STAT PACK

QUARTERLY STAT PACK

Data through 2nd Quarter 2026

ERA Shields Real Estate

RESIDENTIAL REVIEW

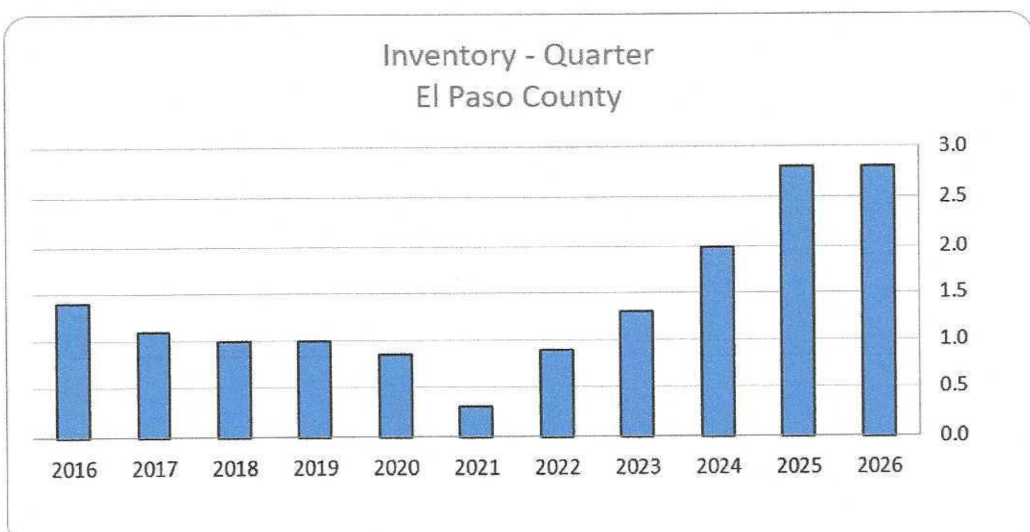
El Paso County

The data found within the ERA Shields Real Estate Stat Pack is based on information from the Pikes Peak REALTOR® Services Corporation (RSC) or its PPMLS. This content is deemed reliable; however RSC, PPMLS and ERA Shields Real Estate do not guarantee its accuracy. Data maintained by RSC does not reflect all real estate activity in the market. Additional sources include the Colorado Springs Business Alliance, El Paso County Assessor, El Paso County.

Welcome to the ERA Shields Stat Pack. The intent for providing information to you is to educate you on the current local real estate market so you can better make decisions for you and your family. Real estate markets vary from city to city as well as neighborhood to neighborhood. When the national media reports how the real estate market is doing, it is reporting on national numbers and it is likely very different from how your neighborhood is performing. You will find factual data within this document from which you may draw your own

QUICK FACTS (SQLY = Same Quarter Last Year)

- **Mortgage rates were relatively flat for the Quarter just under 6.5%**
- **Average active listings for the quarter were 2,853, compared to 2,654 from the SQLY (up 7%)**
- **Total new listings for the quarter were 4,507, compared to 4,608 from the SQLY (down 2%)**
- **Sales for the quarter were 3,013 units, compared to 2,840 from the SQLY (up 6%)**
- **Average sales price for the Quarter was $577,230 down from $582,756 during the SQLY (down 1%)**
- **Average median sales price for the Quarter was $495,000 down from $505,000 (down 2%)**
- **Average days on market for sold homes was 52 for the quarter, up from 44 days from the SQLY**
- **Single family permits YTD were 1,804 compared to 1,544 from the SQLY (up 17%)**



This graph compares the number of homes on the market (Active) to the number of homes Sold. It shows how many months it would take to sell through the current listing inventory. Most economists consider 5-6 months to be a balanced market.

