

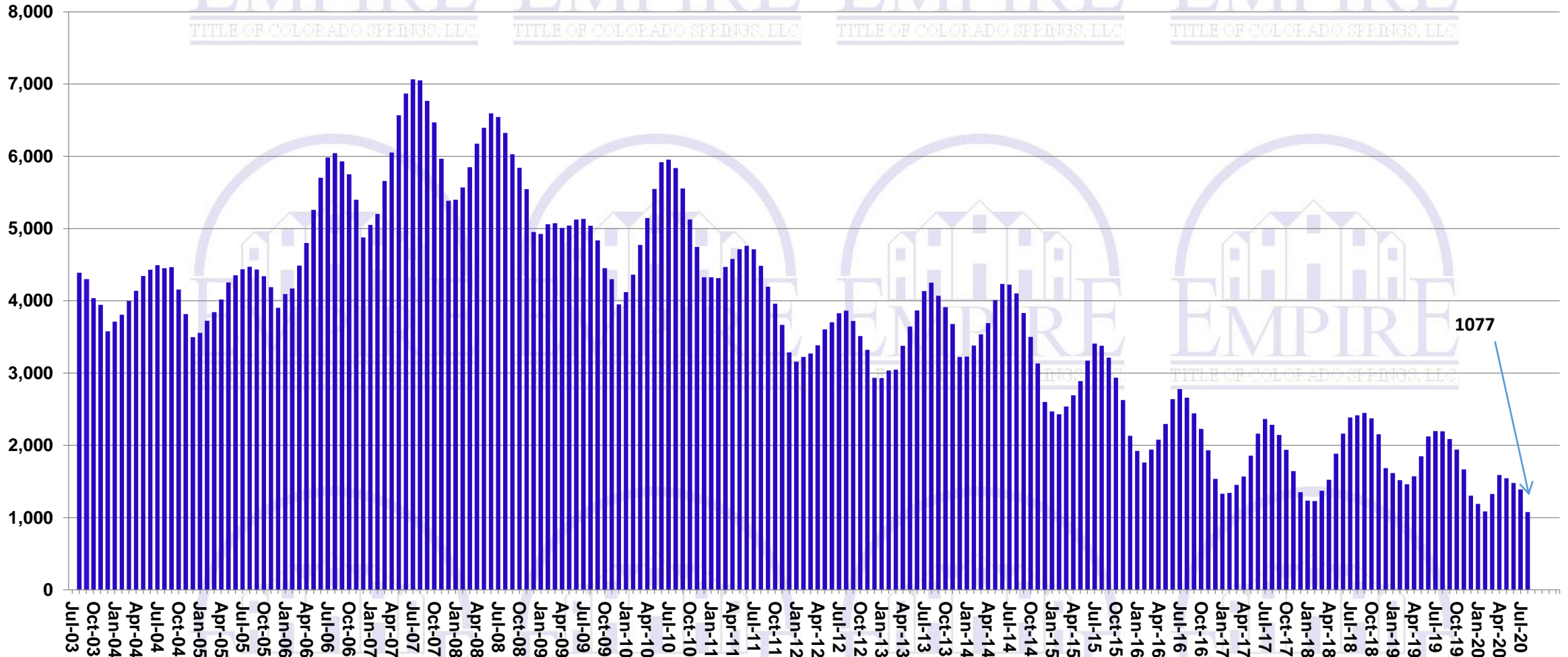


Market Statistics

August 2020

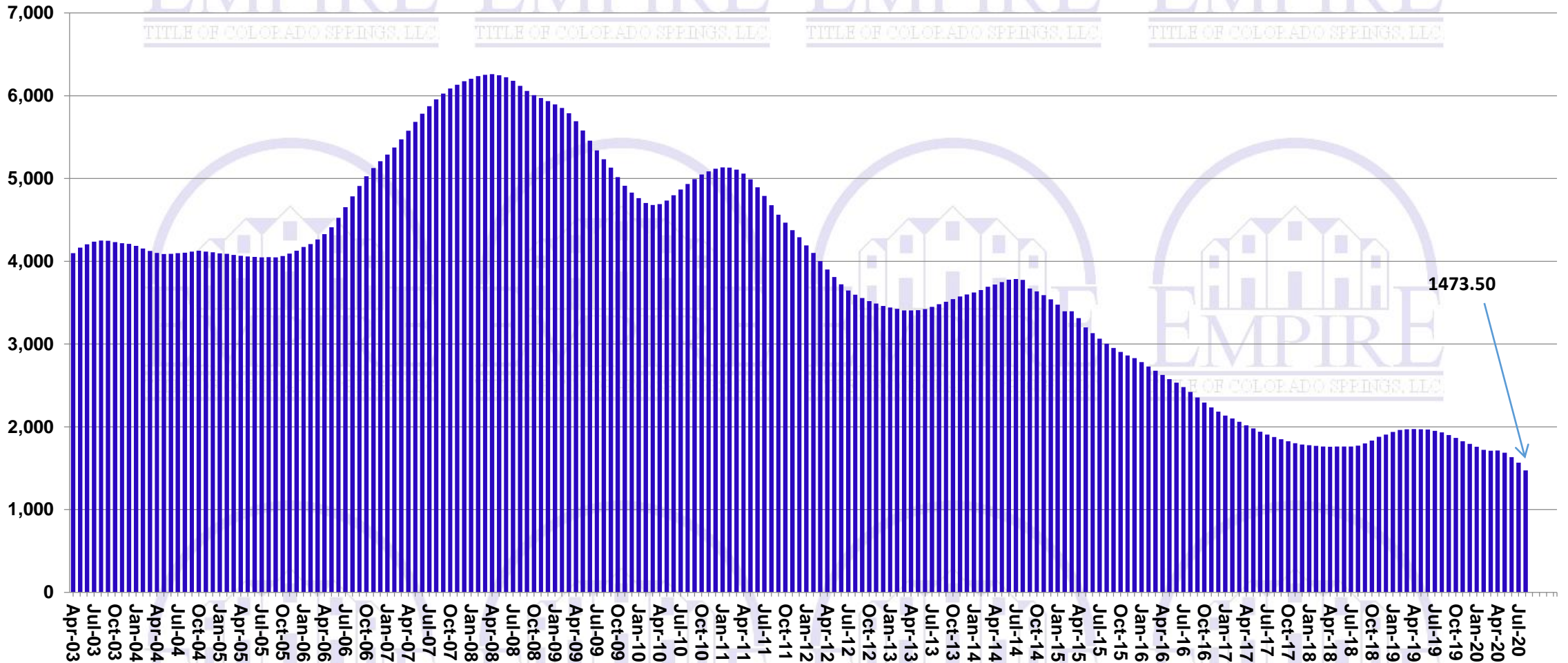
August 2020

Active Listings



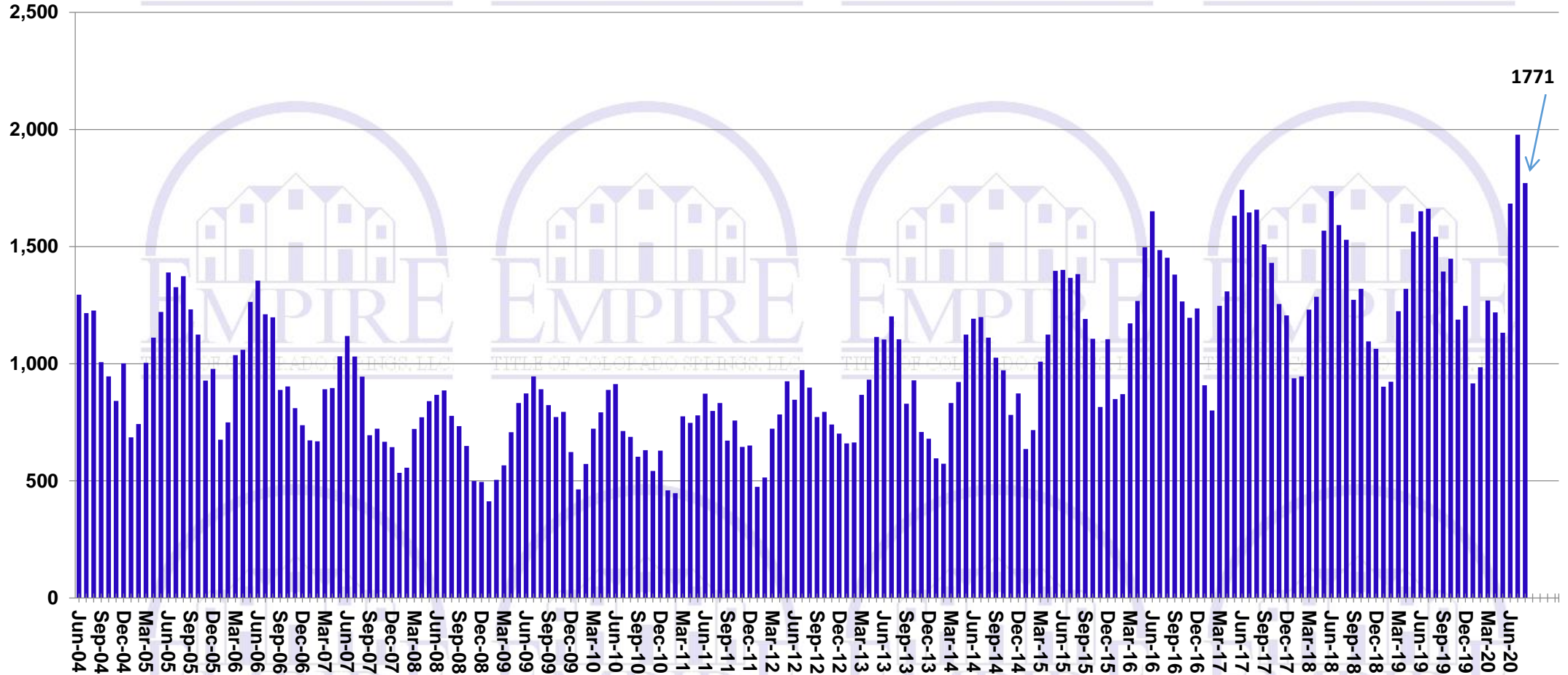
August 2020

