335,000	(3.0)	\$312,250	\$323,000	3.4	\$315,000	2.5		
Total Active	505	494	(2.2)	351	40.7	441	431	(2.3)	273	57.9		
* Months Supply	5.8	5.0		2.7		6.0	4.8		2.7			
CUMULATIVE YTD SUMMARY												
	Jan-Feb 2025			Jan-Feb 2024			Jan-Feb 2025			Jan-Feb 2024		
SINGLE FAMILY/PATIO HOMES:												
New Listings	2,403			2,102		14.3	2,094			1,803		16.1
Sales	1,426			1,460		(2.3)	1,242			1,272		(2.4)
Ave. Sales Price	\$546,304			\$516,354		5.8	\$540,906			\$505,182		7.1
Volume	\$779,029,504			\$753,876,840		3.3	\$671,805,252			\$642,591,504		4.5
CONDO/TOWNHOMES:												
New Listings	395			390		1.3	355			324		9.6
Sales	185			239		(22.6)	163			180		(9.4)
Ave. Sales Price	\$356,073			\$368,525		(3.4)	\$346,511			\$335,639		3.2
Volume	\$65,873,505			\$88,077,475		(25.2)	\$56,481,293			\$60,415,020		(6.5)

* Beginning 2025, calculating differences between Months Supply will not be done.

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Monthly Sales Activity February 2025

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Category - Listing	# List Sold	% of List	Total Dollar Volume	% of Dollar	Med Sale Price	Avg Sale Price	Med List Price	SP/LP	Avg DOM
SINGLE FAMILY/PATIO	730	83.0	397,244,311	89.3	473,500	544,170	475,000	98.8	62.0
El Paso County	609	69.2	334,793,888	75.2	475,000	549,743	476,000	99.0	59.0
Teller County	34	3.9	18,989,900	4.3	549,000	558,526	555,000	98.4	88.0
Adams	4	0.5	1,830,400	0.4	463,750	457,600	465,000	99.9	54.0
Arapahoe	9	1.0	5,147,000	1.2	490,000	571,888	490,000	99.7	45.0
Broomfield	1	0.1	815,000	0.2	815,000	815,000	835,000	97.6	151.0
Denver	4	0.5	2,405,000	0.5	550,000	601,250	597,500	96.2	38.0
Douglas	9	1.0	8,529,999	1.9	720,000	947,777	765,000	97.7	83.0
Elbert	6	0.7	4,045,625	0.9	659,000	674,270	687,000	93.3	103.0
Fremont	11	1.3	4,447,899	1.0	338,500	404,354	339,000	97.7	63.0
Jefferson	1	0.1	589,000	0.1	589,000	589,000	589,000	100.0	56.0
Otero	1	0.1	96,900	0.0	96,900	96,900	99,900	97.0	3.0
Park	4	0.5	2,279,000	0.5	425,000	569,750	447,450	94.5	122.0
Pueblo	36	4.1	12,779,700	2.9	362,500	354,991	370,250	97.7	89.0
Weld	1	0.1	495,000	0.1	495,000	495,000	500,000	99.0	108.0
CONDO/TOWNHOME	98	11.1	33,699,568	7.6	325,000	343,873	329,749	97.6	73.0
El Paso County	94	10.7	32,165,578	7.2	325,000	342,187	327,250	98.0	74.0
Arapahoe	1	0.1	420,000	0.1	420,000	420,000	450,000	93.3	158.0
Douglas	1	0.1	369,990	0.1	369,990	369,990	639,990	57.8	0.0
Larimer	1	0.1	479,000	0.1	479,000	479,000	479,000	100.0	0.0
Pueblo	1	0.1	265,000	0.1	265,000	265,000	275,000	96.4	62.0
INCOME	14	1.6	7,126,500	1.6	452,500	509,035	474,950	96.1	65.0
VACANT LAND	35	4.0	5,751,500	1.3	100,000	164,328	105,000	92.5	106.0
El Paso County	16	1.8	3,813,000	0.9	185,000	238,312	203,000	95.5	98.0
Teller County	11	1.3	1,046,500	0.2	70,000	95,136	80,000	90.3	111.0
Fremont	1	0.1	75,000	0.0	75,000	75,000	89,900	83.4	139.0
Lincoln	1	0.1	45,000	0.0	45,000	45,000	59,000	76.3	208.0
Park	4	0.5	703,000	0.2	72,500	175,750	75,000	95.6	102.0
Pueblo	2	0.2	69,000	0.0	34,500	34,500	38,000	86.5	87.0
FARM AND RANCH	1	0.1	441,000	0.1	441,000	441,000	499,000	88.4	49.0
COMMERCIAL	2	0.2	750,000	0.2	375,000	375,000	390,000	95.9	151.0
BUSINESS OP	0	0.0	0	0.0	0	0	0	0.0	0.0
Total	880	100.0	445,012,879	100.0	450,000	505,696	455,000	98.4	66

