Monthly Indicators

Activity for El Paso and Teller Counties Only

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October 2026

Percent changes calculated using year-over-year comparisons.

New Listings were down 14.9 percent for single family-patio homes and 7.7 percent for townhouse-condo properties. Pending Sales decreased 4.1 percent for single family-patio homes and 1.0 percent for townhouse-condo properties.

The Median Sales Price remained flat for single family-patio homes at $475,000 but increased 3.4 percent to $330,000 for townhouse-condo properties. Days on Market increased 7.5 percent for single family-patio homes but decreased 11.6 percent for townhouse-condo properties.

Heading into October, 1.60 million homes were listed for sale, up 1.9 percent from the previous month and 4.6 percent from a year earlier, according to NAR. Unsold inventory was a 4.8-month supply, unchanged from August and up from a 4.5-month supply a year earlier. The median existing-home sales price was $417,500, up 1.3 percent from $412,300 a year earlier. That marked the 39th consecutive month of year-over-year price gains.

Activity Snapshot

- 9.7%	- 0.2%	+ 1.5%
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.

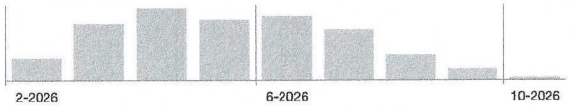
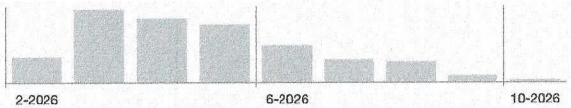
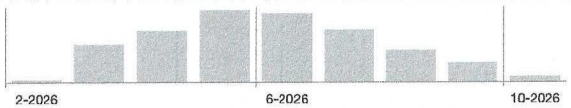
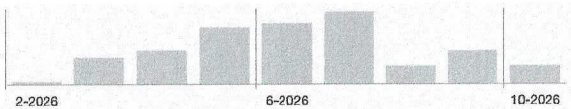
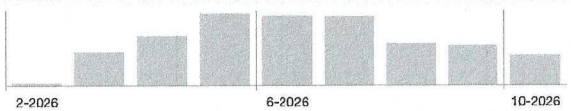
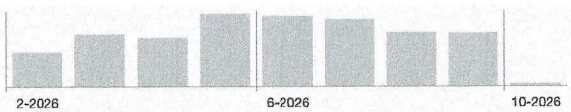
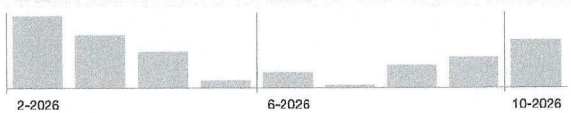
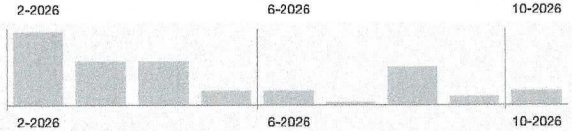
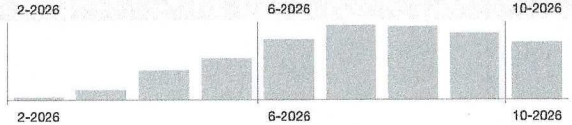
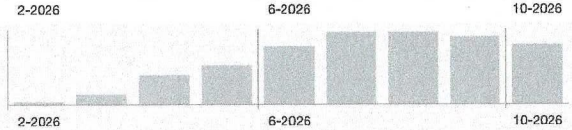
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Single Family-Patio Market Overview

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

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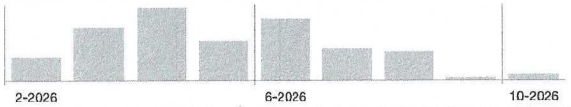
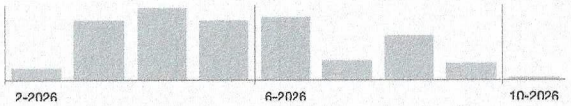
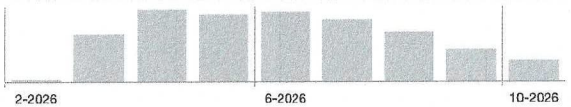
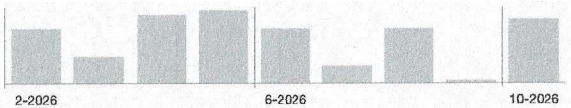
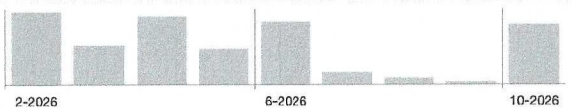
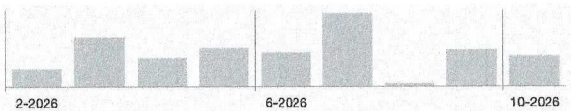
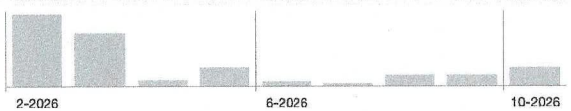
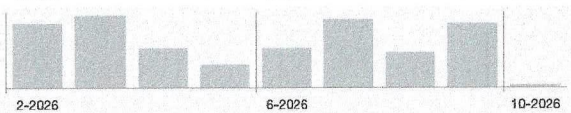
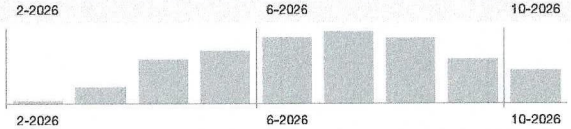
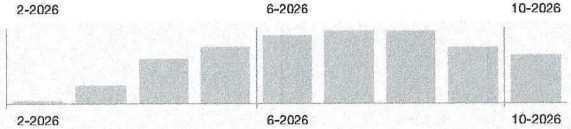
Key Metrics	Historical Sparkbars	10-2025	10-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		1,177	**1,002**	- 14.9%	13,297	**13,342**	+ 0.3%
Pending Sales (PEND, UC, UCSS, RGT)		756	**725**	- 4.1%	8,966	**9,035**	+ 0.8%
Sold Listings		768	**701**	- 8.7%	8,770	**8,706**	- 0.7%
Median Sales Price		$475,000	**$475,000**	0.0%	$493,575	**$487,450**	- 1.2%
Average Sales Price		$531,629	**$547,330**	+ 3.0%	$566,436	**$561,262**	- 0.9%
Pct. of List Price Received		98.8%	**98.6%**	- 0.2%	99.1%	**99.1%**	0.0%
Days on Market		53	**57**	+ 7.5%	48	**51**	+ 6.3%
Housing Affordability Index		86	**79**	- 8.1%	83	**77**	- 7.2%
Active Listings		3,538	**3,594**	+ 1.6%	--	--	--
Months Supply of Inventory		4.1	**4.2**	+ 2.4%	--	--	--

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Townhouse-Condo Market Overview

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

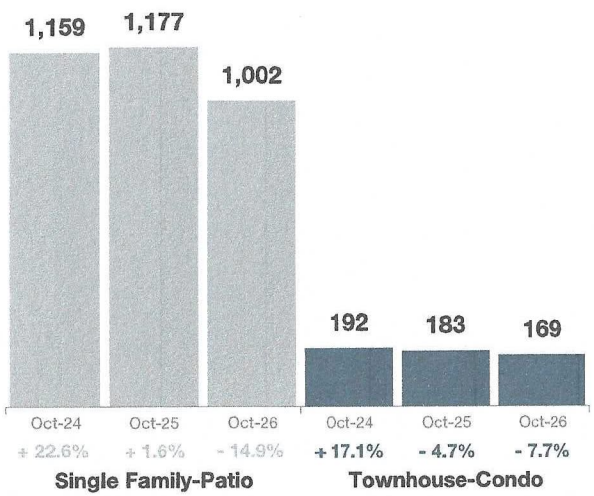
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Key Metrics	Historical Sparkbars	10-2025	10-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		183	**169**	- 7.7%	2,168	**2,204**	+ 1.7%
Pending Sales (PEND, UC, UCSS, RGT)		104	**103**	- 1.0%	1,325	**1,245**	- 6.0%
Sold Listings		121	**102**	- 15.7%	1,290	**1,170**	- 9.3%
Median Sales Price		$319,000	**$330,000**	+ 3.4%	$335,000	**$320,000**	- 4.5%
Average Sales Price		$359,827	**$347,943**	- 3.3%	$360,970	**$338,192**	- 6.3%
Pct. of List Price Received		98.3%	**98.5%**	+ 0.2%	98.7%	**98.6%**	- 0.1%
Days on Market		69	**61**	- 11.6%	64	**64**	0.0%
Housing Affordability Index		128	**113**	- 11.7%	122	**117**	- 4.1%
Active Listings		649	**657**	+ 1.2%	--	**--**	--
Months Supply of Inventory		5.2	**5.8**	+ 11.5%	--	**--**	--