Active Listings Previous 12 Month Average



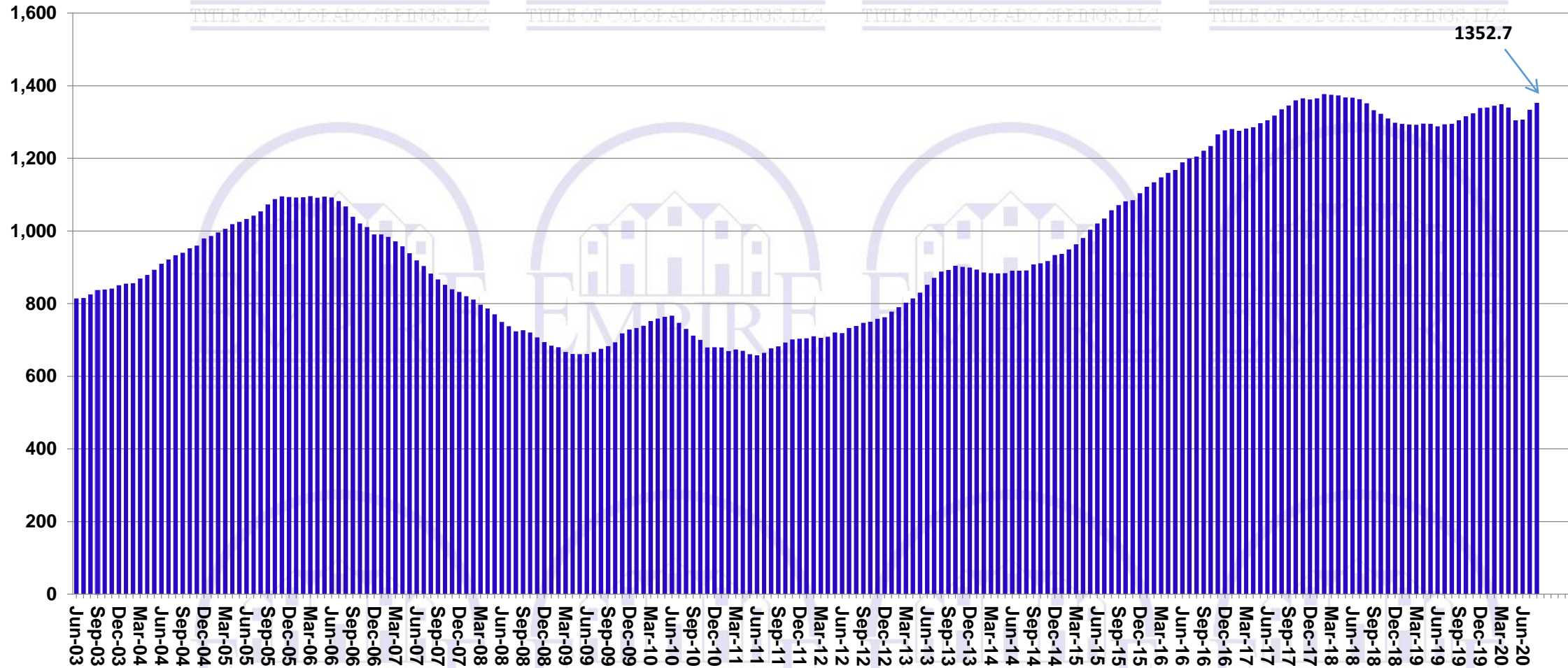
August 2020

Number of Sales Per Month



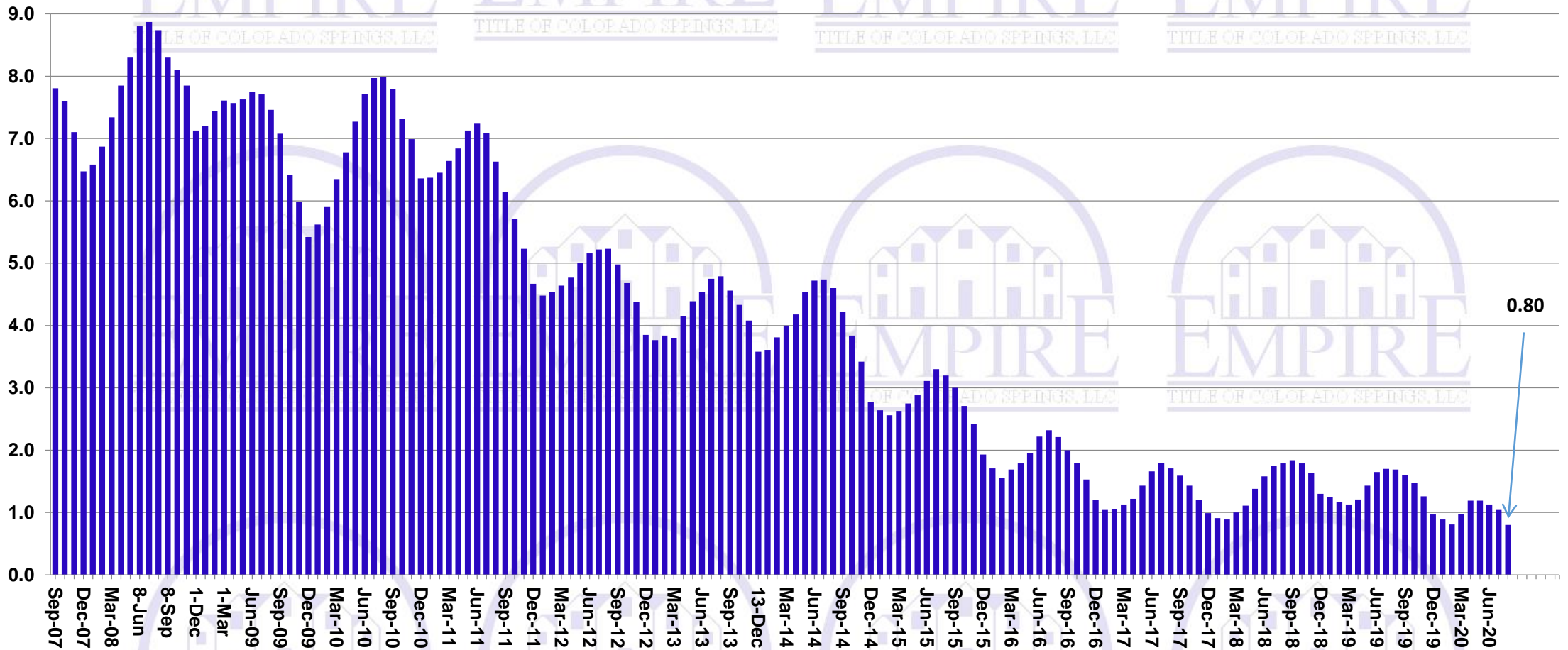
August 2020