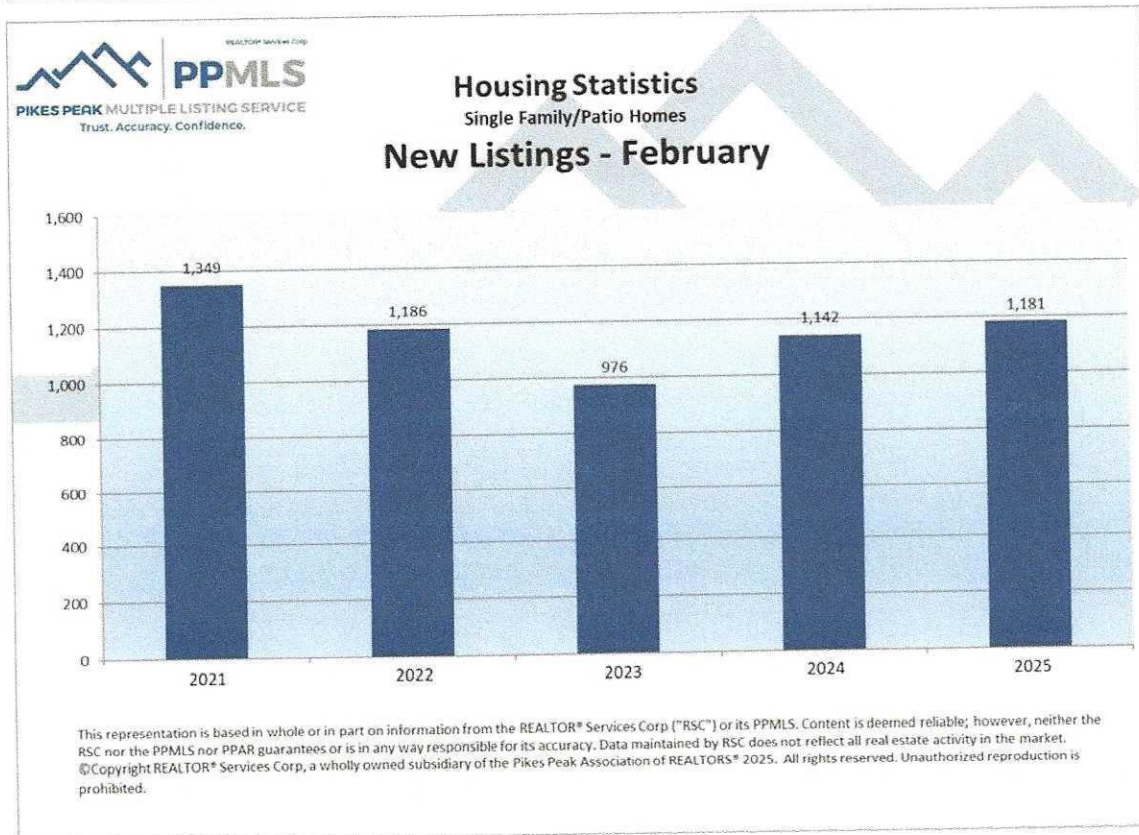
