

Monthly Indicators

Activity for El Paso and Teller Counties Only



October 2025

Percent changes calculated using year-over-year comparisons.

New Listings were up 0.7 percent for single family-patio homes but decreased 9.4 percent for townhouse-condo properties. Pending Sales increased 5.3 percent for single family-patio homes and 16.2 percent for townhouse-condo properties.

The Median Sales Price was down 0.6 percent to \$475,000 for single family-patio homes and 4.8 percent to \$319,000 for townhouse-condo properties. Days on Market increased 26.2 percent for single family-patio homes and 16.9 percent for townhouse-condo properties.

Housing inventory edged up 1.3% from the previous month to 1.55 million units, 14.0% higher than the same period last year. This represents a 4.6-month supply at the current sales pace, according to NAR. The median existing-home price grew 2.1% year-over-year to \$415,200, continuing the trend of annual price gains. The Midwest saw the largest year-over-year increase in median sales price, followed by the Northeast and South, while prices remained mostly flat in the West.

Activity Snapshot

- 12.4%	- 1.1%	+ 10.5%
One-Year Change in Sold Listings All Properties	One-Year Change in Median Sales Price All Properties	One-Year Change in Active Listings All Properties

Residential real estate activity in El Paso and Teller counties composed of single-family properties and patio homes, townhomes and condominiums. Percent changes are calculated using rounded figures.

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Single Family-Patio Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

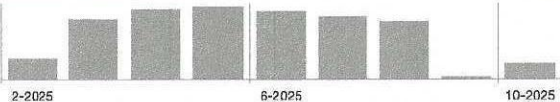
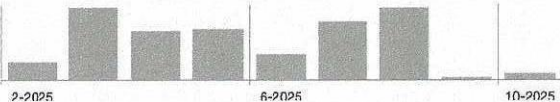
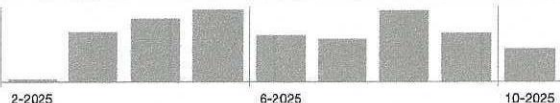
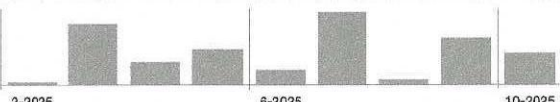
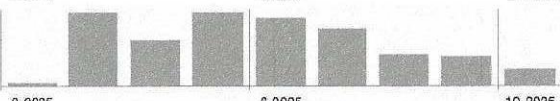
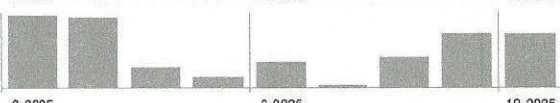
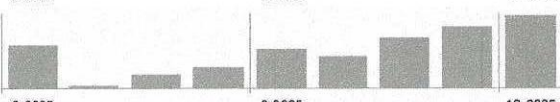
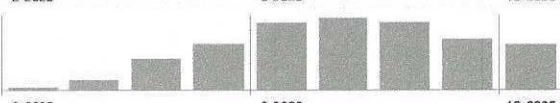
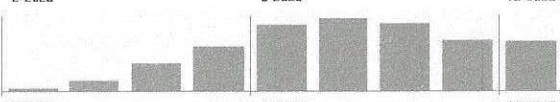


Key Metrics	Historical Sparkbars	10-2024	10-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		1,158	1,166	+ 0.7%	12,233	13,252	+ 8.3%
Pending Sales (PEND, UC, UCSS, RGT)		843	888	+ 5.3%	8,792	9,225	+ 4.9%
Sold Listings		868	768	- 11.5%	8,473	8,771	+ 3.5%
Median Sales Price		\$478,000	\$475,000	- 0.6%	\$488,800	\$493,535	+ 1.0%
Average Sales Price		\$565,147	\$531,548	- 5.9%	\$556,718	\$566,408	+ 1.7%
Pct. of List Price Received		99.0%	98.7%	- 0.3%	99.4%	99.1%	- 0.3%
Days on Market		42	53	+ 26.2%	40	48	+ 20.0%
Housing Affordability Index		78	81	+ 3.8%	76	78	+ 2.6%
Active Listings		2,990	3,396	+ 13.6%	--	--	--
Months Supply of Inventory		3.7	3.9	+ 5.4%	--	--	--

Townhouse-Condo Market Overview

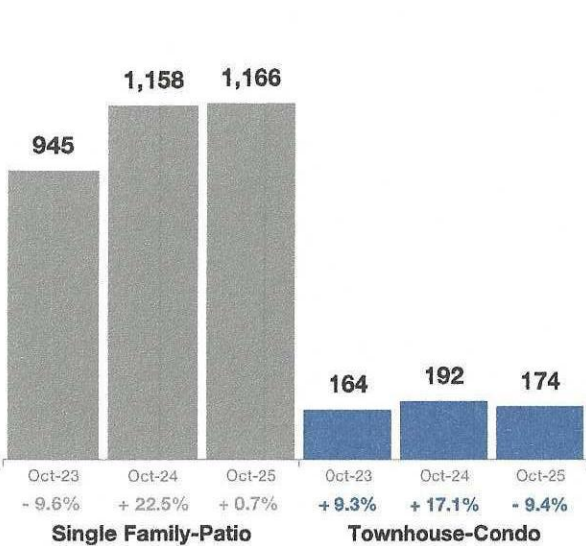


Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

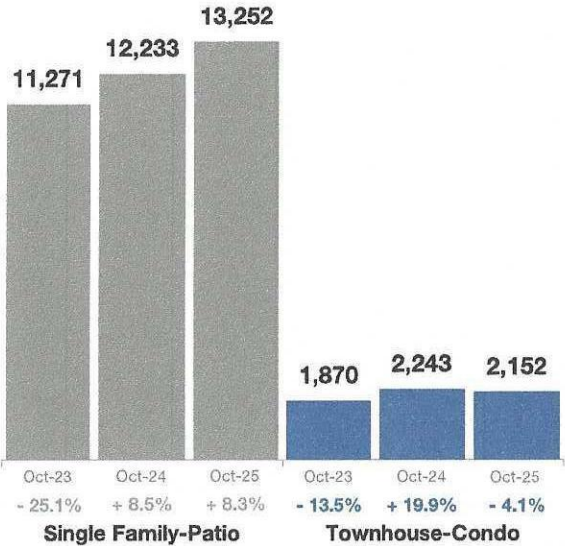
Key Metrics	Historical Sparkbars	10-2024	10-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		192	174	- 9.4%	2,243	2,152	- 4.1%
Pending Sales (PEND, UC, UCSS, RGT)		105	122	+ 16.2%	1,377	1,367	- 0.7%
Sold Listings		147	121	- 17.7%	1,369	1,289	- 5.8%
Median Sales Price		\$335,000	\$319,000	- 4.8%	\$345,000	\$335,000	- 2.9%
Average Sales Price		\$351,072	\$359,827	+ 2.5%	\$368,549	\$360,961	- 2.1%
Pct. of List Price Received		98.9%	98.3%	- 0.6%	99.0%	98.7%	- 0.3%
Days on Market		59	69	+ 16.9%	48	64	+ 33.3%
Housing Affordability Index		111	120	+ 8.1%	108	115	+ 6.5%
Active Listings		648	624	- 3.7%	--	--	--
Months Supply of Inventory		4.9	5.0	+ 2.0%	--	--	--