PRICING TOOLS

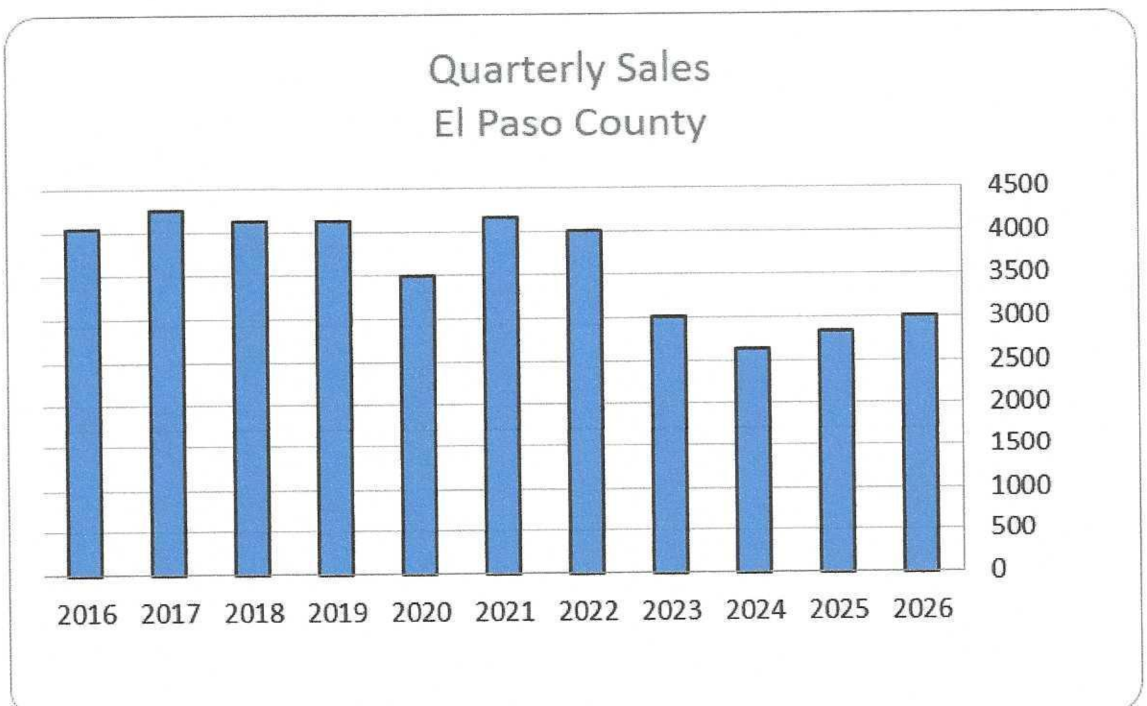
Determine how your price range is performing

Price Range Comparisons Single Family & Patio Homes

This chart is ideal for helping you determine how competitive certain price ranges are. If you are considering selling your home, this information is just one tool you can reference to assist you with strategic

SINGLE FAMILY/PATIO HOME - EL PASO COUNTY ONLY

List Price	Active	Under Contract	Solds	Days on Market	SP/LP	Inventory
$0 to $299,999	74	51	109	62	97.2%	2.0
$300,000 to $399,999	460	242	570	53	99.6%	2.4
$400,000 to $499,999	871	299	880	46	99.7%	3.0
$500,000 to $599,999	548	191	526	45	99.7%	3.1
$600,000 to $699,999	383	118	330	54	99.1%	3.5
$700,000 to $799,999	246	63	196	53	98.9%	3.8
$800,000 to $899,999	164	57	139	63	97.1%	3.5
$900,000 to $999,999	111	25	89	48	98.0%	3.7
$1 mil to $1.25 mil	123	38	95	60	97.9%	3.9
$1.25 mil to $1.50 mil	80	26	49	81	97.4%	4.9
$1.5 mil to $1.75 mil	41	5	20	57	97.8%	6.2
$1.75 mil to 2.0 mil	29	9	13	44	96.7%	6.7
$2.0 mil and up	72	8	23	64	96.8%	9.4



This graph shows the total number of Solds for the quarter. Comparing this data over the past 10 years helps determine the current trends in the market.