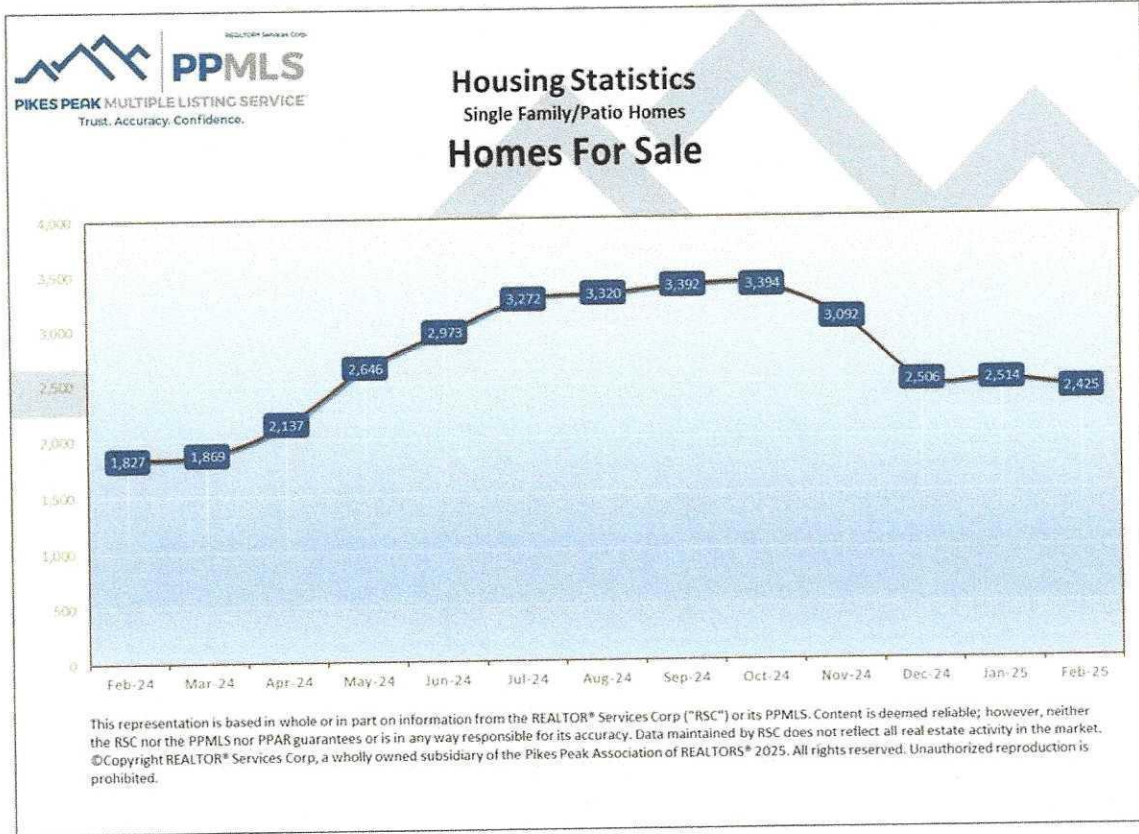
Monthly Listing Activity February 2025

