

STAT PACK

MONTHLY STAT PACK

Data through May 2026



RESIDENTIAL REVIEW

El Paso County

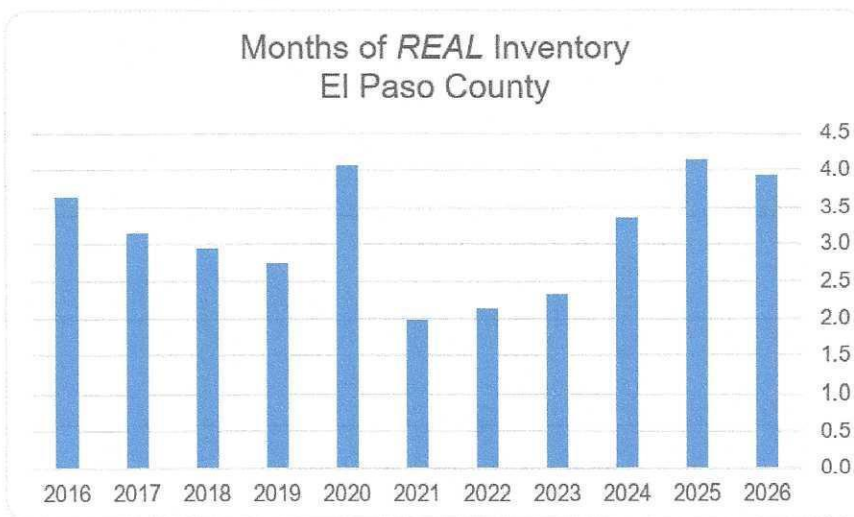
The data found within the Stat Pack is based on information from the Pikes Peak REALTOR® Services Corporation (RSC) or it's PPMLS. This content is deemed reliable; however, RSC, PPMLS and ERA Shields Real Estate do not guarantee its accuracy. Data maintained by RSC does not reflect all real estate activity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

QUICK FACTS

- ⇒ 30-year mortgage rates remain elevated but stable in May around 6.5%
- ⇒ 2,806 listings are on the market-this is up 7% year-over-year (YOY)
- ⇒ New listings for the month were 1,445 -which is down 10% YOY
- ⇒ There were 1047 sales for the month-which is up 10% YOY
- ⇒ The list price/sales price ratio was 99.3%
- ⇒ Average sales price for the month was \$582,116—up 1% YOY
- ⇒ Median sales price for the month was \$500,000—flat YOY
- ⇒ Median days on market for sold homes was 49 – last year it was 42 days
- ⇒ Single family permits YTD are at 1,430– compared to 1,291 last year

Months of REAL Inventory
El Paso County



This graph compares the number of active & under contract homes on the market 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

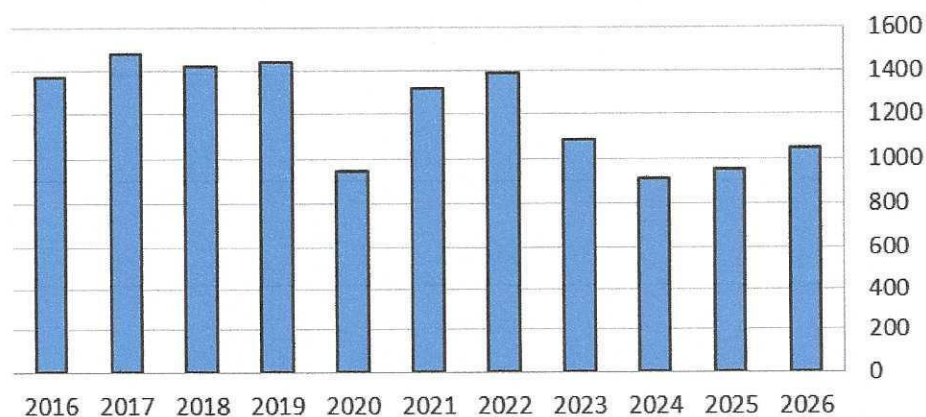
Price Range Comparisons Single Family & Patio Homes

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 pricing. As a buyer this data is helpful in creating a strategy for an offer. If you have questions on how to properly use this data, feel free to contact us.