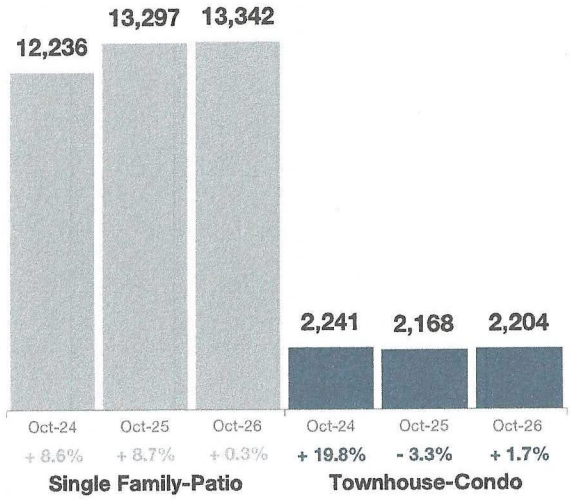
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New Listings

October

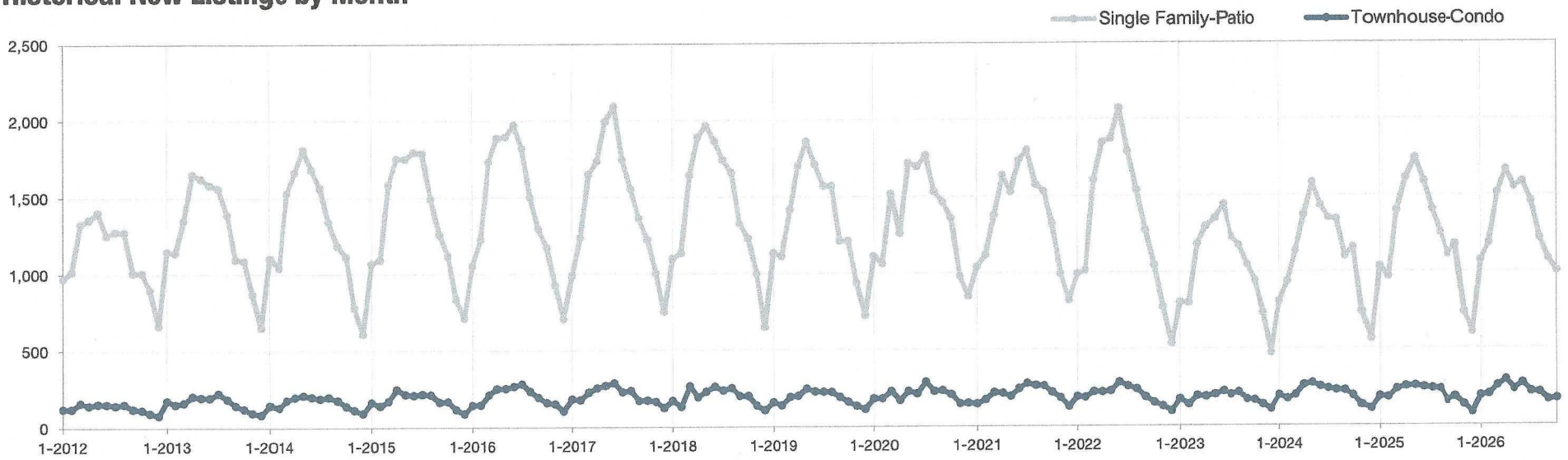


Year to Date



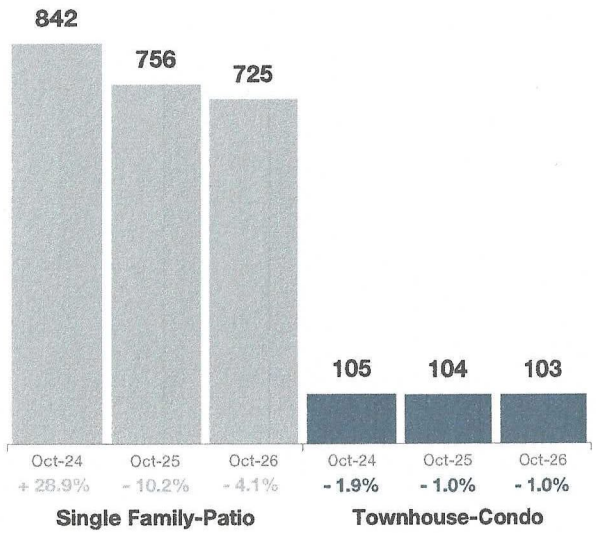
New Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2025	735	-0.7%	132	+0.8%
Dec-2025	604	+7.3%	81	-25.0%
Jan-2026	1,074	+3.9%	191	+2.1%
Feb-2026	1,187	+22.5%	201	+11.0%
Mar-2026	1,515	+8.2%	256	+8.5%
Apr-2026	1,664	+3.2%	293	+16.3%
May-2026	1,552	-11.0%	231	-9.8%
Jun-2026	1,586	-0.3%	272	+10.6%
Jul-2026	1,460	+3.8%	217	-8.8%
Aug-2026	1,218	-2.8%	211	-9.4%
Sep-2026	1,084	-2.4%	163	+4.5%
Oct-2026	**1,002**	**-14.9%**	**169**	**-7.7%**

Historical New Listings by Month

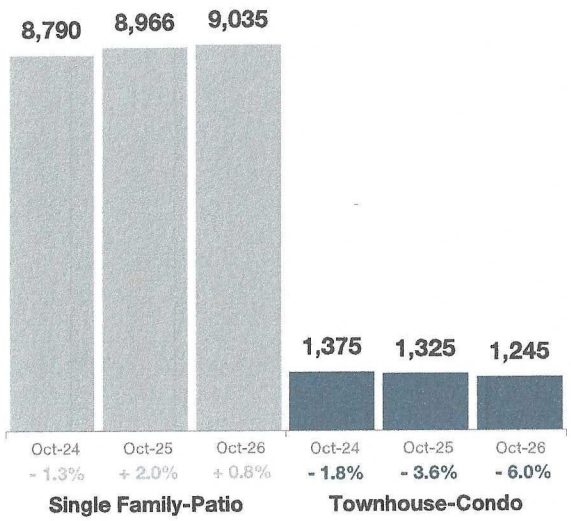


Pending Sales (PEND, UC, UCSS, RGT)