2 pages

Category - Listing	# List Active	% of List	Total Dollar Volume	% of Dollar	Med List Price	Avg List Price	# List New	Med Price	Avg Price New List	BOM	PND	EXP	WTH
SINGLE FAMILY/PATIO	2,425	58.5	1,592,786,536	0	529,000	656,819	1,181	524,900	616,669	243	705	117	54
El Paso County	1,735	41.8	1,168,492,377	0.0	545,000	673,482	923	525,000	620,194	186	579	69	36
Teller County	163	3.9	109,669,614	0.0	545,000	672,819	49	564,900	620,427	15	28	8	2
Adams	4	0.1	2,464,359	0.0	593,499	616,089	1	621,999	621,999	1	2	1	0
Alamosa	2	0.0	1,224,000	0.0	612,000	612,000	1	599,000	599,000	0	0	0	0
Arapahoe	11	0.3	7,678,800	0.0	589,000	698,072	8	605,000	695,600	0	5	1	0
Boulder	1	0.0	1,950,000	0.0	1,950,000	1,950,000	0	0	0	0	0	0	0
Chaffee	5	0.1	4,340,900	0.0	500,000	868,180	1	2,150,000	2,150,000	1	0	0	0
Cheyenne	2	0.0	427,750	0.0	213,875	213,875	0	0	0	0	0	0	0
Costilla	1	0.0	375,000	0.0	375,000	375,000	0	0	0	0	0	1	0
Crowley	2	0.0	404,000	0.0	202,000	202,000	0	0	0	0	0	0	0
Custer	12	0.3	7,741,999	0.0	634,000	645,166	4	654,000	670,500	1	0	3	1
Denver	4	0.1	3,549,800	0.0	887,450	887,450	4	664,950	776,200	0	0	0	0
Douglas	64	1.5	75,966,773	0.0	924,500	1,186,980	35	950,000	1,010,133	4	18	5	3
Elbert	28	0.7	23,360,300	0.0	696,000	834,296	8	787,250	807,312	0	8	5	1
Fremont	55	1.3	34,253,775	0.0	459,000	622,795	13	412,000	946,415	7	7	4	3
Gunnison	1	0.0	775,000	0.0	775,000	775,000	0	0	0	0	0	0	0
Huerfano	7	0.2	3,118,800	0.0	415,000	445,542	2	454,500	454,500	0	0	0	0
Jefferson	4	0.1	2,810,000	0.0	705,000	702,500	8	687,500	680,500	0	4	1	0
Kit Carson	1	0.0	90,000	0.0	90,000	90,000	1	90,000	90,000	0	0	0	0
Larimer	0	0.0	0	0.0	0	0	0	0	0	0	2	0	0
Las Animas	3	0.1	2,364,900	0.0	499,900	788,300	0	0	0	0	0	0	0
Lincoln	2	0.0	463,900	0.0	231,950	231,950	2	269,450	269,450	0	1	0	0
Mesa	0	0.0	0	0.0	0	0	1	285,000	285,000	0	0	0	0
Otero	7	0.2	1,608,000	0.0	205,000	229,714	0	0	0	0	1	2	0
Park	34	0.8	26,470,388	0.0	612,500	778,540	11	535,000	603,436	2	5	2	0
Pueblo	272	6.6	110,802,202	0.0	399,500	407,361	107	375,000	388,520	26	44	15	8
Rio Grande	1	0.0	278,000	0.0	278,000	278,000	0	0	0	0	1	0	0
Saguache	1	0.0	535,000	0.0	535,000	535,000	0	0	0	0	0	0	0
Summit	1	0.0	600,000	0.0	600,000	600,000	1	600,000	600,000	0	0	0	0
Weld	2	0.0	970,899	0.0	485,449	485,449	1	529,900	529,900	0	0	0	0
CONDO/TOWNHOME	494	11.9	186,095,942	0	335,000	376,712	191	350,000	422,672	29	93	15	11
El Paso County	439	10.6	161,515,270	0.0	335,000	367,916	172	362,450	406,724	27	86	10	9
Teller County	19	0.5	6,839,000	0.0	359,000	359,947	5	295,000	275,900	1	0	2	1
Adams	1	0.0	255,000	0.0	255,000	255,000	2	317,499	317,499	0	2	2	1
Arapahoe	8	0.2	2,559,000	0.0	332,000	319,875	3	329,000	297,666	0	2	1	0
Chaffee	1	0.0	650,000	0.0	650,000	650,000	0	0	0	0	1	0	0
Denver	7	0.2	6,534,477	0.0	314,750	933,496	4	331,250	1,368,125	0	0	0	0