SINGLE FAMILY/PATIO - EL PASO COUNTY ONLY

List Price	Actives	Under Contract	Solds	Days on Market	Avg SP/LP	Inventory
\$0 to \$299,999	66	54	36	38	98.5%	1.8
\$300,000 to \$399,999	394	269	167	56	99.6%	2.4
\$400,000 to \$499,999	799	343	313	48	99.6%	2.6
\$500,000 to \$599,999	529	208	211	46	99.7%	2.5
\$600,000 to \$699,999	331	140	105	38	99.1%	3.2
\$700,000 to \$799,999	223	81	66	50	98.7%	3.4
\$800,000 to \$899,999	172	55	55	44	98.7%	3.1
\$900,000 to \$999,999	109	39	27	41	97.6%	4.0
\$1 mil to \$1.25 mil	118	33	34	50	98.8%	3.5
\$1.25 mil to \$1.5 mil	77	29	16	132	97.6%	4.8
\$1.5 mil to \$1.75 mil	33	10	6	58	98.5%	5.5
\$1.75 mil to \$2 mil	39	6	4	17	96.8%	9.8
\$2 mil and above	62	3	9	64	97.6%	6.9

Monthly Sales
El Paso County



This graph shows the total number of Solds for the month. 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 total number of active listings on the market and new listings coming on the market for the same period.

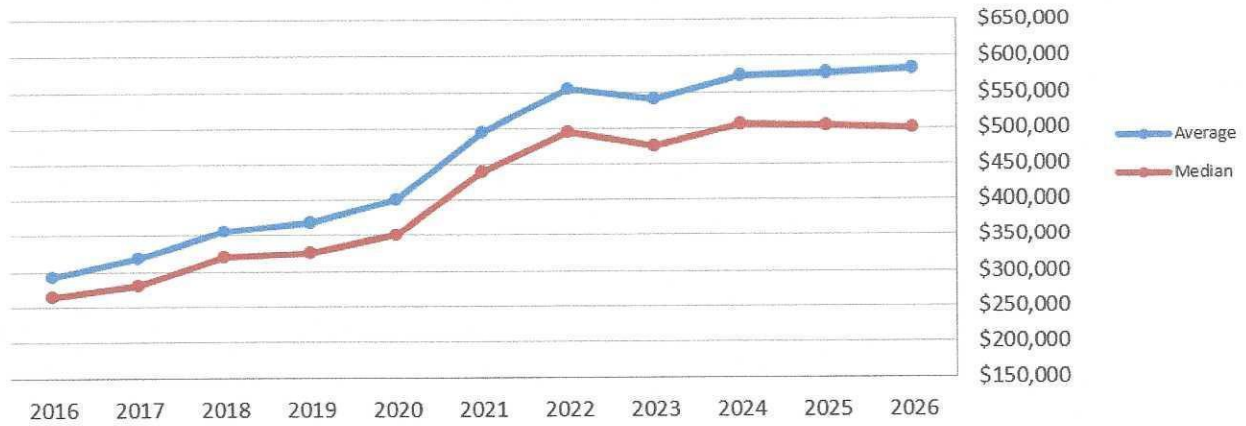


The correlation between new listings and solds helps assess the health of the market. A large gap between the two lines indicates an imbalanced market.

QUARTERLY DATA

Comparing data for the past 10 years

Sales Prices - El Paso County



This graph shows the Average & Median Sales Prices for the same period over the past 10 years. Sales prices are the true “score” of the market.

Odds of Selling in Next 30 Days



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.

SUMMARY

Colorado Springs Real Estate Market Update – May 2026

The El Paso County housing market showed surprising strength in April despite mortgage rates remaining elevated at approximately 6.5%.

- Active listings increased 7% year-over-year, providing buyers with more choices.
- New listings declined 10%, suggesting fewer homeowners are deciding to sell.
- Sales jumped 10% compared to last April, a sign that buyers remain active despite affordability challenges.
- The increase in sales helped reduce inventory to just under 4 months, keeping the market relatively balanced.

Home prices remained stable, with the average sales price holding at \$582,000 and the median sales price at \$500,000.

One of the more interesting trends developing locally is that homes priced below \$500,000 are facing more challenges than some higher price ranges. Affordability concerns, elevated monthly payments, and limited first-time buyer purchasing power continue to impact the entry-level market. Meanwhile, buyers in higher price ranges often have more financial flexibility and have remained active despite higher interest rates.

Overall, the El Paso County market continues to demonstrate resilience. While economic uncertainty and mortgage rates remain headwinds, steady pricing and increased sales activity suggest that buyers and sellers are adapting to the new market environment. As we move further into the spring selling season, inventory levels and mortgage rate movements will be key indicators to watch.



Primary Mortgage Market Survey®

U.S. weekly average mortgage rates as of 06/11/2026