New Listings

October

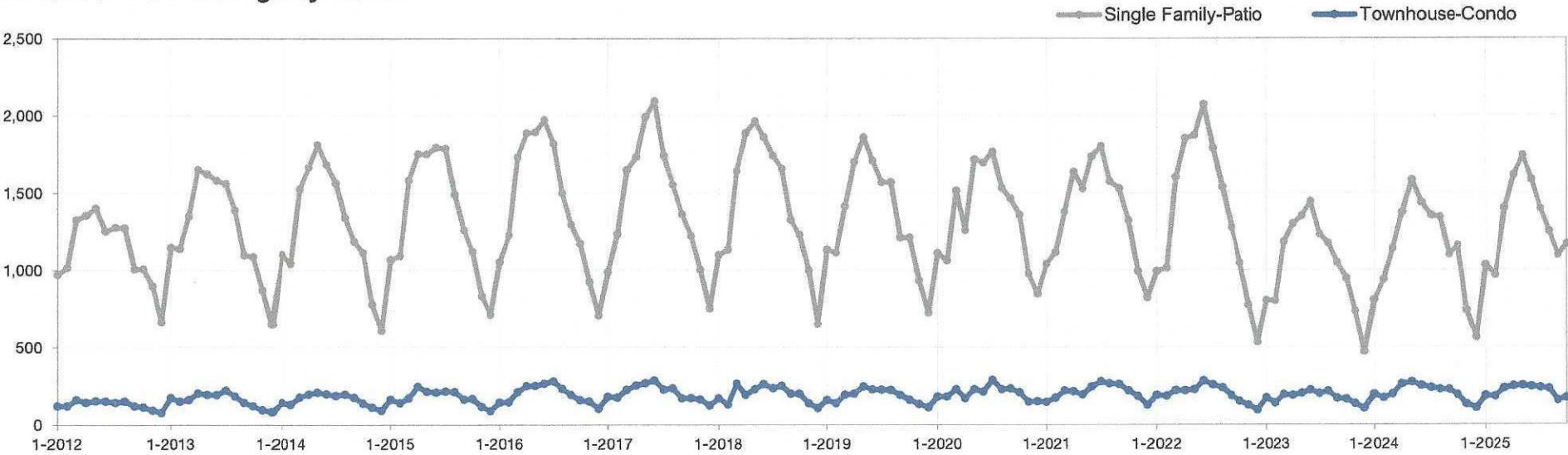


Year to Date



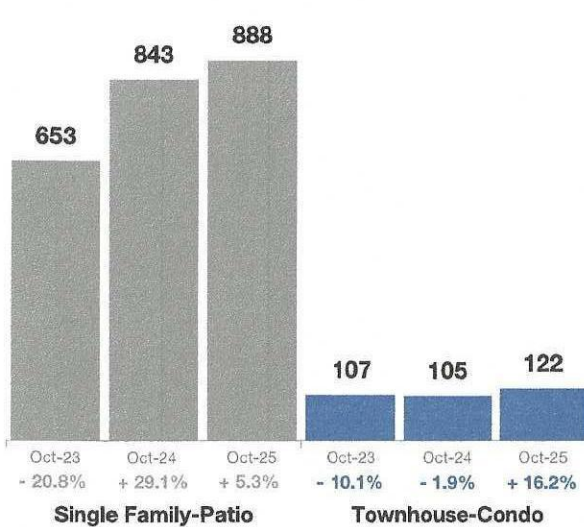
New Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2024	739	+0.8%	131	-3.7%
Dec-2024	563	+19.5%	108	+1.9%
Jan-2025	1,032	+27.7%	187	-4.1%
Feb-2025	967	+3.0%	181	+4.0%
Mar-2025	1,401	+23.0%	235	+18.7%
Apr-2025	1,615	+17.5%	249	-5.3%
May-2025	1,741	+10.0%	253	-8.0%
Jun-2025	1,586	+10.4%	246	-2.4%
Jul-2025	1,398	+3.4%	239	+0.4%
Aug-2025	1,250	-6.9%	232	+1.3%
Sep-2025	1,096	-0.5%	156	-31.3%
Oct-2025	1,166	+0.7%	174	-9.4%

Historical New Listings by Month

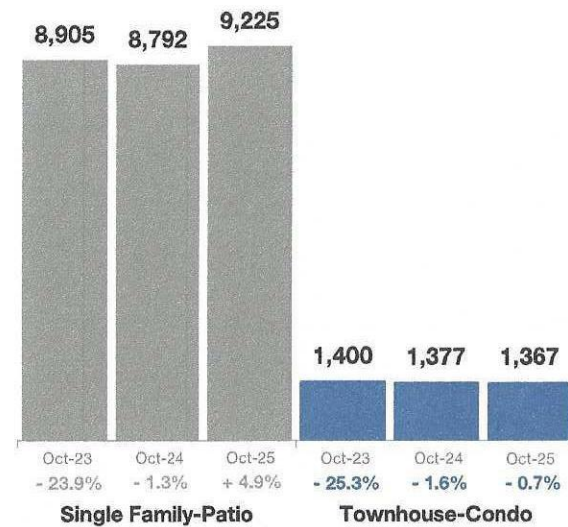


Pending Sales (PEND, UC, UCSS, RGT)

October

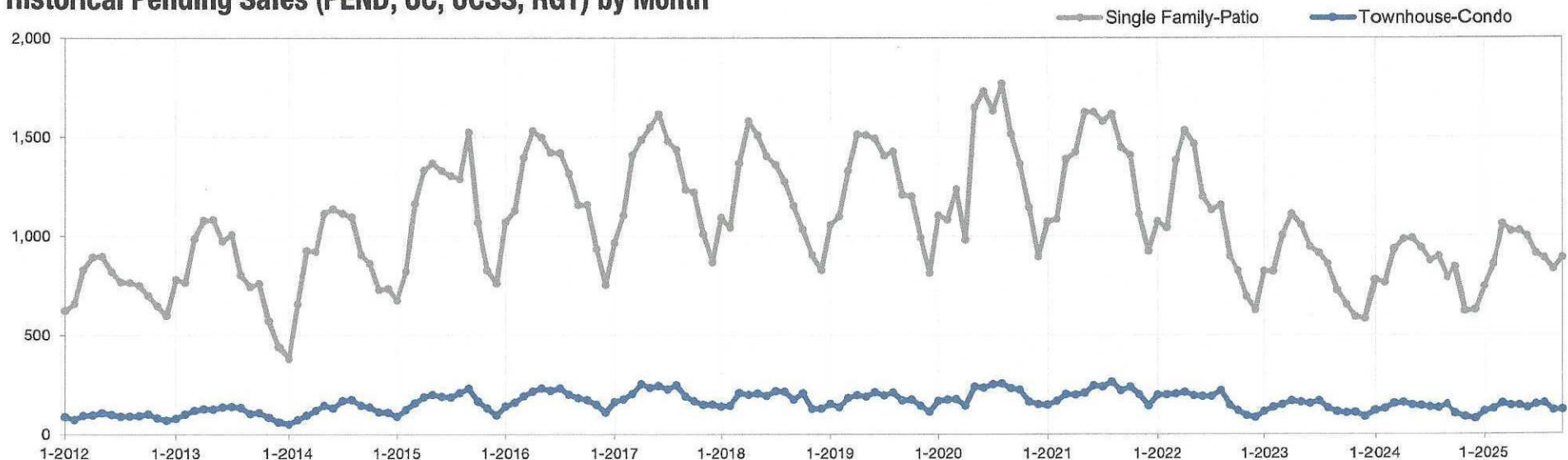


Year to Date



Pending Sales (PEND, UC, UCSS, RGT)	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2024	621	+4.9%	88	-19.3%
Dec-2024	626	+7.4%	78	-10.3%
Jan-2025	745	-4.4%	115	-3.4%
Feb-2025	858	+12.3%	128	-0.8%
Mar-2025	1,060	+13.5%	156	+1.3%
Apr-2025	1,023	+4.1%	144	-10.0%
May-2025	1,025	+3.7%	145	-0.7%
Jun-2025	996	+6.0%	132	-8.3%
Jul-2025	911	+4.1%	149	+8.8%
Aug-2025	887	-1.1%	156	+17.3%
Sep-2025	832	+5.4%	120	-20.0%
Oct-2025	888	+5.3%	122	+16.2%

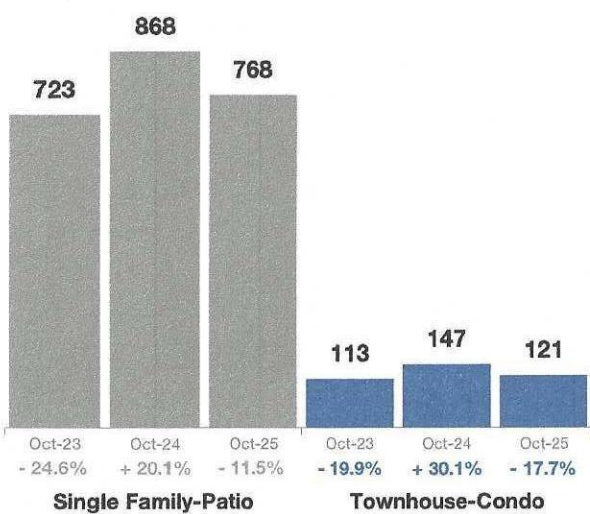
Historical Pending Sales (PEND, UC, UCSS, RGT) by Month