QUARTERLY DATA

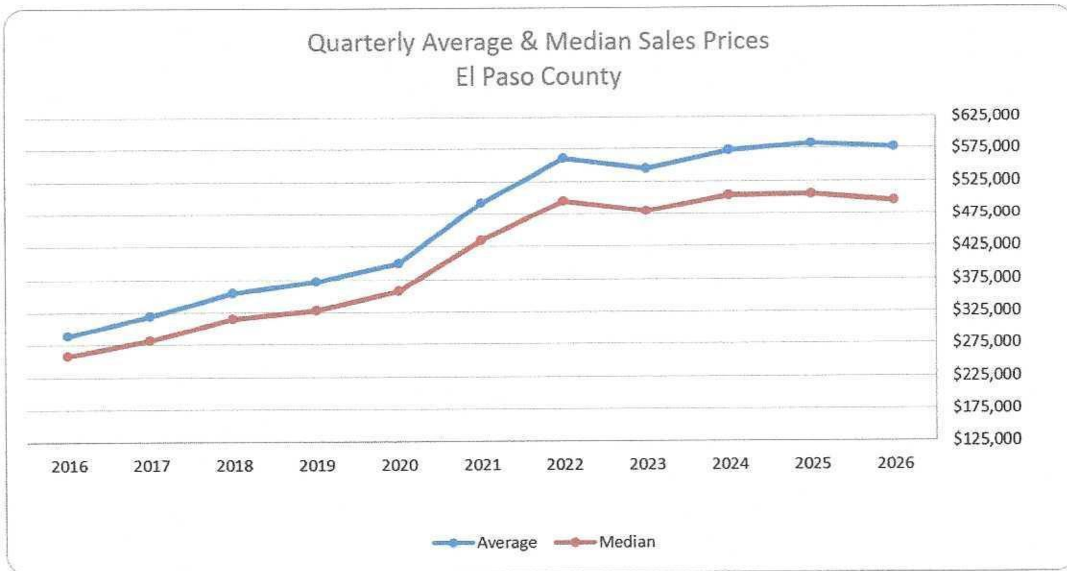
Comparing data for the past 10 years

This graph shows the average number of active listings on the market for the same period over the past 10 years.

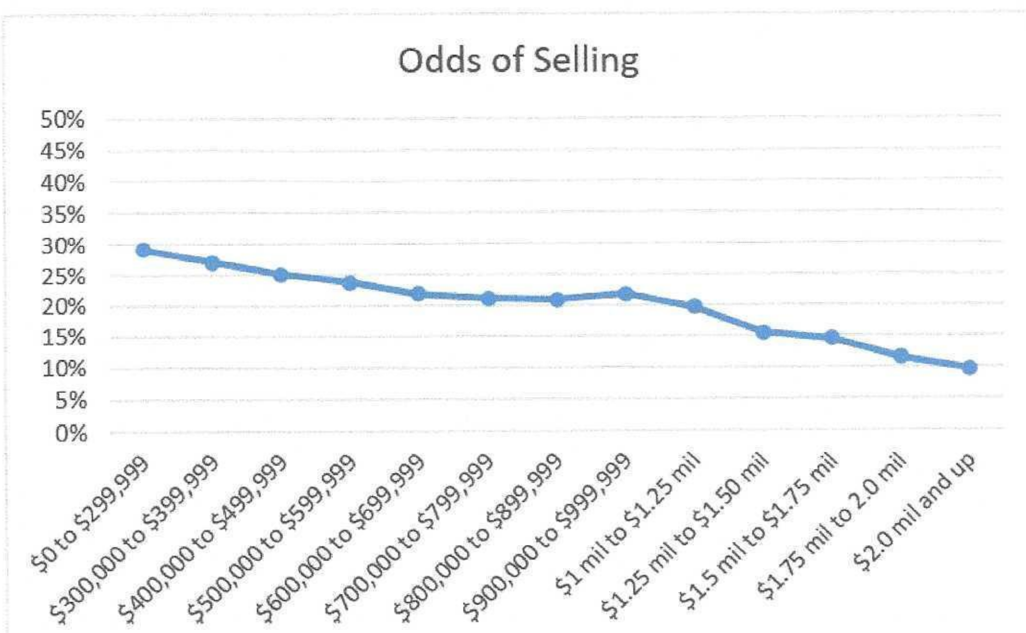
The blue line shows the number of new listings for the same 3-month period over the past 10 years. The red line is the total number of sales for that period.

QUARTERLY DATA

Comparing data for the past 10 years



The Average & Median Sales Prices for the same period over the past 10 years. This graph illustrates the current health of the local real estate market.



The price range a home is within dictates the odds of selling in the next 30 days. Generally the lower the price, the more likely it will sell.