October

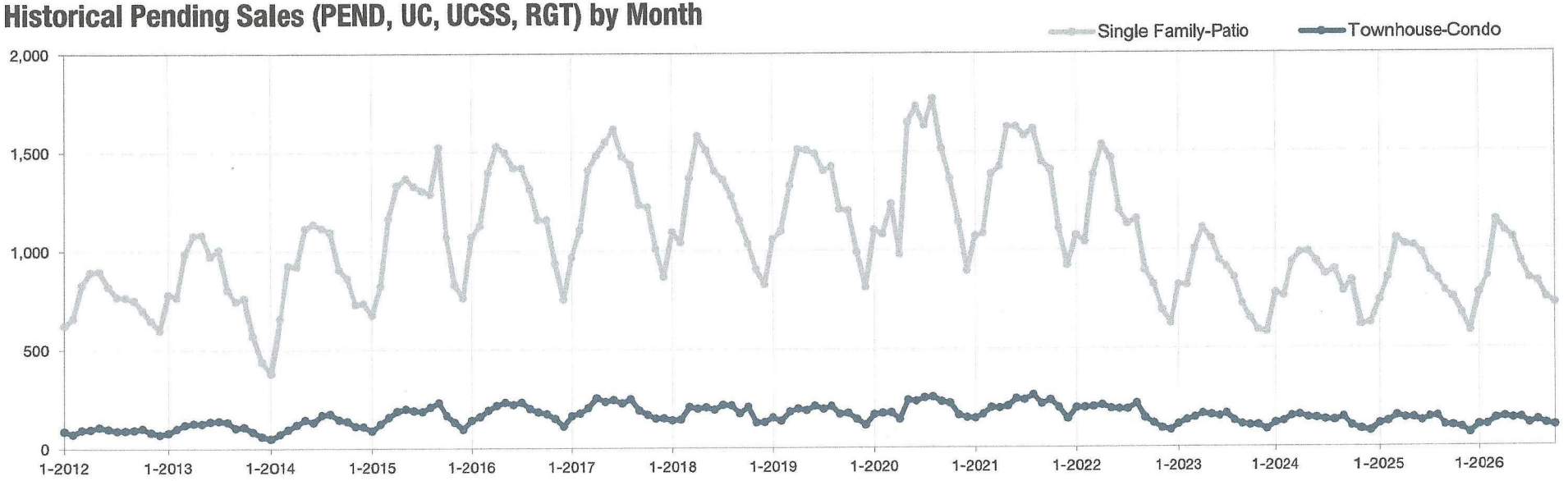


Year to Date



Pending Sales (PEND, UC, UCSS, RGT)	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2025	673	+8.7%	94	+6.8%
Dec-2025	585	-6.5%	67	-14.1%
Jan-2026	778	+4.7%	107	-7.0%
Feb-2026	863	+0.5%	109	-13.5%
Mar-2026	1,148	+8.6%	140	-10.3%
Apr-2026	1,093	+6.8%	148	+3.5%
May-2026	1,058	+4.1%	140	-3.4%
Jun-2026	934	-4.7%	142	+10.1%
Jul-2026	849	-4.7%	114	-23.0%
Aug-2026	835	-1.9%	130	-14.5%
Sep-2026	752	-4.8%	112	+4.7%
Oct-2026	**725**	**-4.1%**	**103**	**-1.0%**

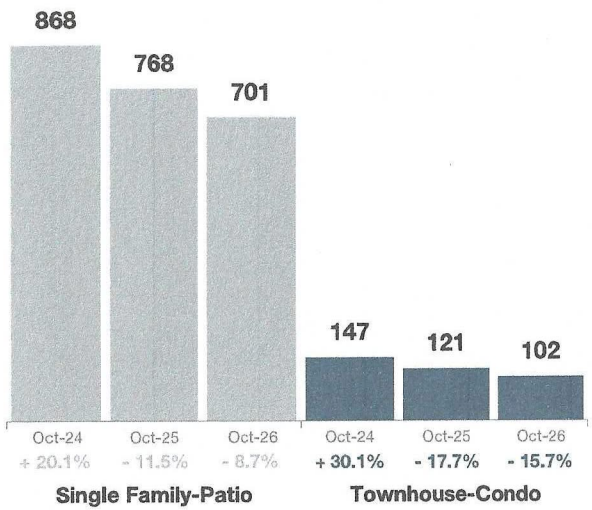
Historical Pending Sales (PEND, UC, UCSS, RGT) by Month



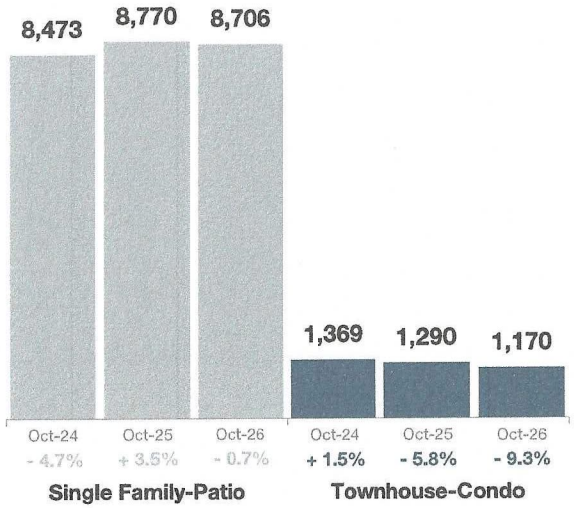
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Sold Listings

October

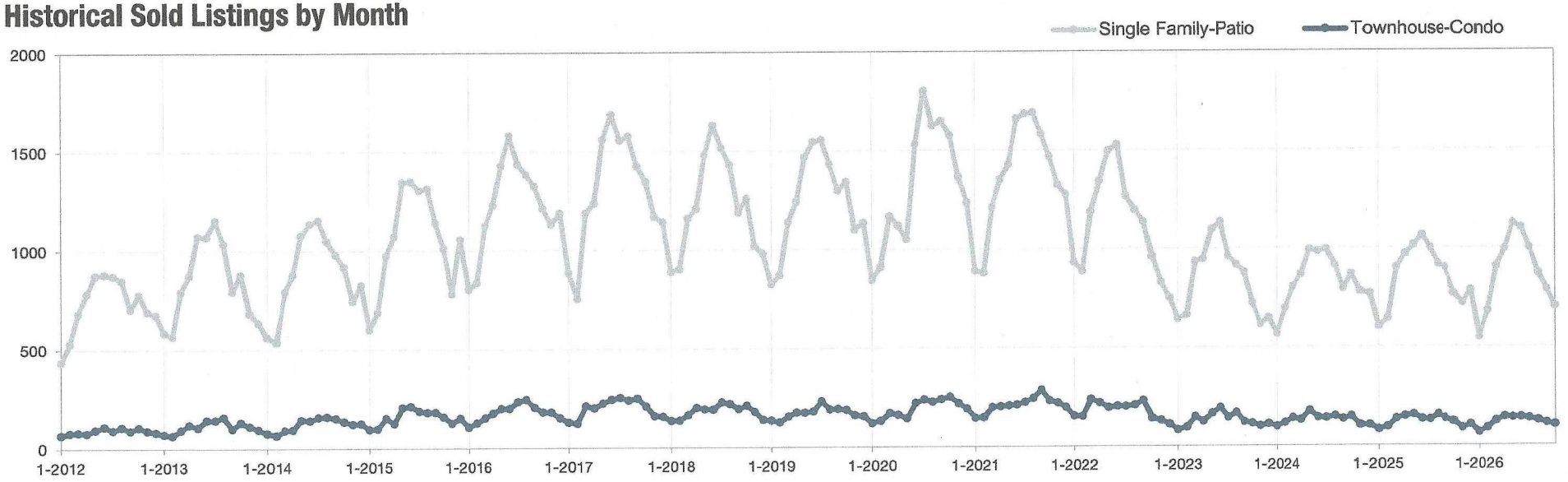


Year to Date



Sold Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2025	720	-7.7%	88	-14.6%
Dec-2025	786	+2.2%	105	+1.9%
Jan-2026	546	-9.5%	64	-21.0%
Feb-2026	680	+5.8%	87	-7.4%
Mar-2026	904	+0.4%	123	-9.6%
Apr-2026	993	+2.6%	143	-3.4%
May-2026	1,124	+10.8%	139	-10.9%
Jun-2026	1,102	+3.6%	141	+6.0%
Jul-2026	999	+0.2%	135	+3.8%
Aug-2026	869	-5.0%	125	-19.4%
Sep-2026	788	-12.2%	111	-18.4%
Oct-2026	**701**	**-8.7%**	**102**	**-15.7%**