Category - Listing	# List Active	% of List	Total Dollar Volume	% of Dollar	Med List Price	Avg List Price	# List New	Med Price	Avg Price New List	BOM	PND	EXP	WTH
Douglas	5	0.1	2,819,800	0.0	585,000	563,960	3	585,000	588,296	0	0	0	0
Fremont	1	0.0	289,000	0.0	289,000	289,000	1	289,000	289,000	0	2	0	0
Grand	1	0.0	829,900	0.0	829,900	829,900	0	0	0	0	0	0	0
Jefferson	2	0.0	809,995	0.0	404,997	404,997	0	0	0	1	0	0	0
Pueblo	10	0.2	2,994,500	0.0	236,450	299,450	1	339,900	339,900	0	0	0	0
INCOME	102	2.5	76,677,813	0	617,450	751,743	28	599,500	599,435	8	10	4	2
VACANT LAND	824	19.9	226,274,838	0	149,945	274,605	144	144,495	223,417	11	33	35	6
El Paso County	374	9.0	133,488,803	0.0	215,699	356,921	57	200,000	291,064	6	9	16	1
Teller County	179	4.3	26,264,123	0.0	60,000	146,726	44	174,000	172,423	3	14	4	4
Adams	2	0.0	528,000	0.0	264,000	264,000	0	0	0	0	0	0	0
Alamosa	1	0.0	65,000	0.0	65,000	65,000	0	0	0	0	0	1	0
Chaffee	1	0.0	329,000	0.0	329,000	329,000	0	0	0	0	0	0	0
Clear Creek	4	0.1	387,700	0.0	52,900	96,925	0	0	0	0	0	0	0
Conejos	1	0.0	75,000	0.0	75,000	75,000	0	0	0	0	0	0	0
Costilla	3	0.1	86,900	0.0	35,000	28,966	0	0	0	0	0	0	0
Crowley	3	0.1	224,900	0.0	75,000	74,966	0	0	0	0	0	0	0
Custer	14	0.3	2,153,099	0.0	112,200	153,792	0	0	0	0	0	0	0
Douglas	33	0.8	10,179,850	0.0	120,000	308,480	12	120,000	318,604	1	1	0	0
Elbert	28	0.7	10,364,315	0.0	209,950	370,154	3	175,000	230,000	0	0	0	0
Fremont	26	0.6	6,015,503	0.0	169,950	231,365	4	259,450	271,975	1	0	0	0
Grand	1	0.0	200,000	0.0	200,000	200,000	0	0	0	0	0	0	0
Huerfano	12	0.3	2,357,200	0.0	67,500	196,433	3	44,900	69,933	0	0	0	0
Jefferson	2	0.0	628,900	0.0	314,450	314,450	0	0	0	0	0	0	0
Kiowa	1	0.0	87,500	0.0	87,500	87,500	1	87,500	87,500	0	0	0	0
Larimer	1	0.0	224,900	0.0	224,900	224,900	1	224,900	224,900	0	0	0	0
Las Animas	2	0.0	119,900	0.0	59,950	59,950	0	0	0	0	0	0	0
Lincoln	3	0.1	824,900	0.0	289,900	274,966	1	70,000	70,000	0	2	0	0
Mesa	1	0.0	635,000	0.0	635,000	635,000	0	0	0	0	0	0	0
Otero	1	0.0	554,900	0.0	554,900	554,900	0	0	0	0	0	0	0
Park	55	1.3	22,015,200	0.0	62,000	400,276	8	31,250	189,312	0	2	7	0
Pueblo	75	1.8	8,450,245	0.0	35,000	112,669	10	26,500	28,690	0	5	6	1
Saguache	1	0.0	14,000	0.0	14,000	14,000	0	0	0	0	0	1	0
FARM AND RANCH	14	0.3	28,124,000	0	1,093,250	2,008,857	4	1,503,250	3,051,625	0	0	1	0
COMMERCIAL	131	3.2	137,211,626	0	675,000	1,047,416	24	594,950	941,542	1	2	5	2
BUSINESS OP	0	0.0	0	0	0	0	0	0	0	0	0	0	0
RENTALS	158	3.8	359,489	0	2,200	2,275	96	2,200	2,281	4	0	5	10
El Paso County	149	3.6	341,449	0.0	2,200	2,291	93	2,200	2,299	4	0	5	7
Teller County	7	0.2	11,945	0.0	1,600	1,706	3	1,545	1,715	0	0	0	3
Fremont	1	0.0	2,595	0.0	2,595	2,595	0	0	0	0	0	0	0
Jefferson	1	0.0	3,500	0.0	3,500	3,500	0	0	0	0	0	0	0
Total	4,148	100.0	2,247,530,244	100	440,000	541,834	1,668	460,000	535,369	296	843	182	85