Number of Sales Previous 12 Month Average



August 2020

Inventory in Number of Months



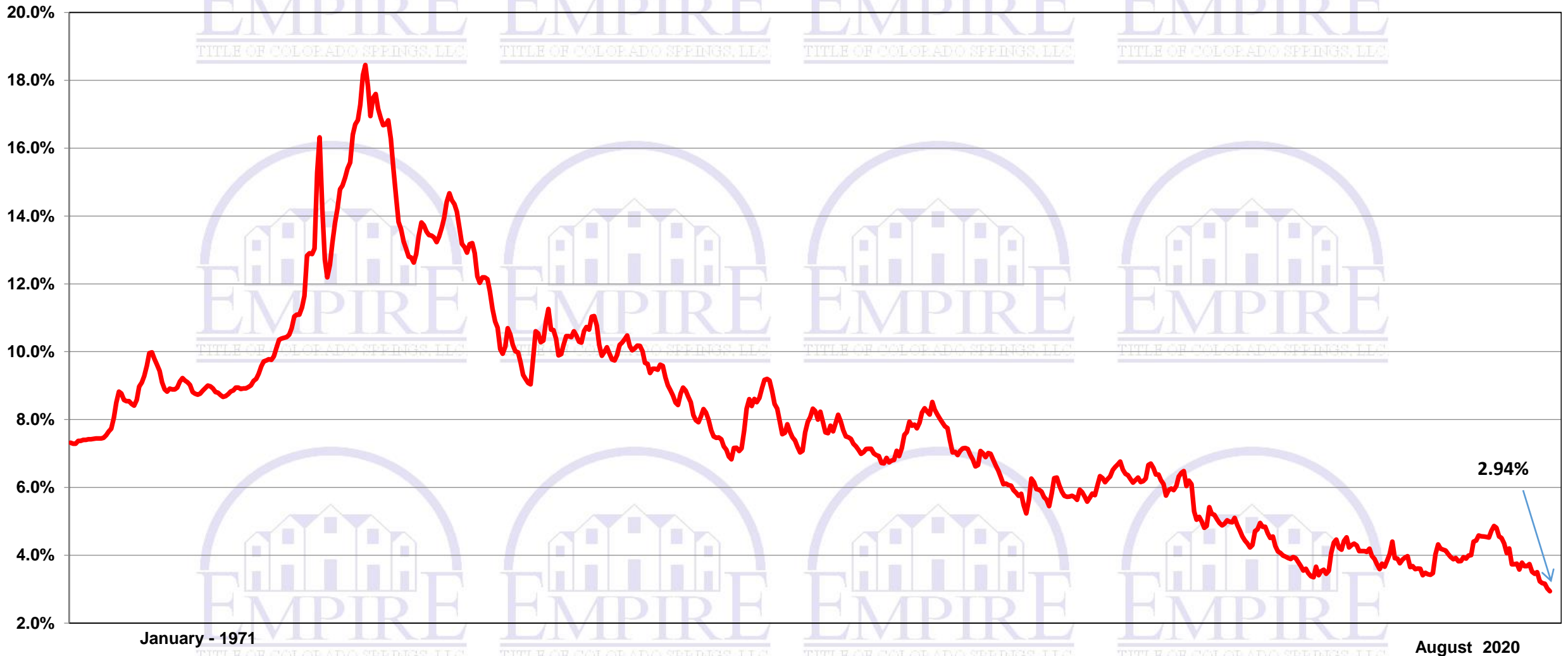
August 2020

Months of Inventory August 2020




August 2020

Freddie Mac 30 Yr. Fixed Rate Mortgage



August 2020

Purchasing Power and Interest Rates

	Payment	\$	1,571.66	\$	375,659.00	2.94%
	Payment	\$	1,571.66	\$	350,000.00	3.50%
				\$	25,659.00	↓ -0.56%
					↑ 7%	↓ -0.56%