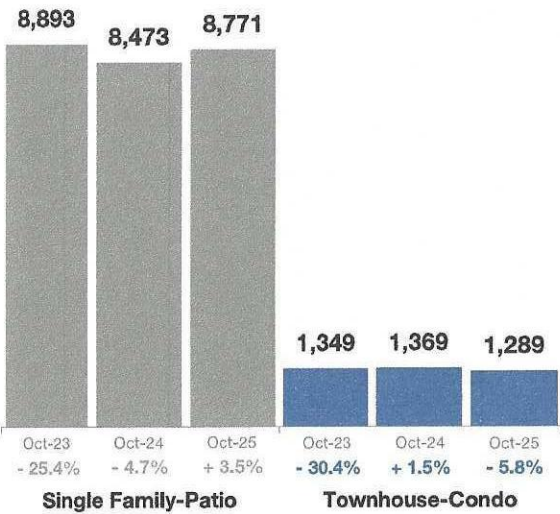
Sold Listings



October

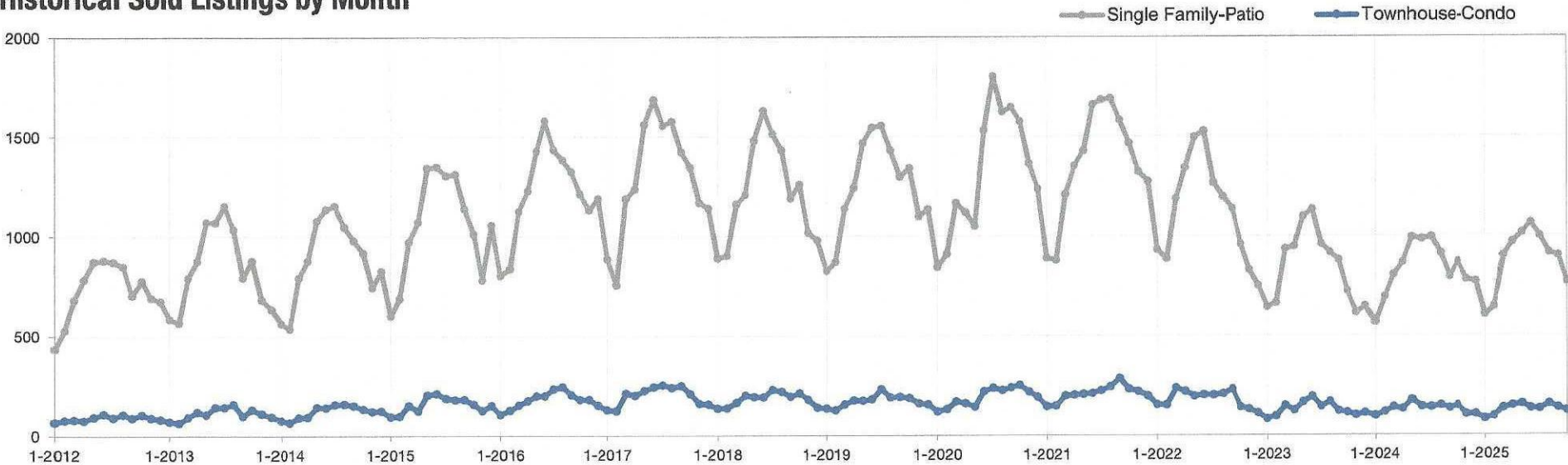


Year to Date



Sold Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2024	780	+26.8%	103	+3.0%
Dec-2024	769	+19.0%	103	-6.4%
Jan-2025	603	+6.5%	81	-16.5%
Feb-2025	643	-7.5%	94	-18.3%
Mar-2025	900	+11.9%	136	-2.2%
Apr-2025	968	+11.6%	148	+13.8%
May-2025	1,014	+2.3%	156	-11.4%
Jun-2025	1,064	+8.2%	133	-6.3%
Jul-2025	997	+0.3%	130	-7.1%
Aug-2025	915	+0.4%	155	+4.0%
Sep-2025	899	+13.2%	135	+0.7%
Oct-2025	768	-11.5%	121	-17.7%

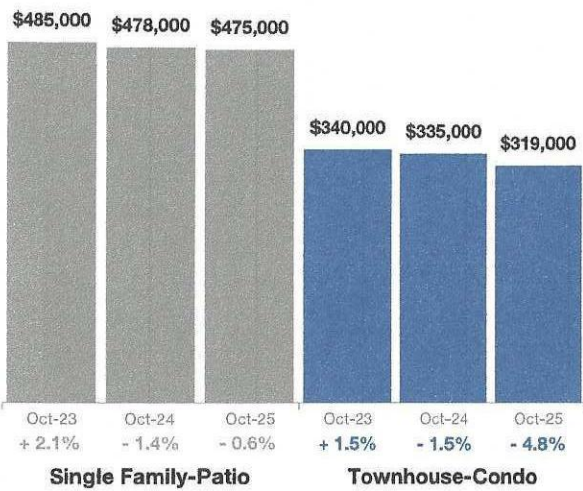
Historical Sold Listings by Month



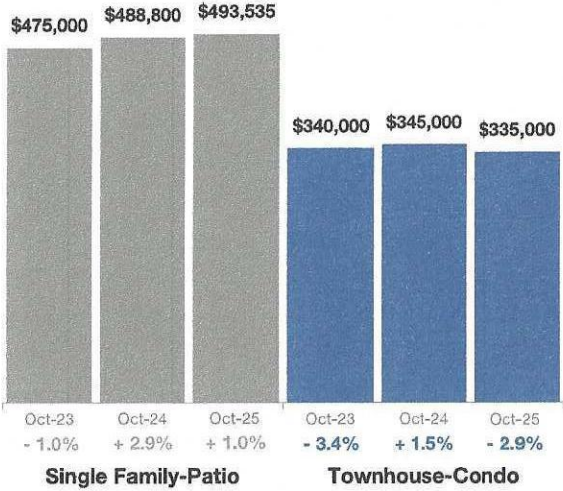
Median Sales Price



October

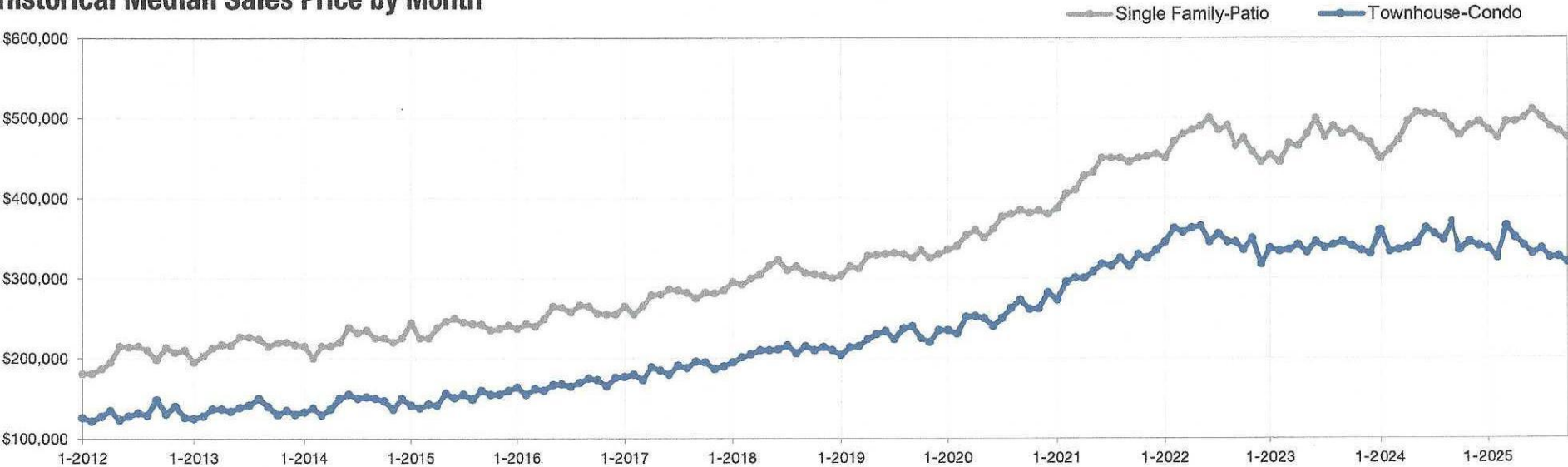


Year to Date



Median Sales Price	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2024	\$490,000	+3.2%	\$345,000	+3.1%
Dec-2024	\$495,000	+5.6%	\$340,000	+3.0%
Jan-2025	\$485,000	+7.8%	\$336,500	-6.3%
Feb-2025	\$475,000	+3.3%	\$325,000	-2.4%
Mar-2025	\$495,000	+4.8%	\$364,975	+9.0%
Apr-2025	\$495,000	-0.2%	\$350,000	+3.6%
May-2025	\$500,000	-1.4%	\$340,000	-1.0%
Jun-2025	\$509,975	+1.0%	\$330,000	-9.0%
Jul-2025	\$500,000	-0.9%	\$336,500	-5.2%
Aug-2025	\$489,000	-2.2%	\$325,000	-6.4%
Sep-2025	\$482,810	-1.0%	\$326,000	-11.9%
Oct-2025	\$475,000	-0.6%	\$319,000	-4.8%