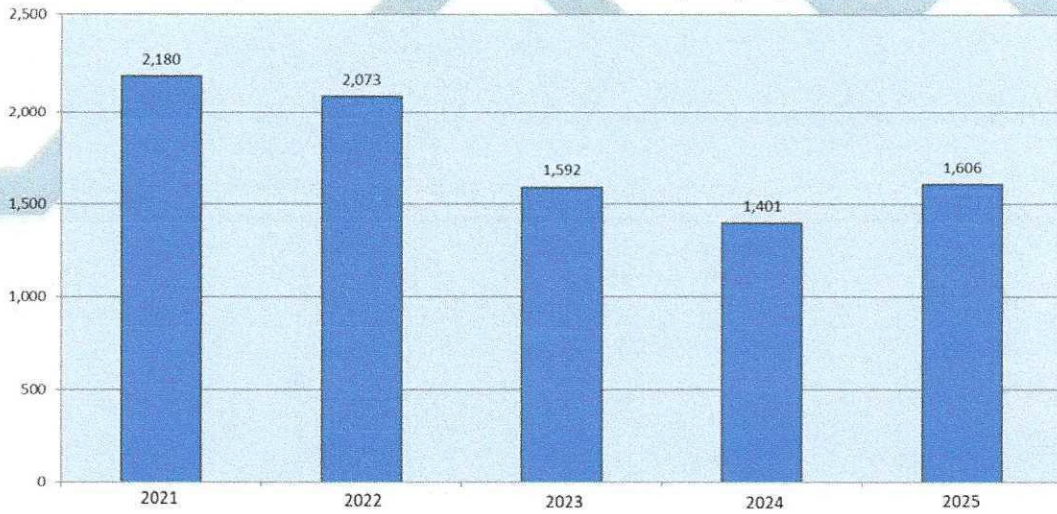
February 2025 Charts



Housing Statistics
 Single Family/Patio Homes

Total Under Contract - February

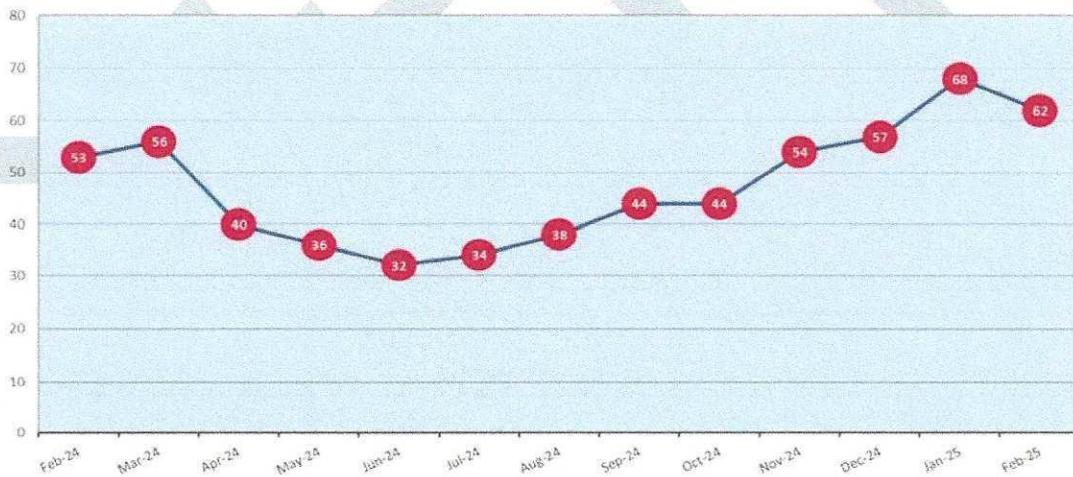
(Total number of listings in PPMLS that are under contract/pending sale)



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Housing Statistics
 Single Family/Patio Homes