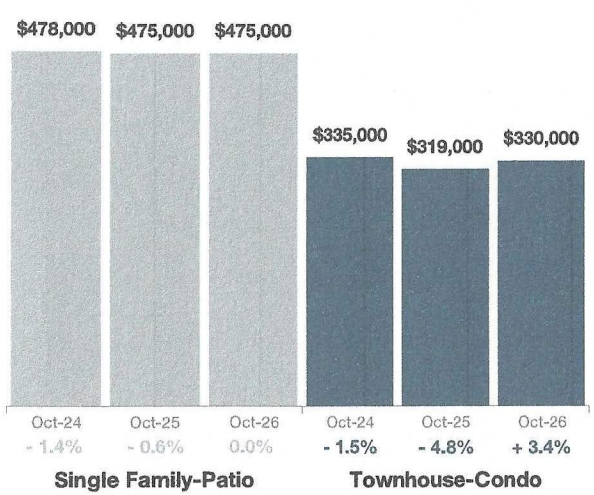
Historical Sold Listings by Month



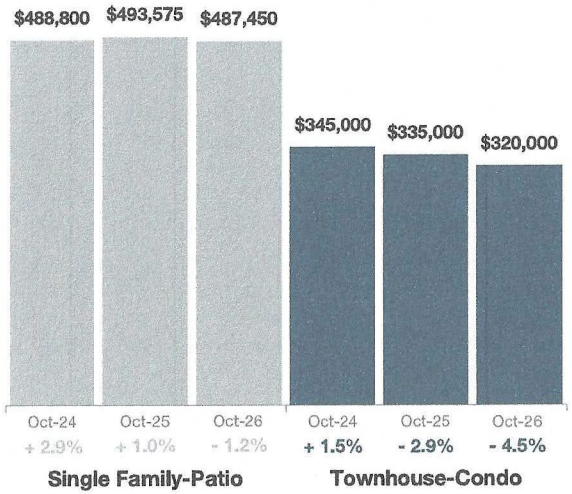
Median Sales Price

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October

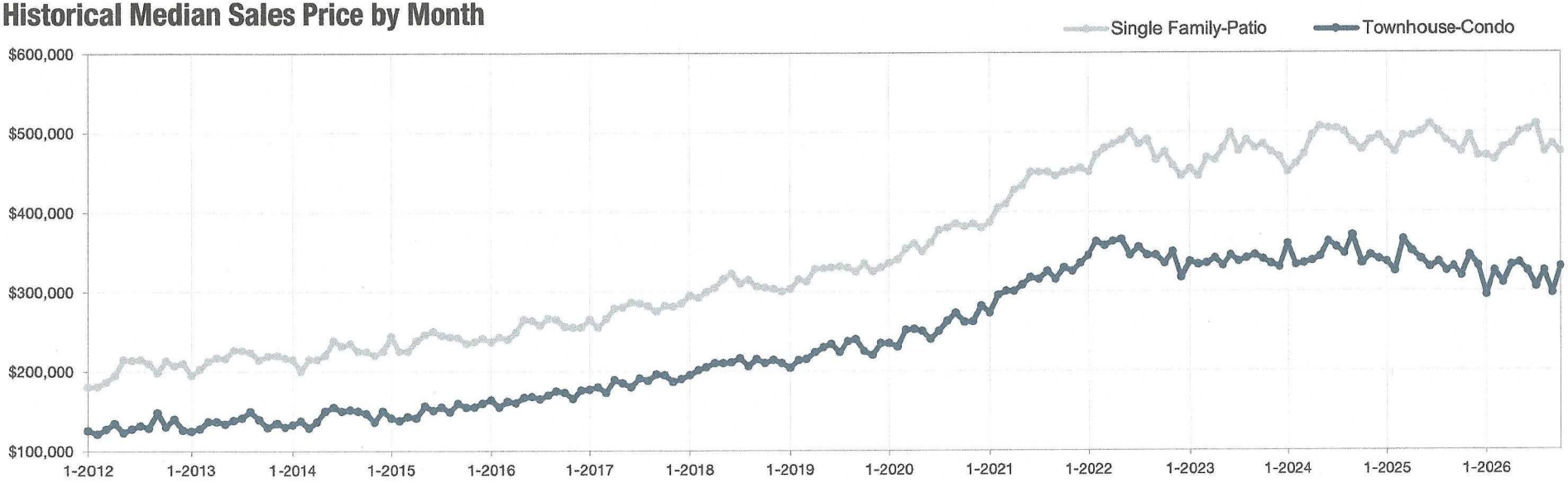


Year to Date



Median Sales Price	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2025	$495,983	+1.2%	$344,750	-0.1%
Dec-2025	$469,950	-5.1%	$331,500	-2.5%
Jan-2026	$469,975	-3.1%	$294,898	-12.4%
Feb-2026	$465,000	-2.1%	$325,000	0.0%
Mar-2026	$480,618	-2.9%	$310,000	-15.1%
Apr-2026	$485,000	-2.0%	$332,500	-5.0%
May-2026	$500,000	0.0%	$334,900	-1.5%
Jun-2026	$502,500	-1.5%	$325,000	-1.5%
Jul-2026	$509,999	+2.0%	$305,000	-9.4%
Aug-2026	$475,000	-2.9%	$325,000	0.0%
Sep-2026	$484,700	+0.4%	$297,000	-10.1%
Oct-2026	**$475,000**	**0.0%**	**$330,000**	**+3.4%**

Historical Median Sales Price by Month

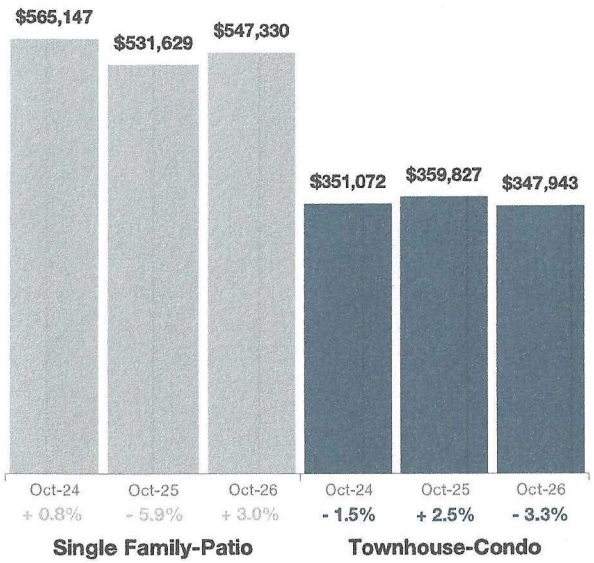


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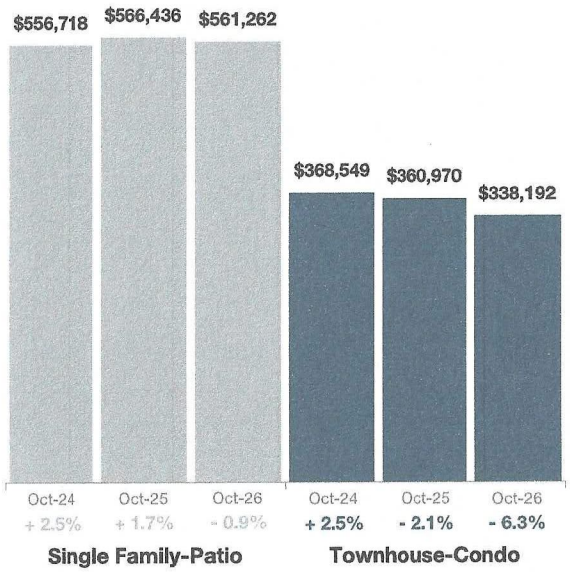
Average Sales Price

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October



Year to Date



Avg. Sales Price	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2025	$562,478	-0.9%	$381,003	+11.8%
Dec-2025	$534,807	-3.5%	$364,533	+3.4%
Jan-2026	$534,193	-2.7%	$321,953	-12.4%
Feb-2026	$524,141	-4.7%	$353,413	+3.3%
Mar-2026	$550,336	-1.0%	$339,083	-10.1%
Apr-2026	$563,723	-1.8%	$351,418	-0.8%
May-2026	$582,829	+0.4%	$337,617	-6.8%
Jun-2026	$580,738	+0.1%	$349,165	-0.1%
Jul-2026	$580,428	+0.4%	$327,429	-14.9%
Aug-2026	$557,501	-2.7%	$324,970	-5.4%
Sep-2026	$555,732	-2.5%	$323,405	-12.3%
Oct-2026	**$547,330**	**+3.0%**	**$347,943**	**-3.3%**