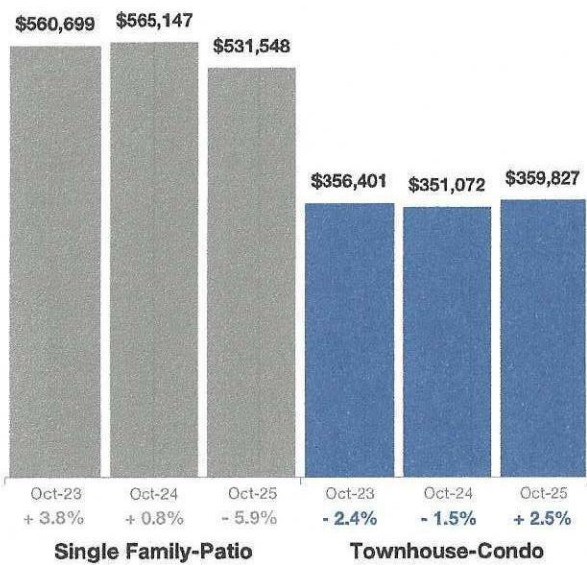
Historical Median Sales Price by Month



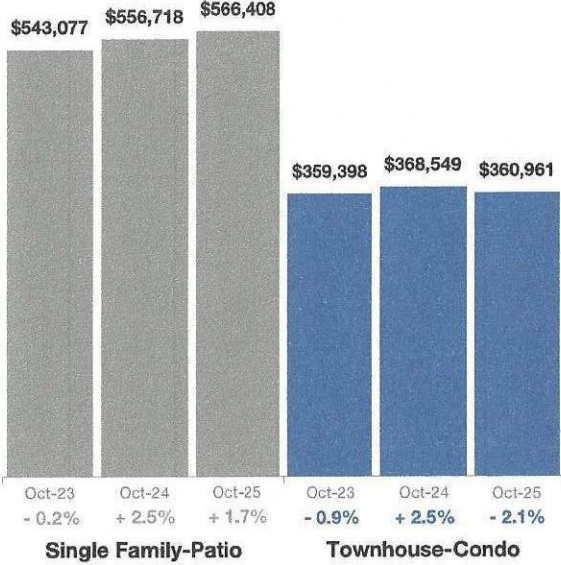
Average Sales Price



October

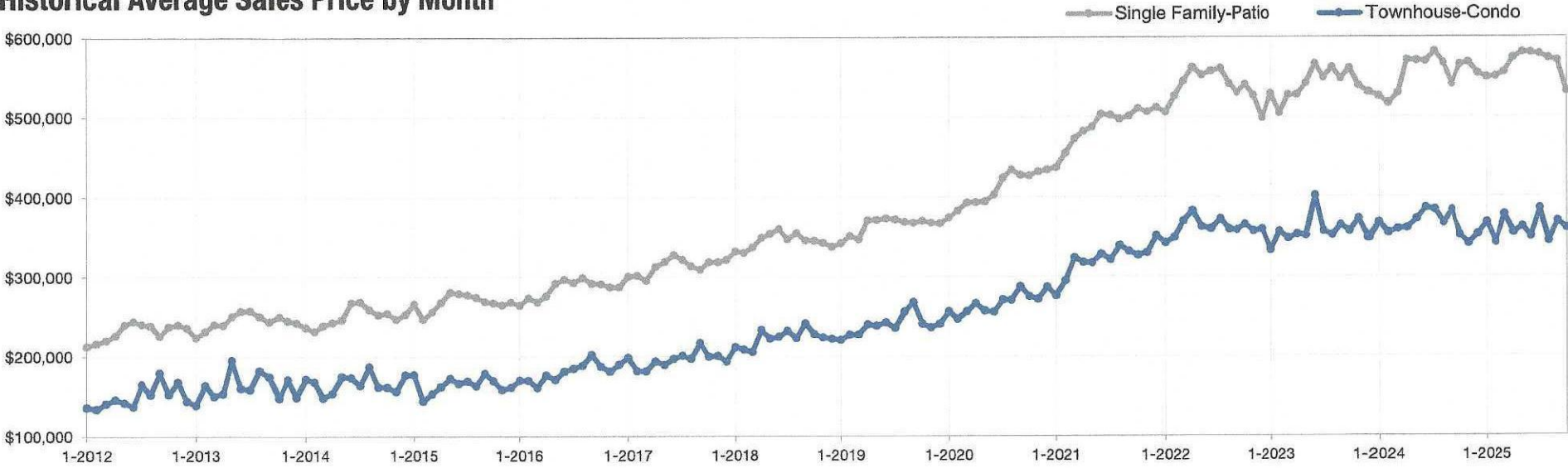


Year to Date



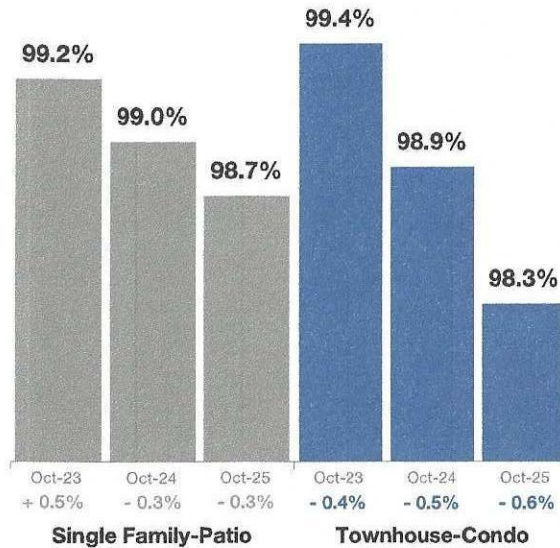
Avg. Sales Price	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2024	\$567,864	+5.4%	\$340,892	-8.4%
Dec-2024	\$554,140	+4.4%	\$352,434	+1.3%
Jan-2025	\$549,199	+4.5%	\$367,458	-0.0%
Feb-2025	\$550,208	+6.4%	\$342,187	-3.4%
Mar-2025	\$555,866	+5.0%	\$377,361	+5.0%
Apr-2025	\$573,829	+0.5%	\$354,320	-1.7%
May-2025	\$580,570	+1.8%	\$362,163	-2.6%
Jun-2025	\$580,037	+1.9%	\$349,519	-9.4%
Jul-2025	\$578,243	-0.6%	\$384,650	+0.3%
Aug-2025	\$573,090	+1.1%	\$343,646	-6.2%
Sep-2025	\$569,816	+5.4%	\$368,864	-3.7%
Oct-2025	\$531,548	-5.9%	\$359,827	+2.5%