Average Days on Market

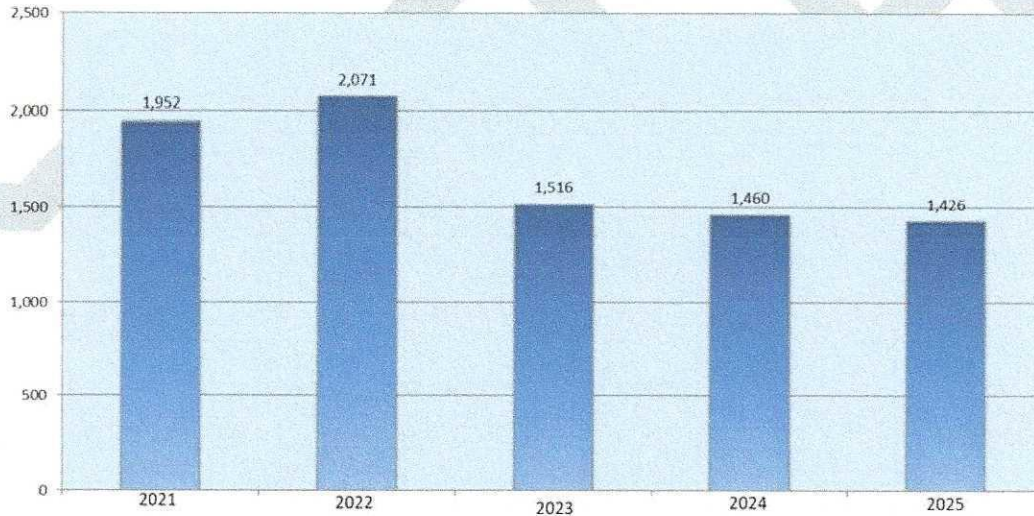


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Housing Statistics

Single Family/Patio Homes

Total Sales YTD - February

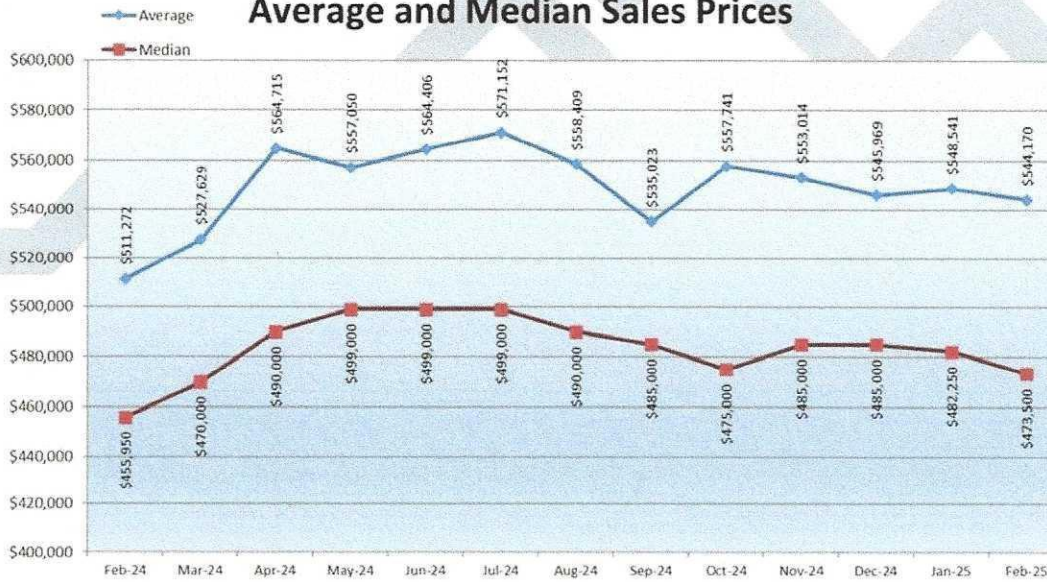


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Housing Statistics

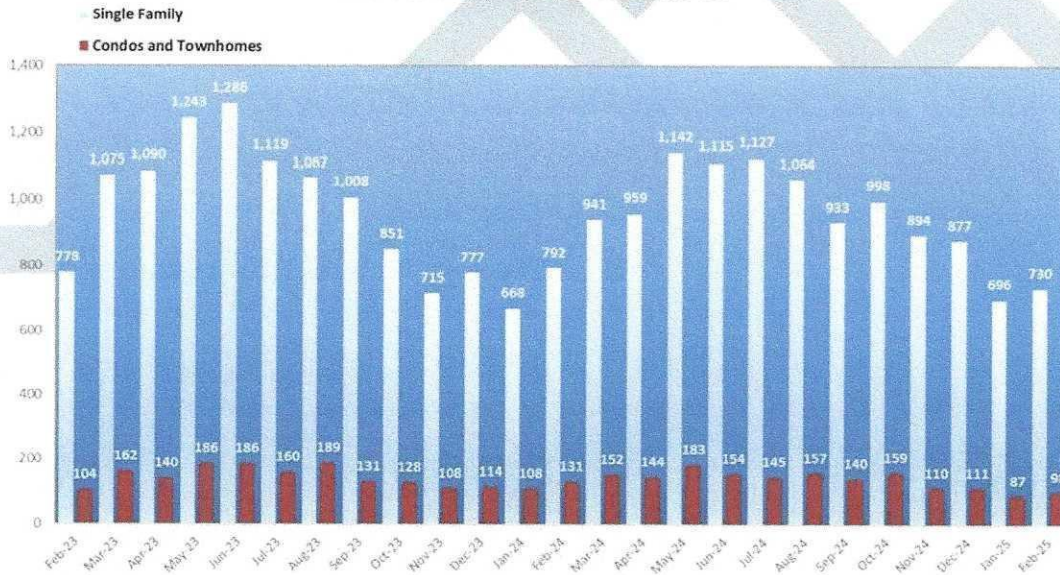
Single Family/Patio Homes

Average and Median Sales Prices



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Housing Statistics Residential Home Sales



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Active/Sold Listing Analysis February 2025

Active Listings Analysis Current as of 3/3/25

Single Family	0 - 199999	200000 - 299999	300000 - 399999	400000 - 499999	500000 - 599999	600000 - 799999	800000 - 999999	1000000 - 1999999	2000000 - 99999999
El Paso County	2	29	236	431	348	349	159	144	39
Reductions	0	13	99	180	131	150	43	30	2
% With Reduction	0.00%	37.90%	34.30%	32.00%	28.10%	32.30%	24.50%	20.10%	5.10%
Avg Reduction %	0%	4.30%	2%	-1.80%	2.00%	2.90%	4.20%	2.20%	7%
Teller County	3	15	26	28	19	37	13	17	5
Reductions	0	2	4	7	2	9	1	3	1
% With Reduction	0.00%	13.30%	11.50%	25.00%	10.50%	22%	7.60%	12%	20%