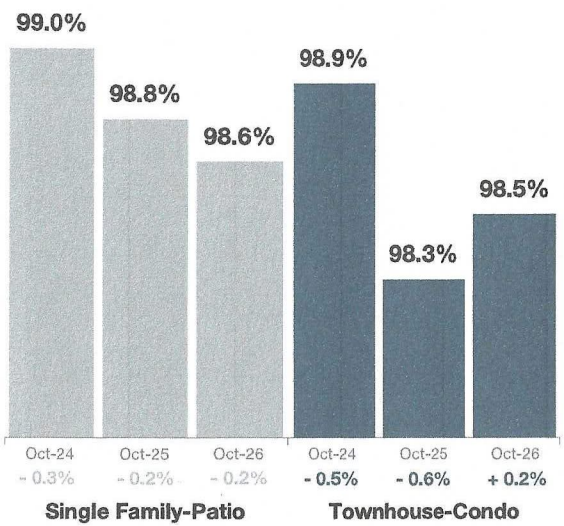
Historical Average Sales Price by Month



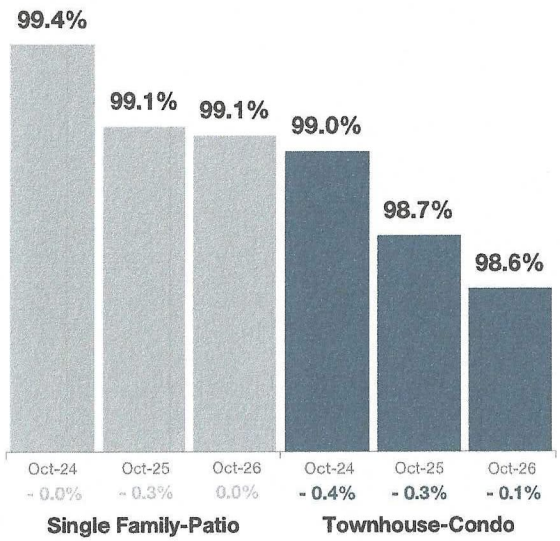
Percent of List Price Received

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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-2025	98.6%	-0.3%	99.2%	+0.9%
Dec-2025	98.5%	-0.4%	97.8%	-0.7%
Jan-2026	98.9%	+0.2%	98.2%	+0.2%
Feb-2026	98.9%	-0.1%	98.2%	+0.2%
Mar-2026	99.1%	-0.2%	98.9%	-0.4%
Apr-2026	99.1%	-0.3%	98.4%	-0.4%
May-2026	99.3%	-0.1%	98.6%	-0.7%
Jun-2026	99.3%	-0.2%	98.5%	-0.7%
Jul-2026	99.2%	+0.2%	99.3%	+0.3%
Aug-2026	99.1%	+0.2%	97.9%	-0.6%
Sep-2026	99.1%	+0.3%	98.6%	+0.1%
Oct-2026	**98.6%**	**-0.2%**	**98.5%**	**+0.2%**

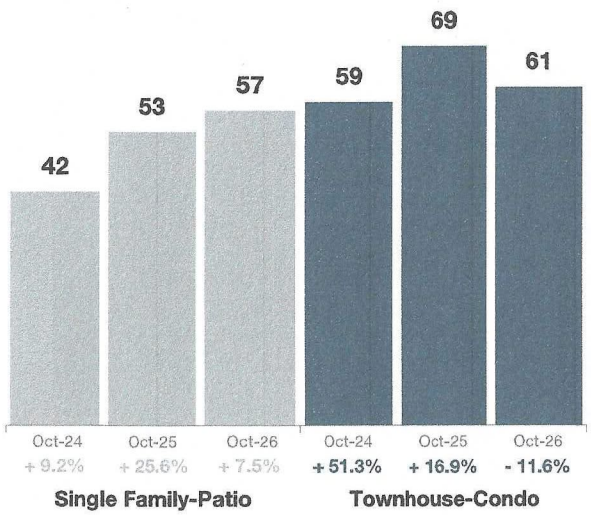
Historical Percent of List Price Received by Month



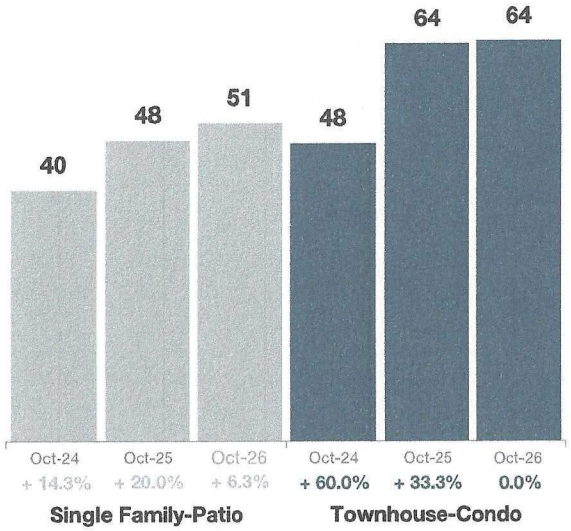
Days on Market Until Sale

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October

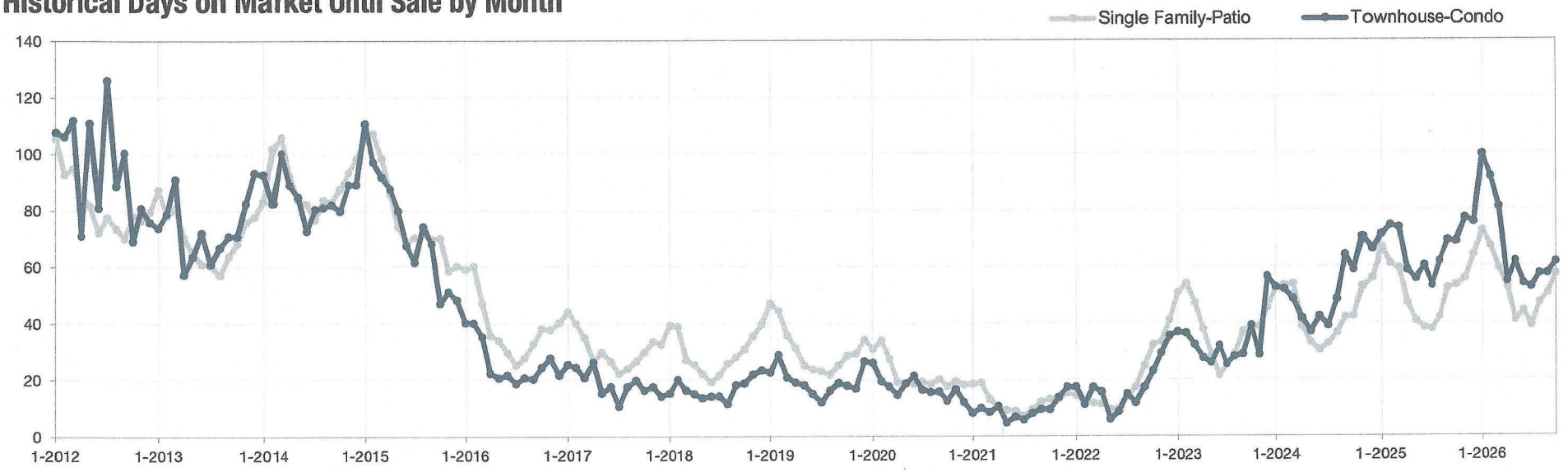


Year to Date



Days on Market Until Sale	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2025	56	+5.7%	77	+10.0%
Dec-2025	64	+14.3%	76	+15.2%
Jan-2026	73	+9.0%	99	+39.4%
Feb-2026	67	+9.8%	92	+24.3%
Mar-2026	59	0.0%	81	+9.5%
Apr-2026	52	+10.6%	55	-5.2%
May-2026	41	0.0%	62	+12.7%
Jun-2026	44	+15.8%	54	-10.0%
Jul-2026	39	+2.6%	53	0.0%
Aug-2026	47	+11.9%	57	-8.1%
Sep-2026	50	-3.8%	57	-17.4%
Oct-2026	**57**	**+7.5%**	**61**	**-11.6%**

Historical Days on Market Until Sale by Month

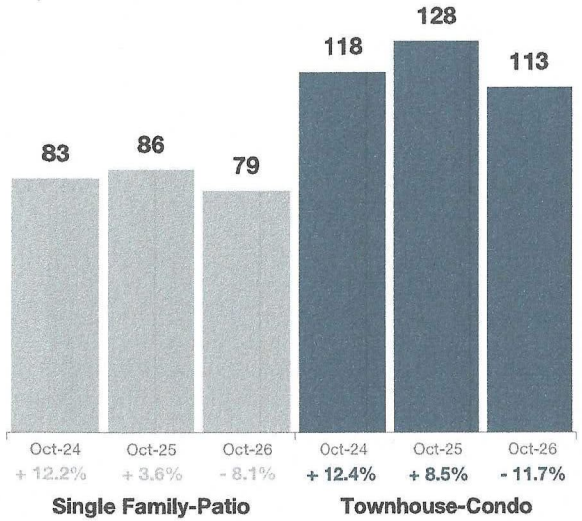


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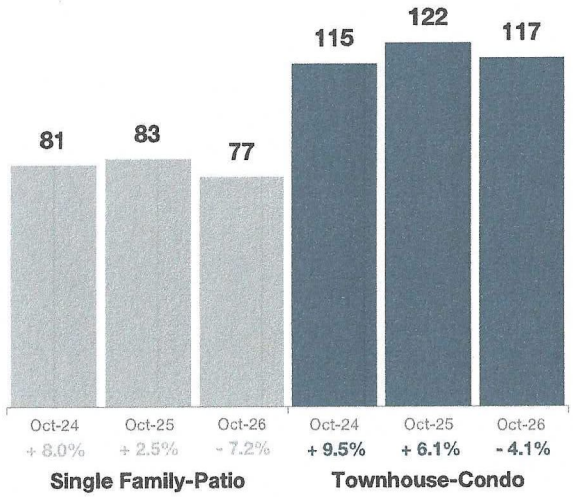
Housing Affordability Index