Historical Average Sales Price by Month

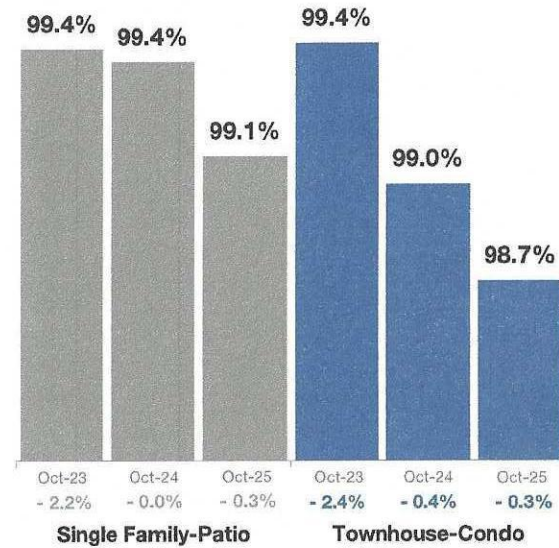


Percent of List Price Received

October

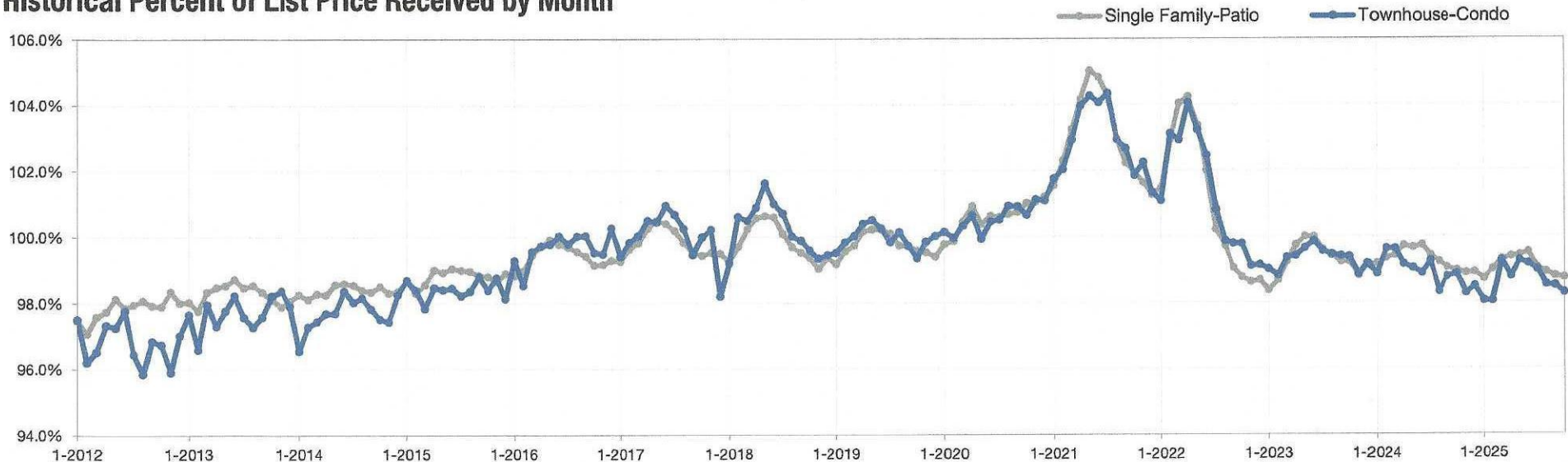


Year to Date



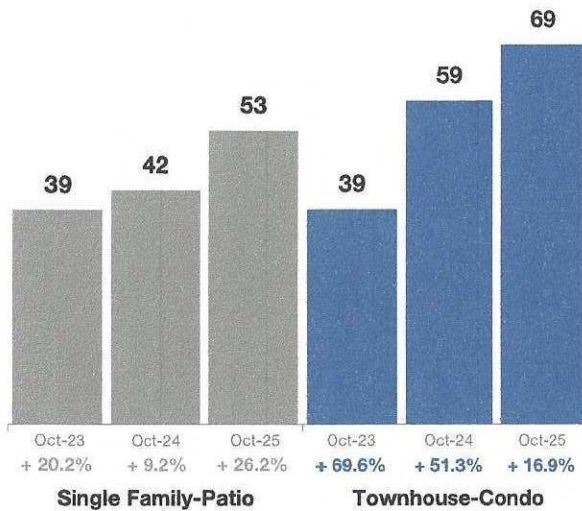
Pct. of List Price Received	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2024	98.9%	+0.1%	98.3%	-0.5%
Dec-2024	98.9%	-0.2%	98.5%	-0.7%
Jan-2025	98.7%	-0.5%	98.0%	-0.9%
Feb-2025	99.0%	-0.3%	98.0%	-1.6%
Mar-2025	99.3%	-0.1%	99.3%	-0.3%
Apr-2025	99.4%	-0.3%	98.8%	-0.4%
May-2025	99.4%	-0.3%	99.3%	+0.3%
Jun-2025	99.5%	-0.2%	99.2%	+0.3%
Jul-2025	99.0%	-0.4%	99.0%	-0.3%
Aug-2025	98.9%	-0.3%	98.5%	+0.2%
Sep-2025	98.8%	-0.3%	98.5%	-0.3%
Oct-2025	98.7%	-0.3%	98.3%	-0.6%

Historical Percent of List Price Received by Month

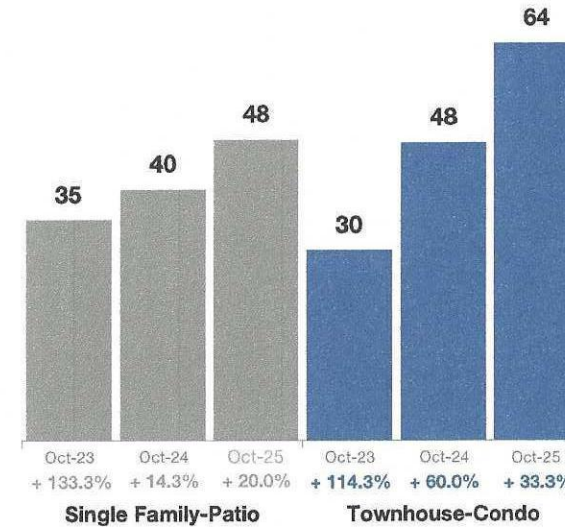


Days on Market Until Sale

October

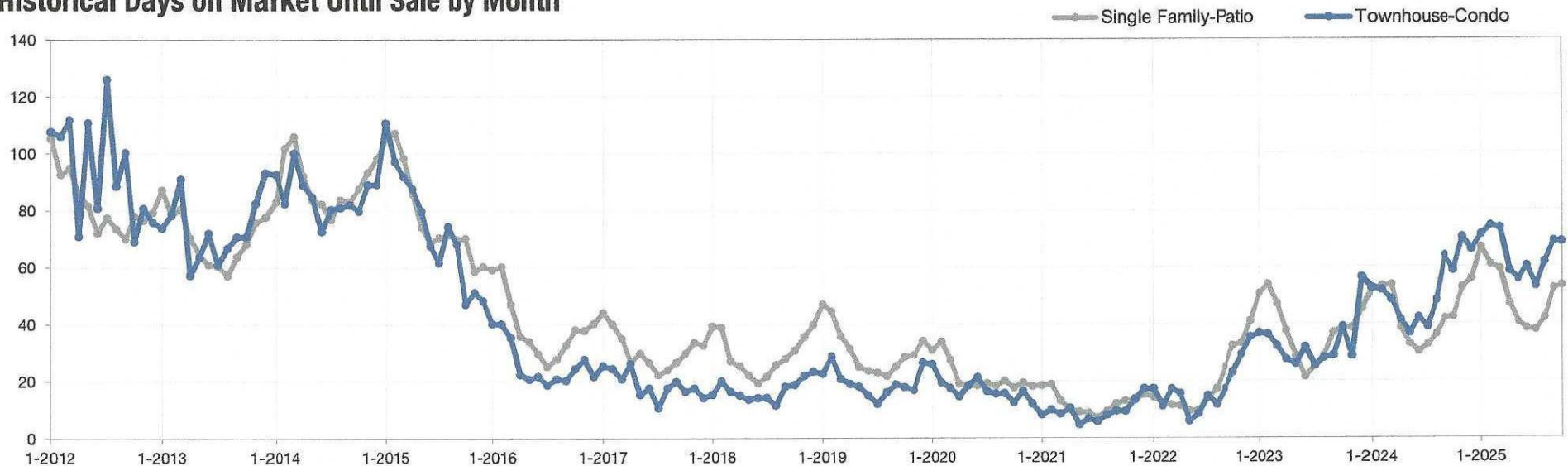


Year to Date



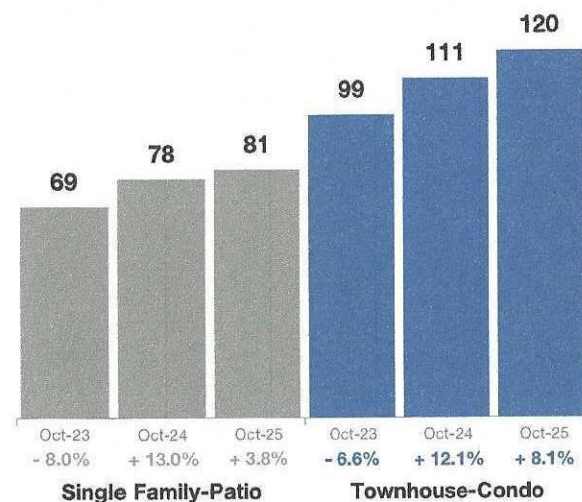
Days on Market Until Sale	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2024	53	+35.9%	70	+141.4%
Dec-2024	56	+24.4%	66	+17.9%
Jan-2025	67	+28.8%	71	+36.5%
Feb-2025	61	+15.1%	74	+42.3%
Mar-2025	59	+9.3%	74	+54.2%
Apr-2025	47	+20.5%	58	+41.5%
May-2025	41	+24.2%	55	+48.6%
Jun-2025	38	+26.7%	60	+42.9%
Jul-2025	38	+15.2%	53	+35.9%
Aug-2025	42	+16.7%	62	+29.2%
Sep-2025	52	+23.8%	69	+7.8%
Oct-2025	53	+26.2%	69	+16.9%