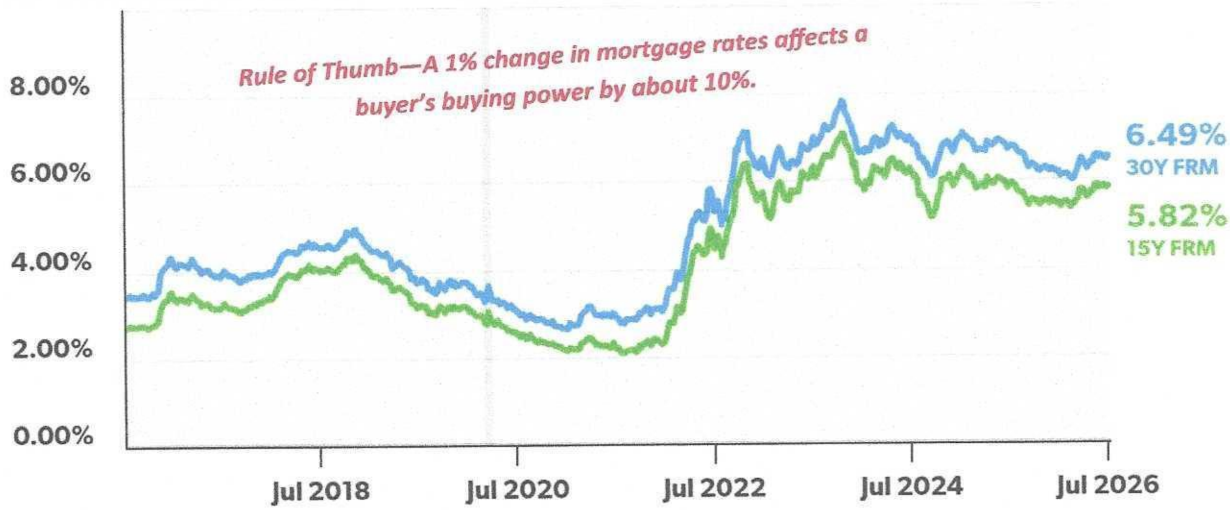
MORTGAGE RATES

Mortgage rates remained steady throughout the second quarter, bouncing between 6.3% and 6.5%. Earlier in the year, rates briefly dipped to around 6%, which noticeably increased buyer activity. While lower rates are certainly welcomed by buyers, if they had stayed below 6% during the second quarter, the combination of stronger demand and limited local inventory likely would have driven home prices up.

Freddie Mac

Primary Mortgage Market Survey®

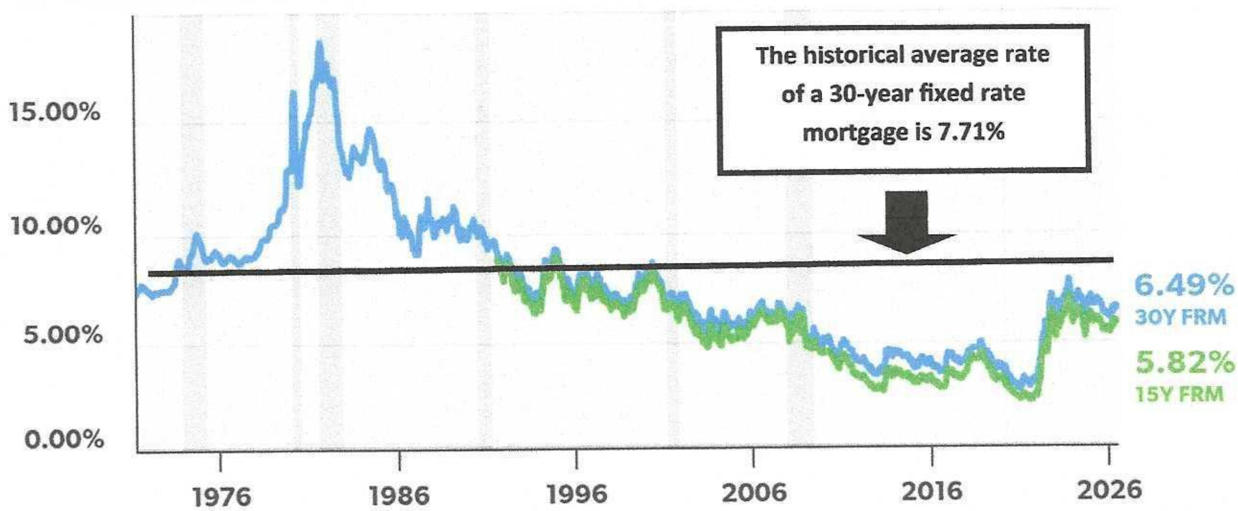
U.S. weekly average mortgage rates as of 07/09/2026