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October

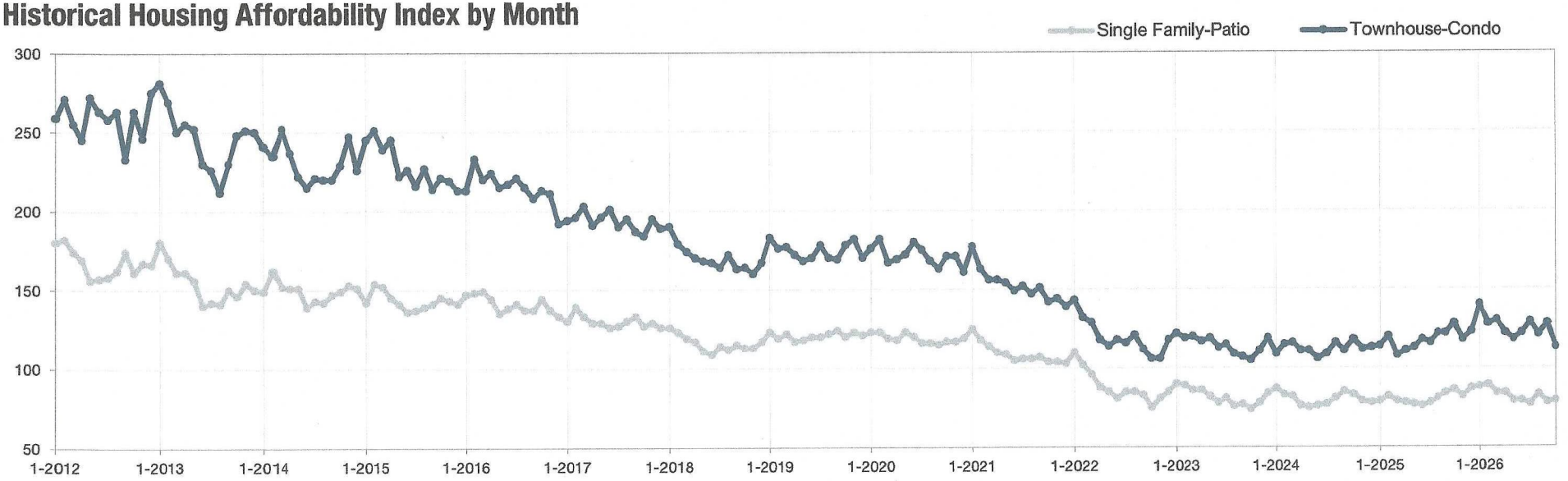


Year to Date



Housing Affordability Index	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2025	82	+3.8%	118	+5.4%
Dec-2025	87	+11.5%	123	+8.8%
Jan-2026	88	+11.4%	140	+22.8%
Feb-2026	89	+8.5%	128	+6.7%
Mar-2026	84	+6.3%	130	+20.4%
Apr-2026	84	+7.7%	122	+9.9%
May-2026	79	+2.6%	118	+4.4%
Jun-2026	79	+3.9%	122	+3.4%
Jul-2026	77	-1.3%	129	+11.2%
Aug-2026	83	+2.5%	121	-0.8%
Sep-2026	78	-7.1%	128	+4.9%
Oct-2026	**79**	**-8.1%**	**113**	**-11.7%**

Historical Housing Affordability Index by Month

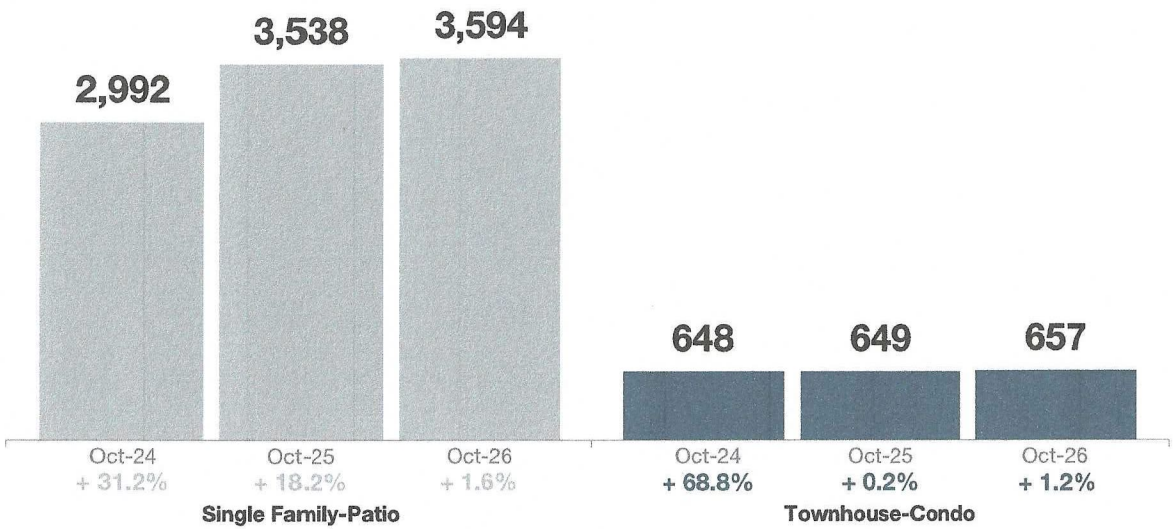


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Inventory of Active Listings

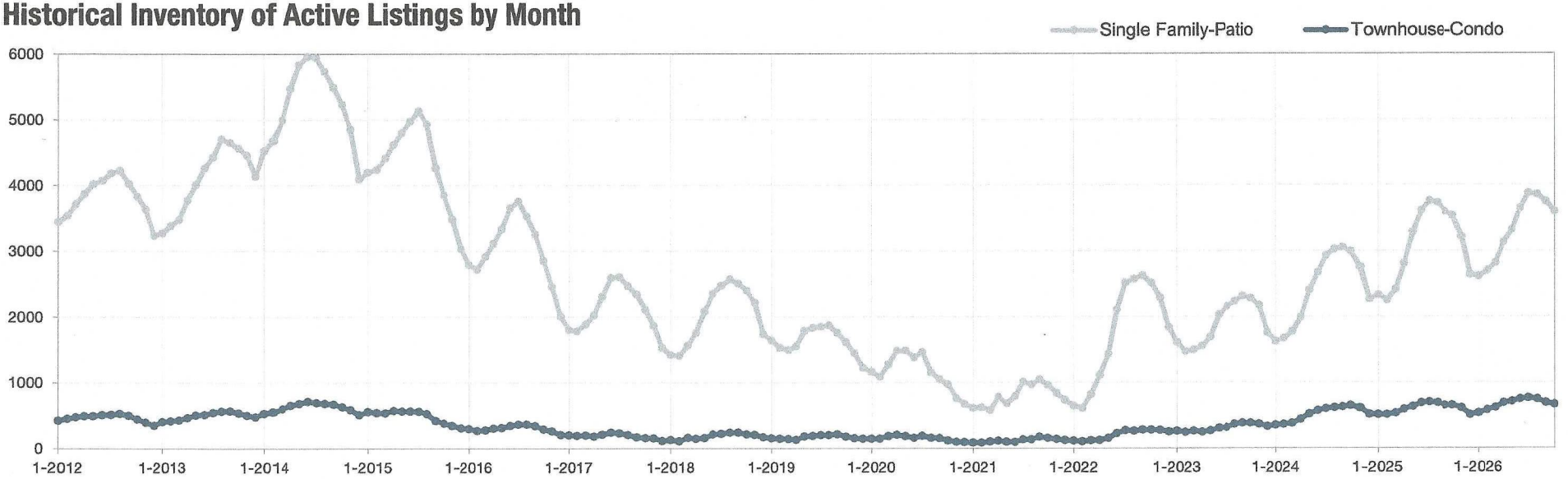
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October