Historical Days on Market Until Sale by Month

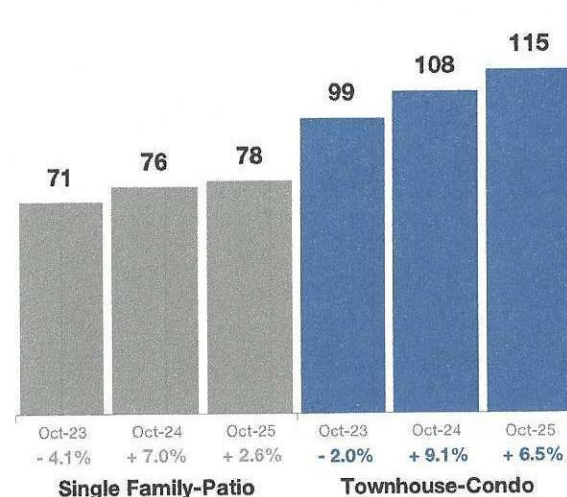


Housing Affordability Index

October

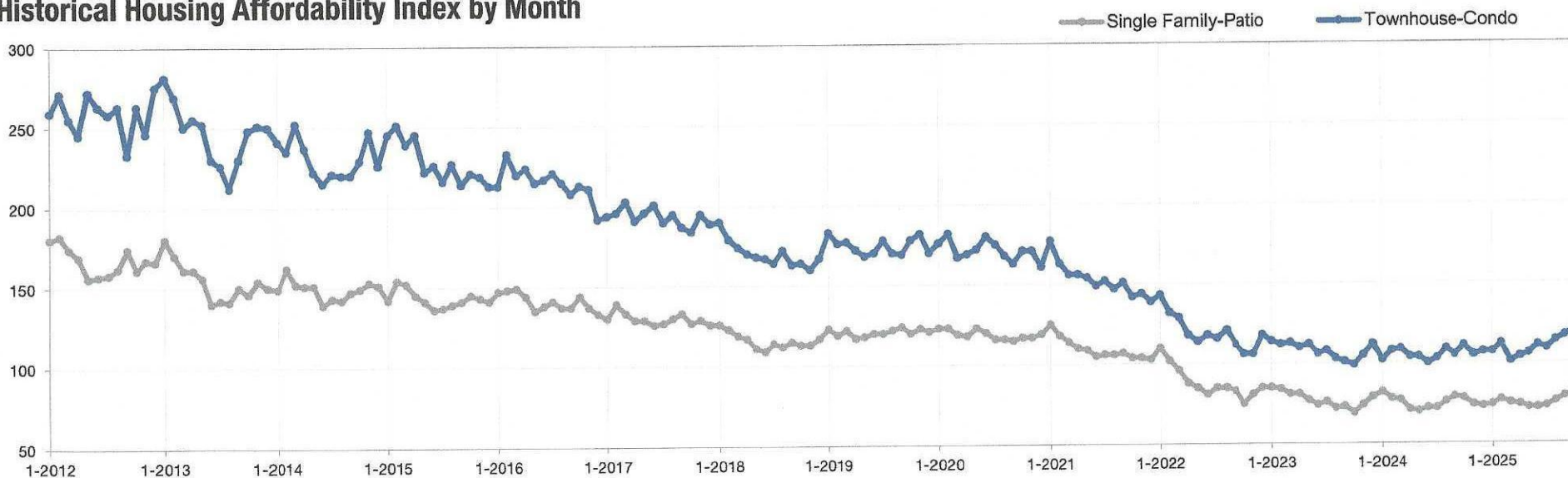


Year to Date



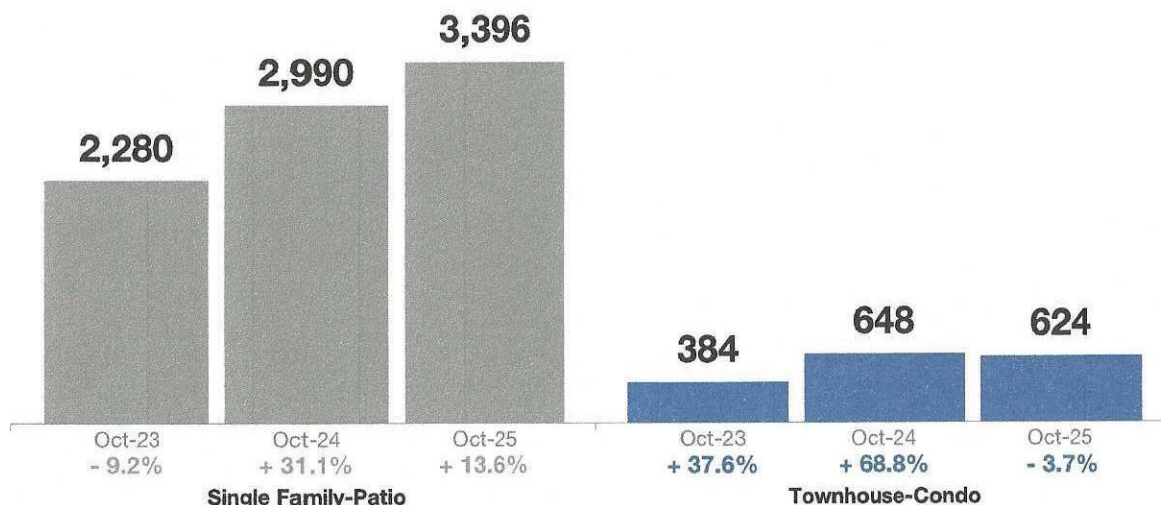
Housing Affordability Index	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2024	74	0.0%	105	0.0%
Dec-2024	73	-7.6%	107	-4.5%
Jan-2025	74	-9.8%	107	+4.9%
Feb-2025	77	-1.3%	112	+3.7%
Mar-2025	75	-2.6%	101	-7.3%
Apr-2025	74	+4.2%	104	0.0%
May-2025	72	+2.9%	106	+1.9%
Jun-2025	72	0.0%	111	+11.0%
Jul-2025	73	+1.4%	109	+5.8%
Aug-2025	76	0.0%	114	+4.6%
Sep-2025	79	0.0%	117	+11.4%
Oct-2025	81	+3.8%	120	+8.1%