Avg Reduction %	0.00%	3.40%	2.70%	3.30%	1.70%	2%	7.30%	3%	2%
All Counties	39	109	358	562	427	468	213	193	58

Sold Listing Analysis - (February 2025)

Single Family	0 - 199999	200000 - 299999	300000 - 399999	400000 - 499999	500000 - 599999	600000 - 799999	800000 - 999999	1000000 - 1999999	2000000 - 99999999
El Paso County	1	19	137	178	117	93	36	25	3
Teller County	0	2	6	5	8	9	4	0	0
All Counties	8	31	163	205	134	111	46	28	4

Sold Listing Analysis - (January 2025)

Single Family	0 - 199999	200000 - 299999	300000 - 399999	400000 - 499999	500000 - 599999	600000 - 799999	800000 - 999999	1000000 - 1999999	2000000 - 99999999
El Paso County	4	17	111	172	108	87	30	28	2
Teller County	0	4	7	10	5	13	3	2	0
All Counties	16	37	136	190	125	116	35	38	3

Sold Listing Analysis - February 2024)

Single Family	0 - 199999	200000 - 299999	300000 - 399999	400000 - 499999	500000 - 599999	600000 - 799999	800000 - 999999	1000000 - 1999999	2000000 - 99999999
El Paso County	2	22	150	236	110	101	25	21	0
Teller County	1	0	3	8	5	8	0	2	0
All Counties	12	37	177	258	128	121	29	27	1

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