Inventory of Active Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2025	3,215	+16.7%	609	0.0%
Dec-2025	2,638	+16.4%	505	-2.1%
Jan-2026	2,611	+12.2%	535	+5.1%
Feb-2026	2,697	+20.0%	578	+13.1%
Mar-2026	2,818	+16.5%	614	+15.4%
Apr-2026	3,135	+11.6%	685	+15.9%
May-2026	3,327	+1.2%	708	+12.0%
Jun-2026	3,645	+0.8%	743	+8.0%
Jul-2026	3,875	+3.1%	758	+8.3%
Aug-2026	3,855	+3.4%	741	+8.0%
Sep-2026	3,745	+4.2%	686	+6.4%
Oct-2026	**3,594**	**+1.6%**	**657**	**+1.2%**

Historical Inventory of Active Listings by Month

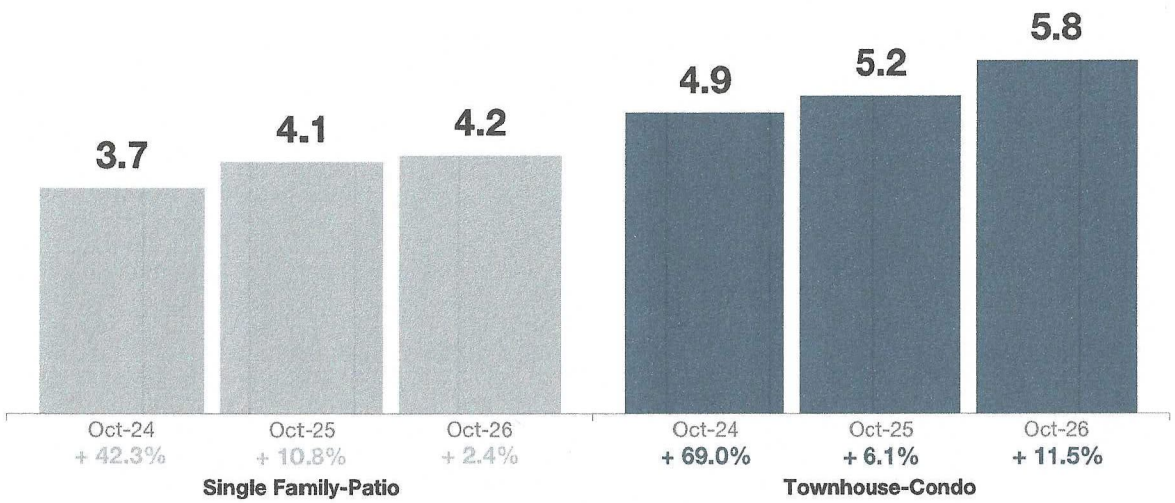


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Months Supply of Inventory

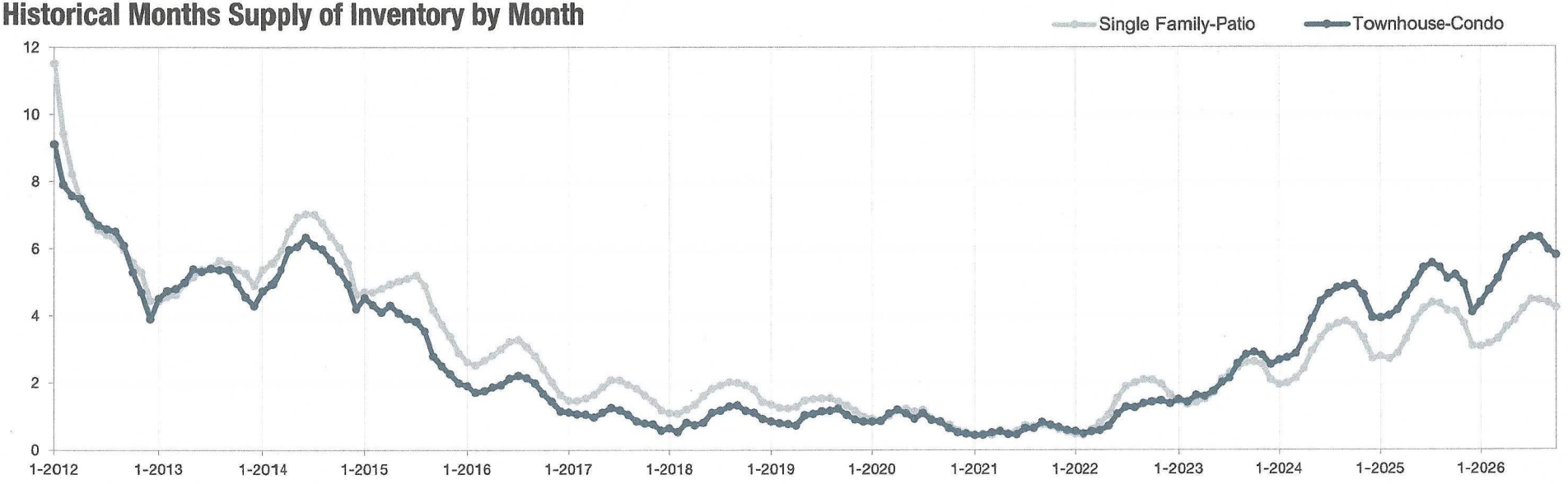
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October



Months Supply of Inventory	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Nov-2025	3.8	+15.2%	4.9	+6.5%
Dec-2025	3.1	+14.8%	4.1	+5.1%
Jan-2026	3.1	+10.7%	4.4	+12.8%
Feb-2026	3.2	+18.5%	4.8	+20.0%
Mar-2026	3.3	+13.8%	5.1	+21.4%
Apr-2026	3.7	+12.1%	5.7	+23.9%
May-2026	3.8	-2.6%	6.0	+22.4%
Jun-2026	4.2	0.0%	6.2	+14.8%
Jul-2026	4.5	+2.3%	6.3	+14.5%
Aug-2026	4.5	+4.7%	6.3	+16.7%
Sep-2026	4.4	+7.3%	6.0	+17.6%
Oct-2026	**4.2**	**+2.4%**	**5.8**	**+11.5%**

Historical Months Supply of Inventory by Month

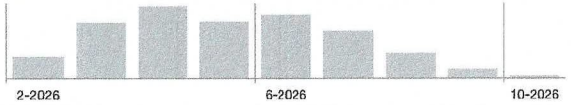
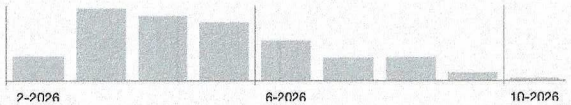
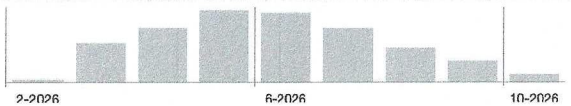
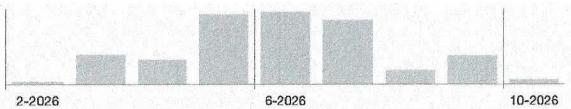
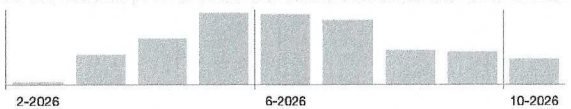
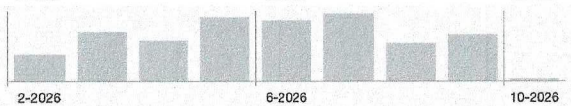
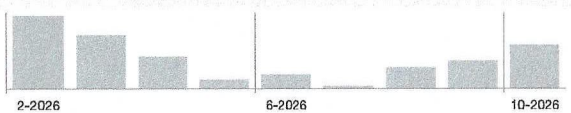
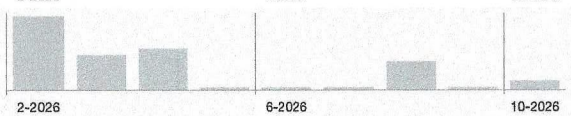
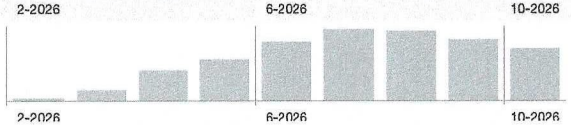
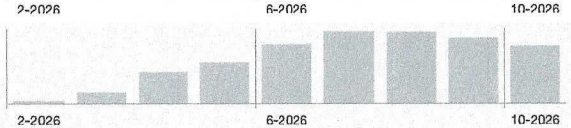