Historical Housing Affordability Index by Month



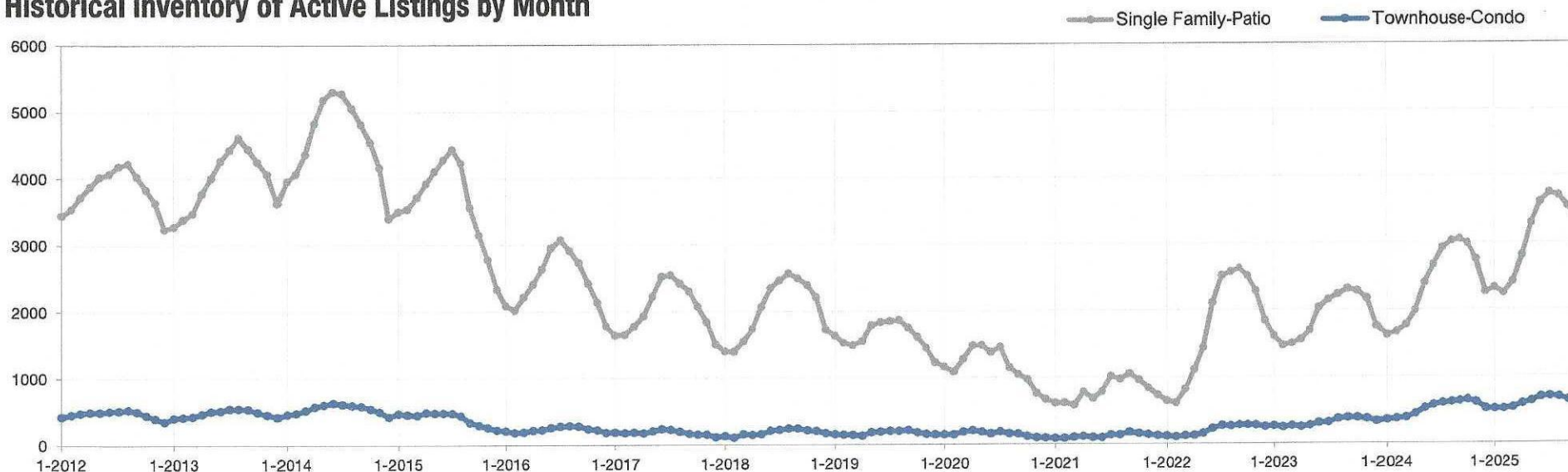
Inventory of Active Listings

October



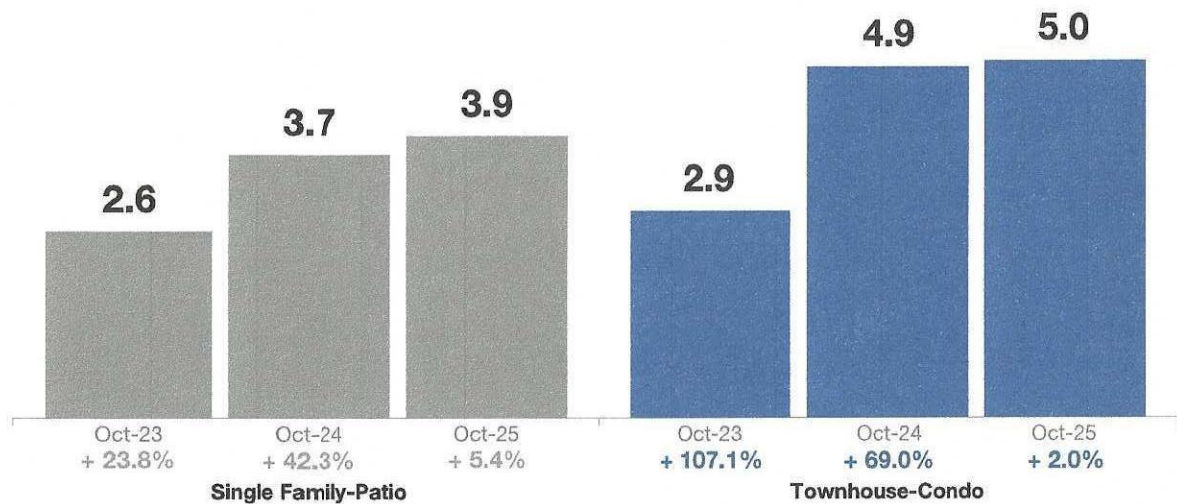
Inventory of Active Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2024	2,753	+26.7%	609	+65.9%
Dec-2024	2,264	+28.9%	516	+56.4%
Jan-2025	2,323	+43.0%	509	+45.0%
Feb-2025	2,243	+34.6%	511	+39.6%
Mar-2025	2,415	+36.4%	531	+39.0%
Apr-2025	2,810	+41.4%	587	+33.4%
May-2025	3,288	+36.9%	626	+19.9%
Jun-2025	3,610	+35.1%	683	+19.4%
Jul-2025	3,746	+28.1%	696	+16.0%
Aug-2025	3,702	+22.4%	684	+11.2%
Sep-2025	3,541	+16.0%	639	+2.1%
Oct-2025	3,396	+13.6%	624	-3.7%

Historical Inventory of Active Listings by Month



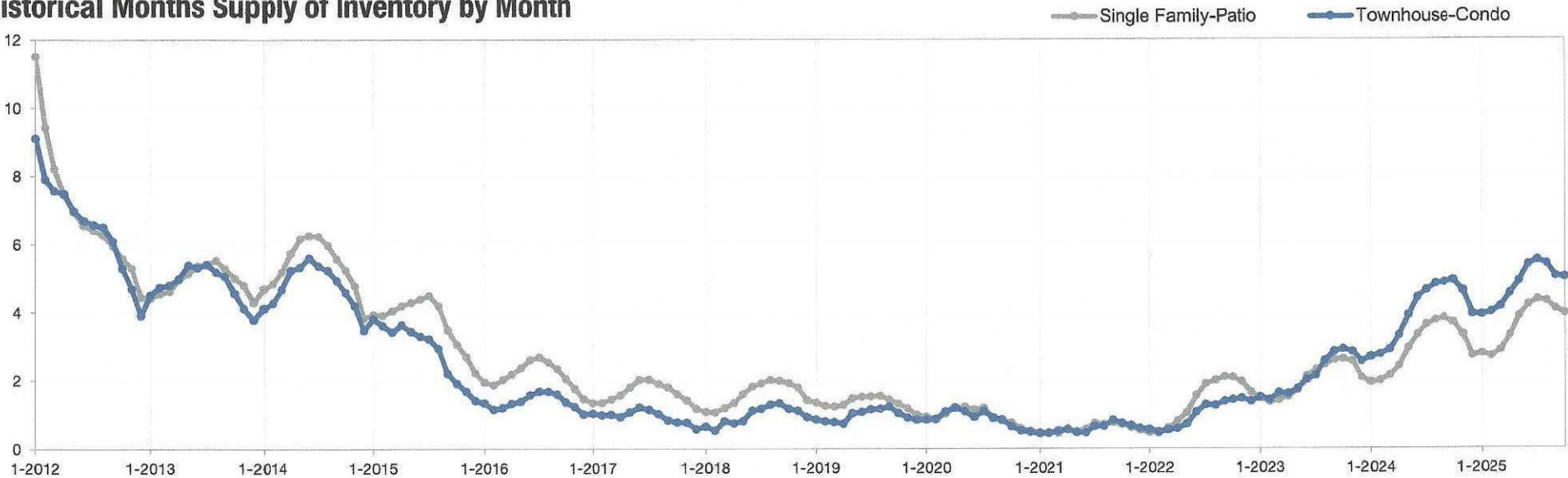
Months Supply of Inventory

October



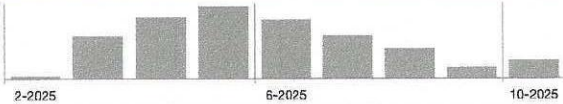
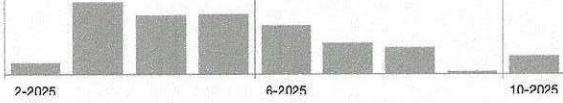
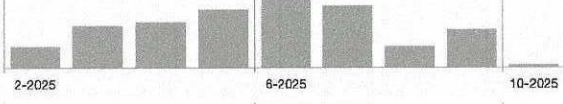
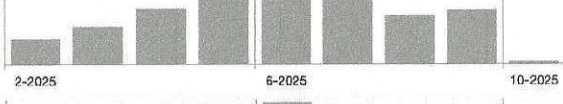
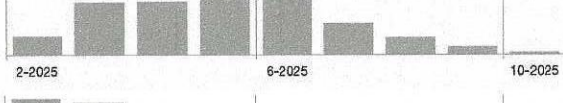
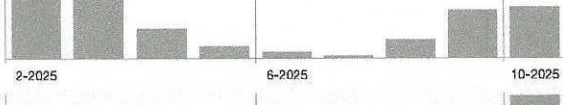
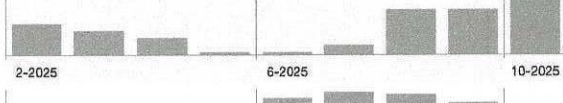
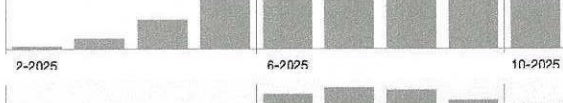
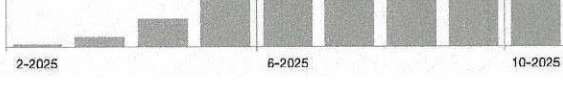
Months Supply of Inventory	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2024	3.3	+32.0%	4.6	+64.3%
Dec-2024	2.7	+28.6%	3.9	+56.0%
Jan-2025	2.8	+47.4%	3.9	+44.4%
Feb-2025	2.7	+35.0%	4.0	+42.9%
Mar-2025	2.9	+38.1%	4.2	+44.8%
Apr-2025	3.3	+37.5%	4.5	+36.4%
May-2025	3.9	+34.5%	4.9	+25.6%
Jun-2025	4.2	+27.3%	5.4	+22.7%
Jul-2025	4.4	+22.2%	5.5	+19.6%
Aug-2025	4.3	+13.2%	5.4	+12.5%
Sep-2025	4.1	+7.9%	5.0	+2.0%
Oct-2025	3.9	+5.4%	5.0	+2.0%