Days on Market



June-2012

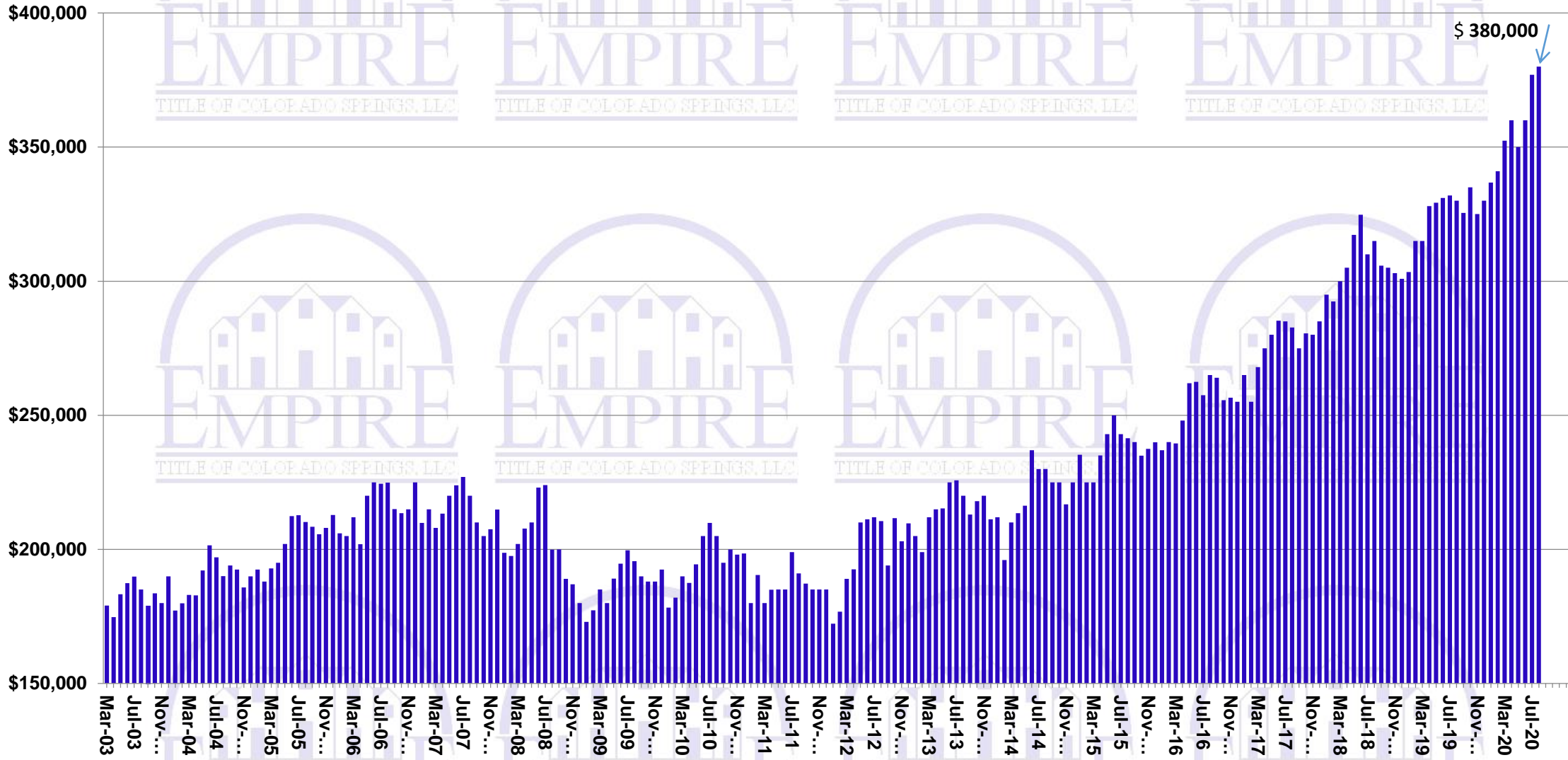
August 2020

August 2020

19

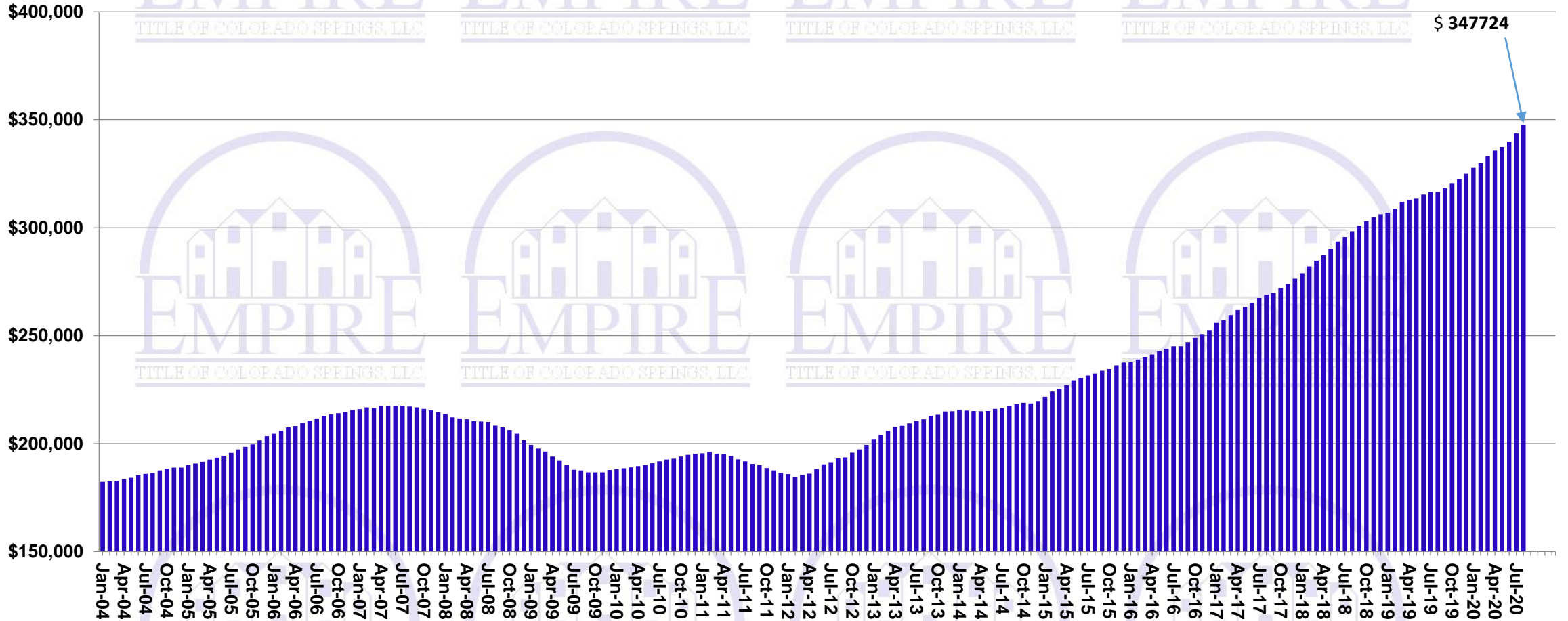
10

Median Sales Price



August 2020

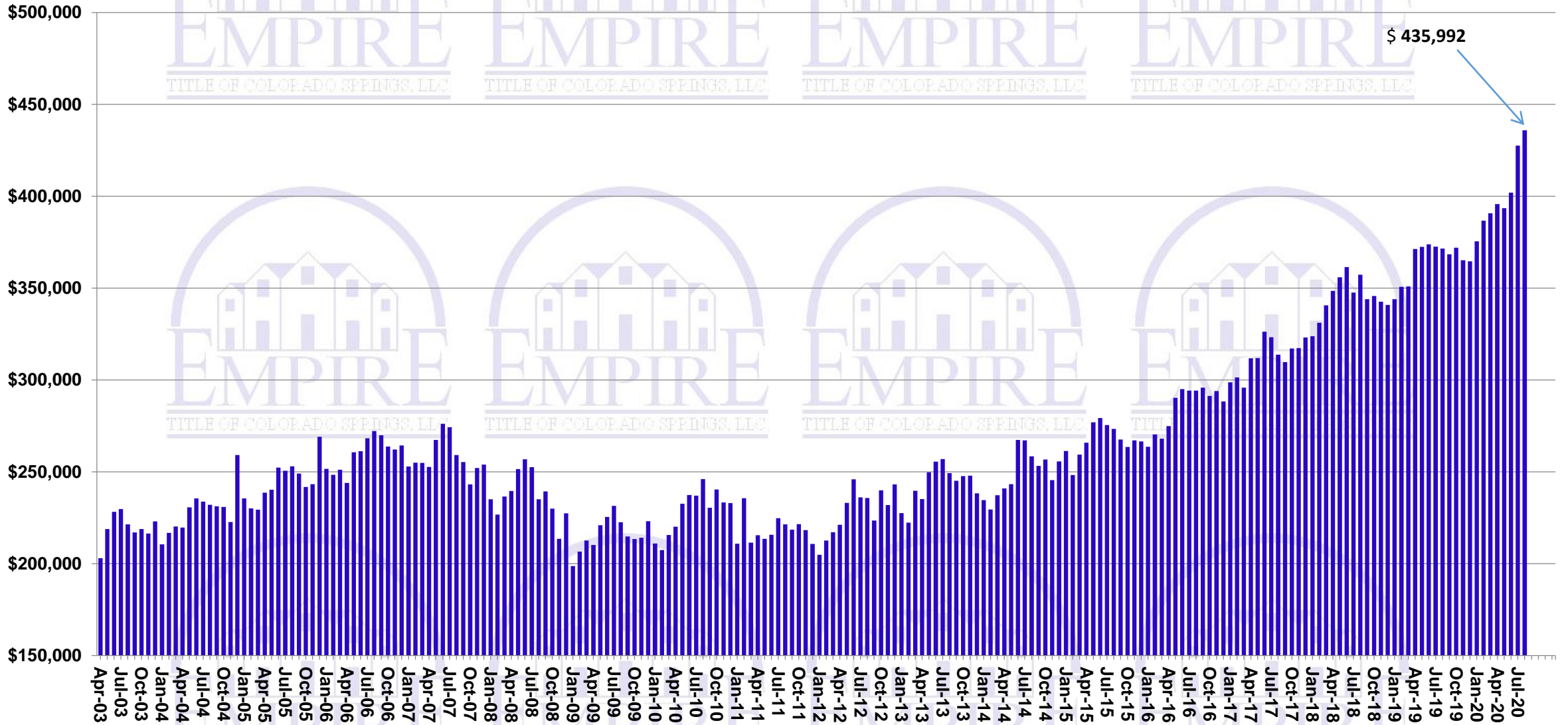
Sales Price Previous 12 Month Median



\$ 347724

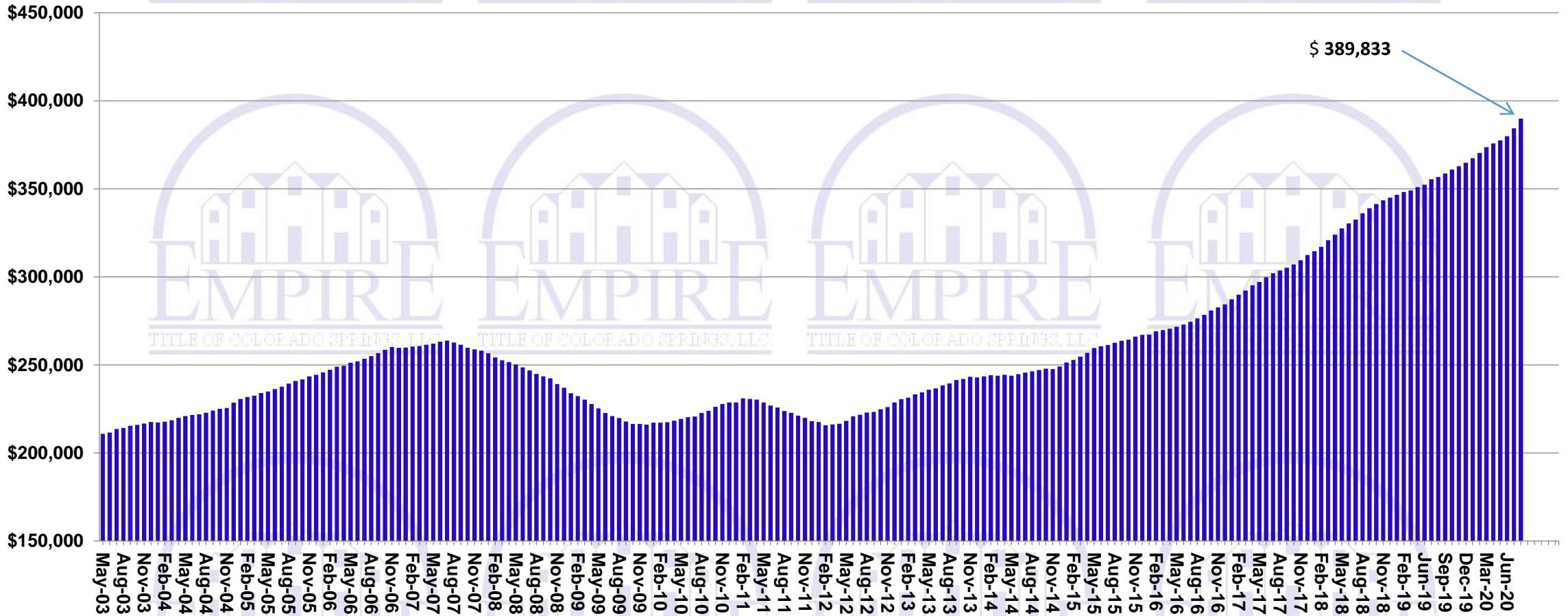
August 2020

Average Sales Price



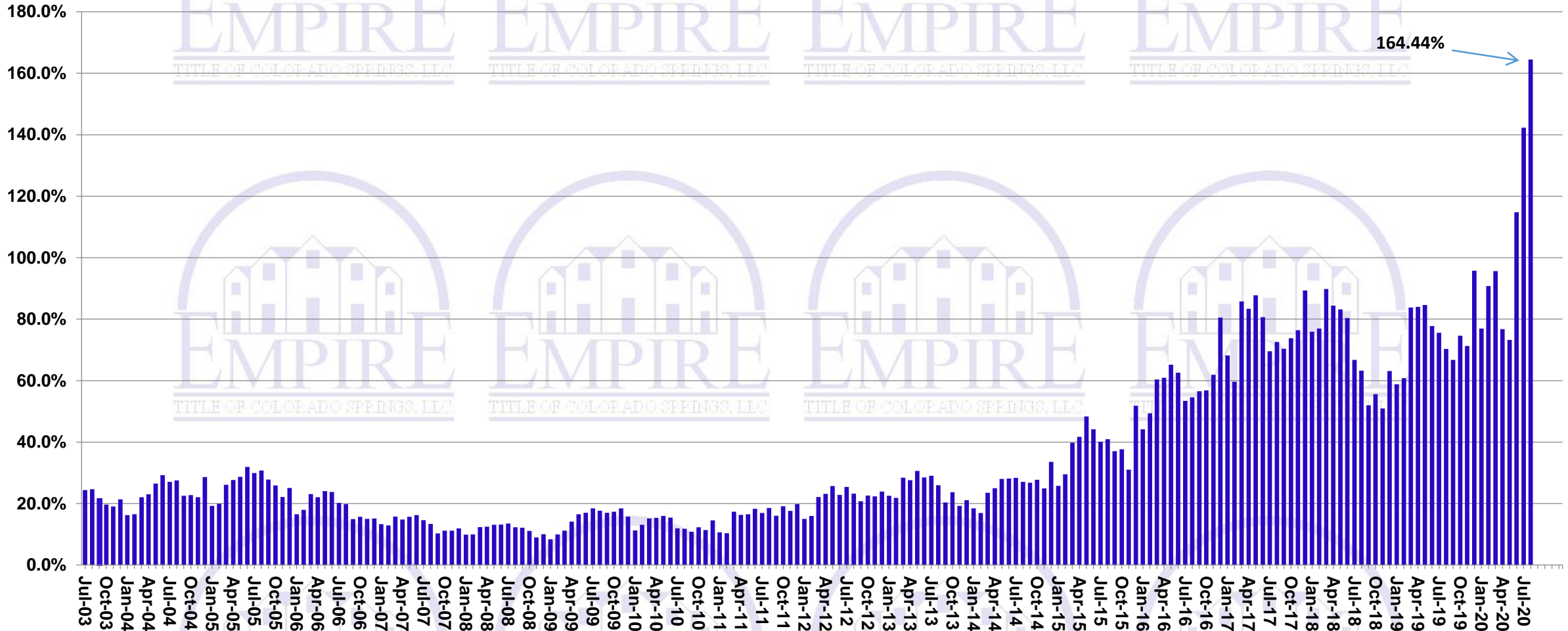
August 2020

Sales Price Previous 12 Month Average



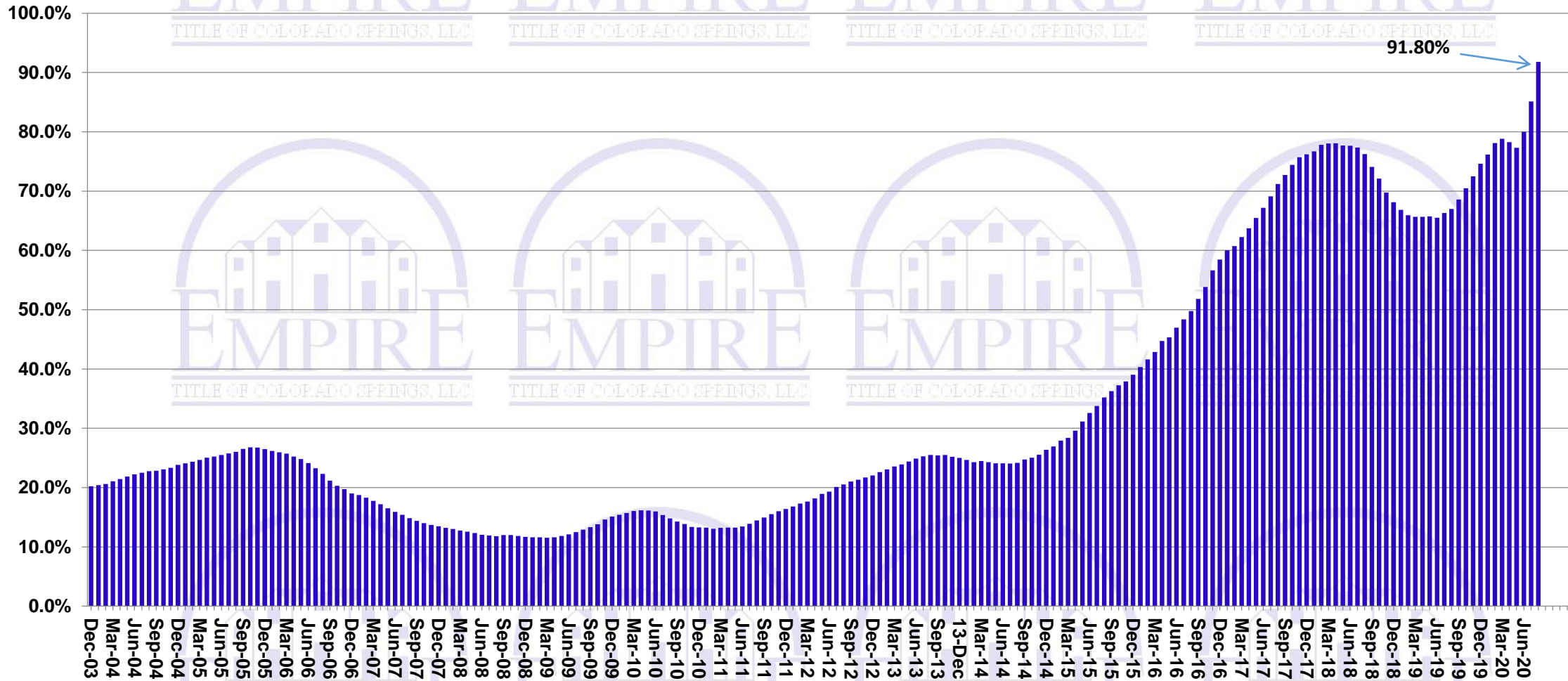
August 2020

Sales as a % of Active Listings



August 2020

Sales as a % of Active Listings Previous 12 Month Average



August 2020

2019 – 2020 1st Quarter Comparison

	<u>2019</u>			<u>2020</u>			<u>% Change</u>		