Freddie Mac

Primary Mortgage Market Survey®

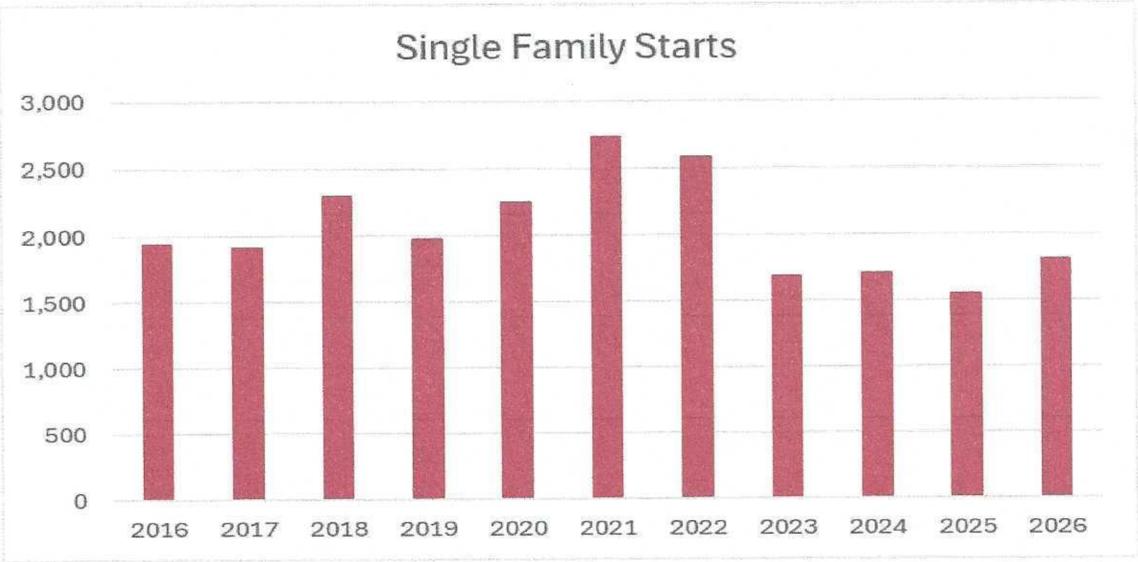
U.S. weekly average mortgage rates as of 07/09/2026



This chart shows mortgage rates back to 1971. It should also be known that the Federal Reserve began buying Mortgage Backed Securities in 2008 to artificially lower mortgage rates to help the economy recover from the financial crisis. The Fed stopped this practice in early 2022 and rates immediately increased.

HOUSING STARTS

This chart shows the total number of single family housing starts for the quarter in Colorado Springs and all other reporting jurisdictions for Pikes Peak Regional Building Department.



SUMMARY

Colorado Springs Residential Market Update – Q2 2026

The Colorado Springs housing market remained remarkably resilient through the second quarter of 2026, even with mortgage rates holding steady just under 6.5%. Buyer activity continued to exceed expectations, particularly in the under $500,000 price range, with the strongest growth occurring between $300,000 and $400,000.

Active listings increased to an average of 2,853 homes, up from 2,654 a year ago, while new listings dipped slightly. Despite more inventory, closed sales climbed more than 6%, increasing from 2,840 to 3,013 homes. Inventory also remains below four months for every price range under $1 million, keeping the market favorable for sellers while giving buyers more options.

Home prices softened modestly, with the average sales price slipping from $582,756 to $577,230 and the median price declining from $505,000 to $495,000. Homes are taking a little longer to sell—52 days on average compared to 44 last year—but well-priced properties continue to attract strong interest. Meanwhile, new housing starts jumped 17%, a positive sign for meeting future demand.

Overall, the market continues to be balanced, offering buyers greater selection without sacrificing strong demand.