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Total Market Overview

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

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Key Metrics	Historical Sparkbars	10-2025	10-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		1,360	**1,171**	- 13.9%	15,465	**15,546**	+ 0.5%
Pending Sales (PEND, UC, UCSS, RGT)		860	**828**	- 3.7%	10,291	**10,280**	- 0.1%
Sold Listings		889	**803**	- 9.7%	10,060	**9,876**	- 1.8%
Median Sales Price		$451,000	**$450,000**	- 0.2%	$470,000	**$465,600**	- 0.9%
Average Sales Price		$508,219	**$522,003**	+ 2.7%	$540,087	**$534,836**	- 1.0%
Pct. of List Price Received		98.7%	**98.6%**	- 0.1%	99.1%	**99.0%**	- 0.1%
Days on Market		55	**58**	+ 5.5%	50	**53**	+ 6.0%
Housing Affordability Index		91	**83**	- 8.8%	87	**80**	- 8.0%
Active Listings		4,187	**4,251**	+ 1.5%	--	--	--
Months Supply of Inventory		4.3	**4.4**	+ 2.3%	--	--	--

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Sold Listings

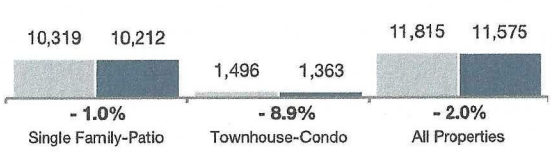
Actual sales that have closed in a given month.

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By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

	Single Family-Patio Homes			Townhouse-Condo		
By Price Range	10-2025	10-2026	Change	10-2025	10-2026	Change
$99,999 and Below	6	6	0.0%	2	6	+ 200.0%
$100,000 to $199,999	55	74	+ 34.5%	107	144	+ 34.6%
$200,000 to $299,999	338	402	+ 18.9%	412	398	- 3.4%
$300,000 to $399,999	1,934	2,022	+ 4.6%	558	513	- 8.1%
$400,000 to $499,999	2,983	2,949	- 1.1%	280	189	- 32.5%
$500,000 to $699,999	3,076	2,873	- 6.6%	102	82	- 19.6%
$700,000 to $999,999	1,336	1,297	- 2.9%	22	22	0.0%
$1,000,000 to $1,999,999	530	533	+ 0.6%	9	7	- 22.2%
$2,000,000 and Above	61	56	- 8.2%	4	2	- 50.0%
All Price Ranges	**10,319**	**10,212**	**- 1.0%**	**1,496**	**1,363**	**- 8.9%**

Compared to Prior Month

	Single Family-Patio Homes			Townhouse-Condo		
By Price Range	9-2026	10-2026	Change	9-2026	10-2026	Change
$99,999 and Below	0	1	--	0	0	--
$100,000 to $199,999	6	8	+ 33.3%	18	10	- 44.4%
$200,000 to $299,999	33	41	+ 24.2%	40	27	- 32.5%
$300,000 to $399,999	165	154	- 6.7%	33	39	+ 18.2%
$400,000 to $499,999	232	191	- 17.7%	12	15	+ 25.0%
$500,000 to $699,999	210	173	- 17.6%	5	9	+ 80.0%
$700,000 to $999,999	95	91	- 4.2%	2	2	0.0%
$1,000,000 to $1,999,999	41	40	- 2.4%	1	0	- 100.0%
$2,000,000 and Above	6	2	- 66.7%	0	0	--
All Price Ranges	**788**	**701**	**- 11.0%**	**111**	**102**	**- 8.1%**

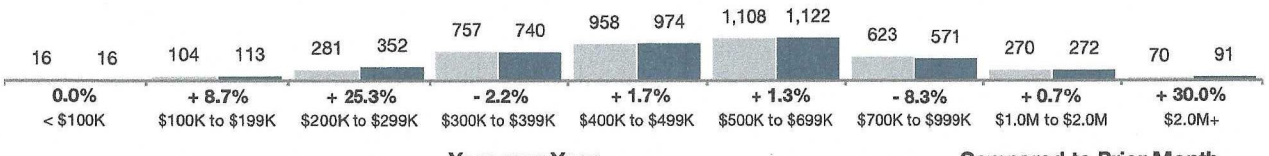
Year to Date

	Single Family-Patio Homes			Townhouse-Condo		
By Price Range	10-2025	10-2026	Change	10-2025	10-2026	Change
$99,999 and Below	5	4	- 20.0%	2	5	+ 150.0%
$100,000 to $199,999	42	59	+ 40.5%	85	131	+ 54.1%
$200,000 to $299,999	287	328	+ 14.3%	371	344	- 7.3%
$300,000 to $399,999	1,649	1,720	+ 4.3%	478	438	- 8.4%
$400,000 to $499,999	2,534	2,521	- 0.5%	229	153	- 33.2%
$500,000 to $699,999	2,623	2,436	- 7.1%	92	72	- 21.7%
$700,000 to $999,999	1,124	1,132	+ 0.7%	20	21	+ 5.0%
$1,000,000 to $1,999,999	451	459	+ 1.8%	9	6	- 33.3%
$2,000,000 and Above	55	47	- 14.5%	4	0	- 100.0%
All Price Ranges	**8,770**	**8,706**	**- 0.7%**	**1,290**	**1,170**	**- 9.3%**

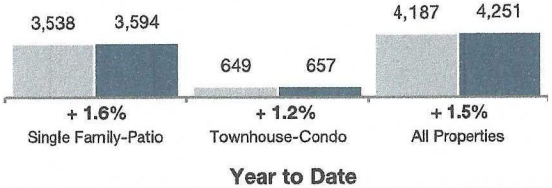
Inventory of Active Listings

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

	Single Family-Patio Homes			Townhouse-Condo		
By Price Range	10-2025	10-2026	Change	10-2025	10-2026	Change
$99,999 and Below	12	10	- 16.7%	4	6	+ 50.0%
$100,000 to $199,999	33	36	+ 9.1%	71	77	+ 8.5%
$200,000 to $299,999	132	153	+ 15.9%	149	199	+ 33.6%
$300,000 to $399,999	513	537	+ 4.7%	244	203	- 16.8%
$400,000 to $499,999	855	887	+ 3.7%	103	87	- 15.5%
$500,000 to $699,999	1,050	1,051	+ 0.1%	58	71	+ 22.4%
$700,000 to $999,999	607	559	- 7.9%	16	12	- 25.0%
$1,000,000 to $1,999,999	266	270	+ 1.5%	4	2	- 50.0%
$2,000,000 and Above	70	91	+ 30.0%	0	0	--
All Price Ranges	**3,538**	**3,594**	**+ 1.6%**	**649**	**657**	**+ 1.2%**

Compared to Prior Month

	Single Family-Patio Homes			Townhouse-Condo		
By Price Range	9-2026	10-2026	Change	9-2026	10-2026	Change
$99,999 and Below	10	10	0.0%	7	6	- 14.3%
$100,000 to $199,999	40	36	- 10.0%	78	77	- 1.3%
$200,000 to $299,999	147	153	+ 4.1%	199	199	0.0%
$300,000 to $399,999	556	537	- 3.4%	220	203	- 7.7%
$400,000 to $499,999	954	887	- 7.0%	94	87	- 7.4%
$500,000 to $699,999	1,071	1,051	- 1.9%	74	71	- 4.1%
$700,000 to $999,999	587	559	- 4.8%	11	12	+ 9.1%
$1,000,000 to $1,999,999	286	270	- 5.6%	3	2	- 33.3%
$2,000,000 and Above	94	91	- 3.2%	0	0	--
All Price Ranges	**3,745**	**3,594**	**- 4.0%**	**686**	**657**	**- 4.2%**

Year to Date

	Single Family-Patio Homes	Townhouse-Condo

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®

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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.