	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>
Number of Sales	902	923	1224	916	985	1270	1.6%	6.7%	3.8%
Months of Inventory	1.25	1.17	1.13	0.89	0.81	0.98	-28.8%	-30.8%	-13.3%
Average Sales Price	\$343,989	\$350,736	\$350,934	\$375,516	\$386,749	\$390,721	9.2%	10.3%	11.3%
Median Sales Price	\$303,450	\$315,000	\$315,000	\$336,795	\$341,000	\$352,400	11.0%	8.3%	11.9%

2019-2020 2nd Quarter Comparison

	<u>2019</u>			<u>2020</u>			<u>% Change</u>		
	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>
Number of Sales	1320	1564	1651	1219	1132	1684	- 7.7%	- 27.6%	2%
Months of Inventory	1.21	1.43	1.65	1.13	1.4	0.9	- 6.6%	- 2.1 %	- 45%
Average Sales Price	\$371,352	\$372,416	\$373,792	\$395,724	\$393,517	\$401,980	6.6%	5.7 %	7.5 %
Median Sales Price	\$328,000	\$329,250	\$331,000	\$360,000	\$350,000	\$360,000	9.8%	6.3 %	8.7 %

2019-2020 3rd Quarter Comparison

	<u>2019</u>			<u>2020</u>			<u>% Change</u>		
	<u>July</u>	<u>August</u>	<u>Sept</u>	<u>July</u>	<u>August</u>	<u>Sept</u>	<u>July</u>	<u>August</u>	<u>Sept</u>
Number of Sale	1662	1542	1394	1978	1771		19%	14.6%	
Months of Inventory	1.70	1.69	1.60	0.7	0.6		- 59%	- 64.5%	
Average Sales Price	\$372,607	\$371,552	\$368,430	\$427,593	\$435,922		15%	17%	
Median Sales Price	\$332,000	\$330,000	\$325,500	\$377,000	\$380,000		14%	15%	

2019-2020 4th Quarter Comparison

	<u>2019</u>			<u>2020</u>			<u>% Change</u>		
	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>
Number of Sale	1448	1188	1247						
Months of Inventory	1.47	1.26	0.97						
Average Sales Price	\$372,037	\$365,218	\$364,584						
Median Sales Price	\$335,000	\$325,000	\$329,990						

2020 YTD vs. 2019 YTD

- Average Price  10.3%
- Median Price  10.6 %
- Residential Units Sold  1.5%
- Inventory Levels  24.7%
- Number of Listings  26.5%
- Average Days on Market: 19
- Interest rates  2.94%

*This information is deemed reliable, but not guaranteed. It is intended to show market trends and should not be used to evaluate individual properties. Sources for this information include but are not limited to: El Paso County Clerk and Recorder, El Paso County Public Trustee, Empire Title of Colorado Springs LLC, the Pikes Peak Multiple Listing System.