NOVEMBER 2023 COLORADO SPRINGS - EL PASO & TELLER COUNTY

Market Report



LIV | Sotheby's
INTERNATIONAL REALTY

YEAR-TO DATE | PIKES PEAK

YTD Comparison	2023	2022
Average Price	$539,946	$541,842
Average Days on Market	36	15
Highest Sale	$4,500,000	$7,000,000
Properties Sold	8,969	11,933
% Sold Price to Original List Price	99.4%	101.6%

OCTOBER 2023 | EL PASO & TELLER COUNTY DATA

	2023	2022	% Change
Total Sales Volume	$406,075,672	$516,131,520	-21.3%
Pending Sales	1,206	1,497	-19.4%
Properties Sold	724	960	-24.6%
Active Number of Listings	1,982	2,189	-9.5%
Average Sold Price	$560,878	$537,637	4.3%
Average Days on Market	43	31	38.7%
Highest Sale	$4,300,000	$3,500,000	22.9%
Average List Price	$698,444	$630,098	10.8%
New Listings	965	1,052	-8.3%
Permits	214	163	31.3%

LAST 12 MONTHS | PPAR YEAR

November 1 to October 31	2023	2022	% Change
Total Sales Volume	$5,645,031,242	$7,796,447,064	-27.6%
Properties Sold	10,546	14,532	-27.4%
Average Sold Price	$535,277	$536,502	-0.2%
Average Days on Market	37	14	164.3%
Highest Sale	$7,000,000	$8,000,000	-12.5%
Average List Price	$696,077	$740,636	-6.0%
New Listings	12,643	17,217	-26.6%
Permits	2,514	3,941	-36.2%

"Based on information from the Pikes Peak REALTOR Services Corp. ("RSC"), for the period 11/1/2021 through 11/3/2023. RSC does not guarantee or is in any way responsible for its accuracy. Data maintained by RSC may not reflect all real estate activity in the market."

OVER $1 MILLION | YEAR OVER YEAR

November 1 to October 31	2023	2022	% Change
Total Sales Volume	$661,722,135	$743,669,448	-11.0%
Properties Sold	489	536	-8.8%
Price per Square Foot	$283	$280	1.1%
Average Sales Price	$1,353,215	$1,387,443	-2.5%
Highest Price	$4,500,000	$8,000,000	-43.8%

OCTOBER DATA | BY ZIP CODE

Area	Active	Sold	Inventory in Months	Total Dollar Volume	Average Sold Price	$/Square Foot	Sold / List Price	Median DOM
80132 & 80133	112	42	2.7	$32,613,630	$776,515	$233	100.6%	29
80817	84	24	3.5	$7,114,008	$296,417	$192	99.8%	17
80829	24	5	4.8	$4,050,000	$810,000	$332	98.8%	4
80831	169	52	3.3	$30,232,436	$581,393	$206	99.2%	37
80863	70	15	4.7	$10,168,005	$677,867	$311	98.2%	24
80903 & 80907	56	22	2.5	$11,746,306	$533,923	$267	99.6%	16
80904 & 80905	96	43	2.2	$25,819,522	$600,454	$264	98.0%	20
80906	102	37	2.8	$27,924,566	$754,718	$250	97.9%	15
80908	145	24	6.0	$19,930,728	$830,447	$231	98.5%	51
80909 & 80910	98	44	2.2	$16,274,808	$369,882	$232	99.3%	26
80911	74	33	2.2	$12,938,211	$392,067	$203	100.0%	17
80915	32	15	2.1	$6,261,900	$417,460	$216	99.4%	13
80916	39	24	1.6	$8,809,608	$367,067	$224	100.3%	22
80917	43	15	2.9	$6,551,205	$436,747	$215	100.0%	6
80918	74	21	3.5	$11,104,800	$528,800	$205	99.0%	25
80919	32	21	1.5	$13,000,890	$619,090	$198	99.0%	23
80920	45	24	1.9	$11,537,208	$480,717	$226	100.0%	7
80921	74	21	3.5	$50,287,569	$797,010	$252	97.4%	37
80922	56	44	1.3	$21,358,612	$485,423	$217	99.5%	22
80923	61	30	2.0	$14,457,300	$481,910	$218	99.6%	43
80924	111	20	5.6	$14,692,440	$734,622	$206	99.7%	29
80925	105	34	3.1	$16,283,246	$478,919	$202	100.2%	31
80927	44	22	2.0	$11,248,952	$511,316	$206	99.1%	40

"Based on information from the Pikes Peak REALTOR Services Corp. ("RSC"), for the period 11/1/2021 through 11/3/2023. RSC does not guarantee or is in any way responsible for its accuracy. Data maintained by RSC may not reflect all real estate activity in the market."

CURRENTLY ACTIVE & RECENTLY SOLD DATA | BY PRICE POINT

Price	Actively Listed	Sold Last 3 Months	Time to Sell in Months
Under $100,000	1	2	1.50
$100,000 to $124,999	0	1	0.00
$125,000 to $149,999	3	5	1.80
$150,000 to $174,999	1	2	1.50
$175,000 to $199,999	3	10	0.90
$200,000 to $224,999	8	10	2.40
$225,000 to $249,999	6	13	1.38
UNDER $250,000	**22**	**43**	**1.53**
$250,000 to $274,999	12	24	1.50
$275,000 to $299,999	32	29	3.31
$300,000 to $324,999	37	57	1.95
$325,000 to $349,999	37	81	1.37
$350,000 to $374,999	69	159	1.30
$375,000 to $399,999	140	187	2.25
$250,000 to $399,999	**327**	**537**	**1.83**
$400,000 to $424,999	101	207	1.46
$425,000 to $449,999	158	191	2.48
$450,000 to $474,999	107	173	1.86
$475,000 to $499,999	158	180	2.63
$400,000 to $500,000	**524**	**751**	**2.09**
$500,000 to $549,999	158	276	1.72
$550,000 to $599,999	150	178	2.53
$600,000 to $649,999	112	141	2.38
$650,000 to $699,999	139	89	4.69
$700,000 to $749,999	75	80	2.81
$750,000 to $799,999	105	73	4.32
$500,000 to $800,000	**739**	**837**	**2.65**
$800,000 to $849,999	53	51	3.12
$850,000 to $899,999	55	51	3.24
$900,000 to $949,999	27	31	2.61
$950,000 to $999,999	40	34	3.53
$1 mil to $1.25 mil	85	67	3.81
$1.25 mil to $1.50 mil	58	31	5.61
$1.5 mil to $2.0 mil	45	22	6.14
$2.0 mil & above	47	10	14.10
$800,000+	**410**	**297**	**4.14**
Total	**2022**	**2465**	**2.46**

LIV SOTHEBY'S INTERNATIONAL REALTY

"Based on information from the Pikes Peak REALTOR Services Corp. ("RSC"), for the period 11/1/2021 through 11/3/2023. RSC does not guarantee or is in any way responsible for its accuracy. Data maintained by RSC may not reflect all real estate activity in the market."