

Weekly Intelligence Brief

Colorado Springs Housing + Colorado Nonprofit Landscape

Prepared for	Zach
Date	May 10, 2026
Coverage	Colorado Springs housing + Colorado/Colorado Springs nonprofit landscape
Purpose	Review draft for weekly recurring brief format

1) Housing Snapshot

- Pricing trend appears softer year-over-year in local market commentary (avg ~\$558K, median ~\$480K, both ~2% lower YoY in cited source).
- Inventory appears elevated (~3,422 homes, +10% YoY in cited source), increasing buyer choice.
- Market pace has slowed (~54 average days on market, +10% YoY in cited source).
- Listing inflow reportedly outpaced monthly closed sales (1,941 new listings vs 1,124 sold in source snapshot).
- Operational read: negotiation leverage likely improved for buyers relative to tighter prior periods.

2) Nonprofit Snapshot

- City of Colorado Springs Community Development Division continues channeling federal grant funds to nonprofit services for low/moderate-income residents.
- Priority buckets highlighted by city materials: housing stability, whole health/family safety, and resilience services.
- State-level policy signal: HB 26-1274 (as reported) would allow up to 25% advance grant disbursement, reducing reimbursement-only cash-flow pressure.
- Regional philanthropic infrastructure in the Pikes Peak area remains active, supporting local nonprofit operating environments.

3) Key Takeaways

1. Housing conditions look more buyer-favorable than last year, with supply and time-on-market both trending up.
2. For nonprofits, policy momentum is practical: reduce payment friction and improve continuity of service delivery.
3. Housing + human services remain tightly linked in local funding and community outcomes.

4) Watch List (Next 7 Days)

- Legislation watch: Track HB 26-1274 progression, amendments, and implementation timelines.
- Housing watch: Confirm whether inventory growth continues through next two monthly releases.
- Execution watch: Add one consistent benchmark source set each week for cleaner trendline comparisons.

5) Source Notes

- Great Colorado Homes market statistics page (retrieved May 10, 2026).
- City of Colorado Springs Nonprofit Support page (retrieved May 10, 2026).
- Colorado Communities Lead Communities Thrive post on HB 26-1274 (retrieved May 10, 2026).
- FRED series context for Colorado Springs median days on market YoY (metadata/source context).

Draft quality note: current figures are based on fast web pulls for format review. For production weekly briefs, lock to a fixed source set and archive figures each week for clean trend tracking.