Historical Months Supply of Inventory by Month



Total Market Overview

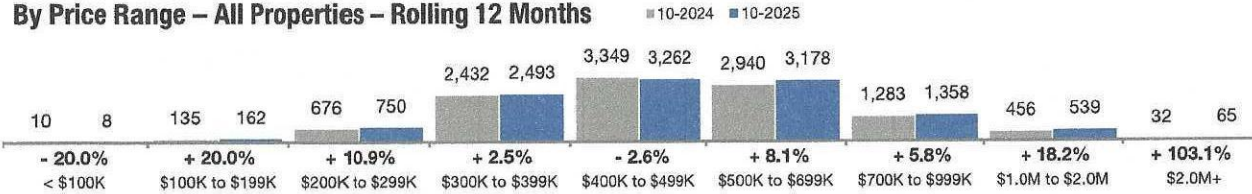
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	10-2024	10-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		1,350	1,340	- 0.7%	14,476	15,404	+ 6.4%
Pending Sales (PEND, UC, UCSS, RGT)		948	1,010	+ 6.5%	10,169	10,592	+ 4.2%
Sold Listings		1,015	889	- 12.4%	9,842	10,060	+ 2.2%
Median Sales Price		\$455,000	\$450,000	- 1.1%	\$465,000	\$470,000	+ 1.1%
Average Sales Price		\$534,143	\$508,149	- 4.9%	\$530,544	\$540,082	+ 1.8%
Pct. of List Price Received		98.9%	98.7%	- 0.2%	99.3%	99.1%	- 0.2%
Days on Market		45	55	+ 22.2%	41	50	+ 22.0%
Housing Affordability Index		82	85	+ 3.7%	80	82	+ 2.5%
Active Listings		3,638	4,020	+ 10.5%	--	--	--
Months Supply of Inventory		3.9	4.1	+ 5.1%	--	--	--

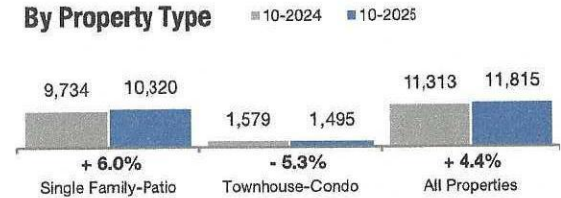
Sold Listings

Actual sales that have closed in a given month.

By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family-Patio Homes			Townhouse-Condo		
	10-2024	10-2025	Change	10-2024	10-2025	Change
\$99,999 and Below	9	6	-33.3%	1	2	+100.0%
\$100,000 to \$199,999	44	55	+25.0%	91	107	+17.6%
\$200,000 to \$299,999	304	338	+11.2%	372	412	+10.8%
\$300,000 to \$399,999	1,815	1,936	+6.7%	617	557	-9.7%
\$400,000 to \$499,999	3,014	2,982	-1.1%	335	280	-16.4%
\$500,000 to \$699,999	2,817	3,076	+9.2%	123	102	-17.1%
\$700,000 to \$999,999	1,253	1,336	+6.6%	30	22	-26.7%
\$1,000,000 to \$1,999,999	448	530	+18.3%	8	9	+12.5%
\$2,000,000 and Above	30	61	+103.3%	2	4	+100.0%
All Price Ranges	9,734	10,320	+6.0%	1,579	1,495	-5.3%

Compared to Prior Month

	Single Family-Patio Homes			Townhouse-Condo		
	9-2025	10-2025	Change	9-2025	10-2025	Change
	0	1	--	0	0	--
	4	6	+50.0%	10	11	+10.0%
	31	35	+12.9%	43	39	-9.3%
	187	181	-3.2%	48	45	-6.3%
	260	203	-21.9%	19	11	-42.1%
	252	224	-11.1%	8	11	+37.5%
	111	87	-21.6%	5	3	-40.0%
	46	29	-37.0%	1	0	-100.0%
	8	2	-75.0%	1	1	0.0%
	899	768	-14.6%	135	121	-10.4%

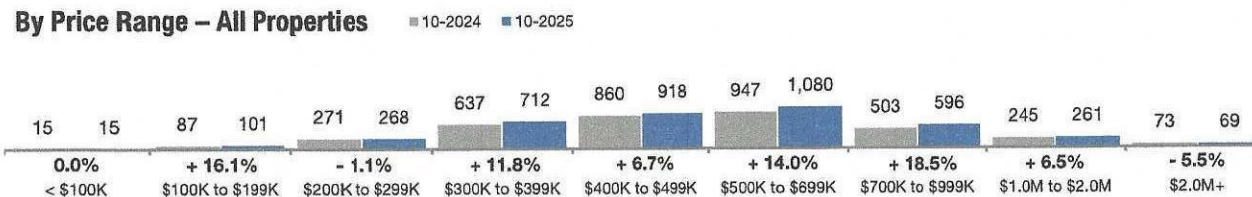
Year to Date

	Single Family-Patio Homes			Townhouse-Condo		
	10-2024	10-2025	Change	10-2024	10-2025	Change
	7	5	-28.6%	1	2	+100.0%
	37	42	+13.5%	81	85	+4.9%
	244	287	+17.6%	316	371	+17.4%
	1,560	1,651	+5.8%	535	477	-10.8%
	2,616	2,533	-3.2%	293	229	-21.8%
	2,472	2,623	+6.1%	108	92	-14.8%
	1,117	1,124	+0.6%	25	20	-20.0%
	392	451	+15.1%	8	9	+12.5%
	28	55	+96.4%	2	4	+100.0%
	8,473	8,771	+3.5%	1,369	1,289	-5.8%

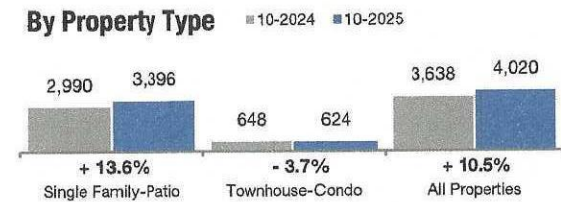
Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

By Price Range – All Properties



By Property Type



Year over Year

By Price Range	Single Family-Patio Homes			Townhouse-Condo		
	10-2024	10-2025	Change	10-2024	10-2025	Change
\$99,999 and Below	12	11	-8.3%	3	4	+33.3%
\$100,000 to \$199,999	36	32	-11.1%	51	69	+35.3%
\$200,000 to \$299,999	111	125	+12.6%	160	143	-10.6%
\$300,000 to \$399,999	410	481	+17.3%	227	231	+1.8%
\$400,000 to \$499,999	714	815	+14.1%	146	103	-29.5%
\$500,000 to \$699,999	901	1,025	+13.8%	46	55	+19.6%
\$700,000 to \$999,999	492	581	+18.1%	11	15	+36.4%
\$1,000,000 to \$1,999,999	242	257	+6.2%	3	4	+33.3%
\$2,000,000 and Above	72	69	-4.2%	1	0	-100.0%
All Price Ranges	2,990	3,396	+13.6%	648	624	-3.7%

Compared to Prior Month

	Single Family-Patio Homes			Townhouse-Condo		
	9-2025	10-2025	Change	9-2025	10-2025	Change
	15	11	-26.7%	6	4	-33.3%
	33	32	-3.0%	66	69	+4.5%
	137	125	-8.8%	146	143	-2.1%
	477	481	+0.8%	233	231	-0.9%
	841	815	-3.1%	112	103	-8.0%
	1,057	1,025	-3.0%	58	55	-5.2%
	607	581	-4.3%	12	15	+25.0%
	296	257	-13.2%	6	4	-33.3%
	78	69	-11.5%	0	0	--
	3,541	3,396	-4.1%	639	624	-2.3%

Year to Date

	Single Family-Patio Homes			Townhouse-Condo		
	10-2024	10-2025	Change	10-2024	10-2025	Change
	15	11	-26.7%	6	4	-33.3%
	33	32	-3.0%	66	69	+4.5%
	137	125	-8.8%	146	143	-2.1%
	477	481	+0.8%	233	231	-0.9%
	841	815	-3.1%	112	103	-8.0%
	1,057	1,025	-3.0%	58	55	-5.2%
	607	581	-4.3%	12	15	+25.0%
	296	257	-13.2%	6	4	-33.3%
	78	69	-11.5%	0	0	--
	3,541	3,396	-4.1%	639	624	-2.3%

There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.

Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®



New Listings	A measure of how much new supply is coming onto the market from sellers.
Pending Sales	A count of all the listings that went into pending status during the reported period. Pending listings are counted at the end of the reported period. Each listing can only be counted one time. If a listing goes into Pending, out of Pending, then back into Pending all in one reported period, this listing would only be counted once. This metric includes Pending, Under Contract, Under Contract Short Sale and First Right of Refusal. This "leading indicator" of buyer demand measures signed contracts on sales rather than the actual closed sale.
Sold Listings	A measure of home sales that were closed to completion during the report period.
Median Sales Price	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
Average Sales Price	A sum of all home sales prices divided by total number of sales.
Percent of List Price Received	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
Days on Market Until Sale	A measure of how long it takes homes to sell, on average.
Housing Affordability Index	A measure of how affordable a region's housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and median income by county.
Inventory of Active Listings	A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.
Months Supply of Inventory	A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale, given current levels of home sales. A balanced market ranges from 4 to 7 months of supply. A buyer's market has a higher number, reflecting fewer buyers relative to homes for sale. A seller's market has a lower number, reflecting more buyers relative to homes for sale.