

### Colorado Springs Housing Snapshot

- Local market commentary shows softer pricing vs last year: avg price ~\$558K (-2% YoY), median ~\$480K (-2% YoY)
- Inventory appears higher (~3,422 homes, +10% YoY), suggesting more buyer choice.
- Pace is slower: ~54 average days on market (+10% YoY), with supply building faster than sales in that source.

### Colorado / Colorado Springs Nonprofit Snapshot

- City of Colorado Springs continues CDBG public-service funding priorities around housing stability, health/family services
- Colorado bill HB 26-1274 is advancing; it would allow up to 25% advance state grant payments to nonprofits.
- Regional philanthropy channels in the Pikes Peak area remain active.

### 3 Key Takeaways

- 1) Housing conditions in Colorado Springs look more buyer-favorable than last year (higher inventory, longer market time)
- 2) Nonprofit policy momentum is focused on cash-flow reform and service continuity.
- 3) City-aligned funding still concentrates on housing and human services outcomes.

### 1 Watch Item

- Track whether HB 26-1274 passes and how quickly agencies adopt advance-payment practice.