

Monthly Indicators

Activity for El Paso and Teller Counties Only



December 2025

Percent changes calculated using year-over-year comparisons.

New Listings were up 4.8 percent for single family-patio homes but decreased 26.9 percent for townhouse-condo properties. Pending Sales increased 11.5 percent for single family-patio homes and 9.0 percent for townhouse-condo properties.

The Median Sales Price was down 5.1 percent to \$469,950 for single family-patio homes and 2.9 percent to \$330,000 for townhouse-condo properties. Days on Market increased 14.3 percent for single family-patio homes and 12.1 percent for townhouse-condo properties.

The national median existing-home price continued to climb, rising 1.2% from a year ago to \$409,200, according to NAR. This year-over-year increase—the 29th consecutive monthly gain—reflects ongoing tightness in housing supply. At the end of November, there were 1.43 million units for sale, down 5.9% from the previous month but up 7.5% from the same time last year, representing a 4.2-month supply at the current sales pace.

Activity Snapshot

+ 2.2%

One-Year Change in
Sold Listings
All Properties

- 5.2%

One-Year Change in
Median Sales Price
All Properties

+ 6.4%

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.

Single Family-Patio Market Overview	2
Townhouse-Condo Market Overview	3
New Listings	4
Pending Sales (Pending, Under Contract, Under Contract Short Sale, First Right of Refusal)	5
Sold Listings	6
Median Sales Price	7
Average Sales Price	8
Percent of List Price Received	9
Days on Market Until Sale	10
Housing Affordability Index	11
Inventory of Active Listings	12
Months Supply of Inventory	13
Total Market Overview	14
Sold Listings and Inventory by Price Range	15
Glossary of Terms	16



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			12-2024	12-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
	4-2025	8-2025	12-2025						
New Listings				563	590	+ 4.8%	13,537	14,601	+ 7.9%
Pending Sales (PEND, UC, UCSS, RGT)				626	698	+ 11.5%	10,037	10,477	+ 4.4%
Sold Listings				769	787	+ 2.3%	10,022	10,278	+ 2.6%
Median Sales Price				\$495,000	\$469,950	- 5.1%	\$489,964	\$490,038	+ 0.0%
Average Sales Price				\$554,140	\$534,878	- 3.5%	\$557,387	\$563,718	+ 1.1%
Pct. of List Price Received				98.9%	98.5%	- 0.4%	99.3%	99.0%	- 0.3%
Days on Market				56	64	+ 14.3%	42	50	+ 19.0%
Housing Affordability Index				73	82	+ 12.3%	74	78	+ 5.4%
Active Listings				2,265	2,486	+ 9.8%	--	--	--
Months Supply of Inventory				2.7	2.9	+ 7.4%	--	--	--

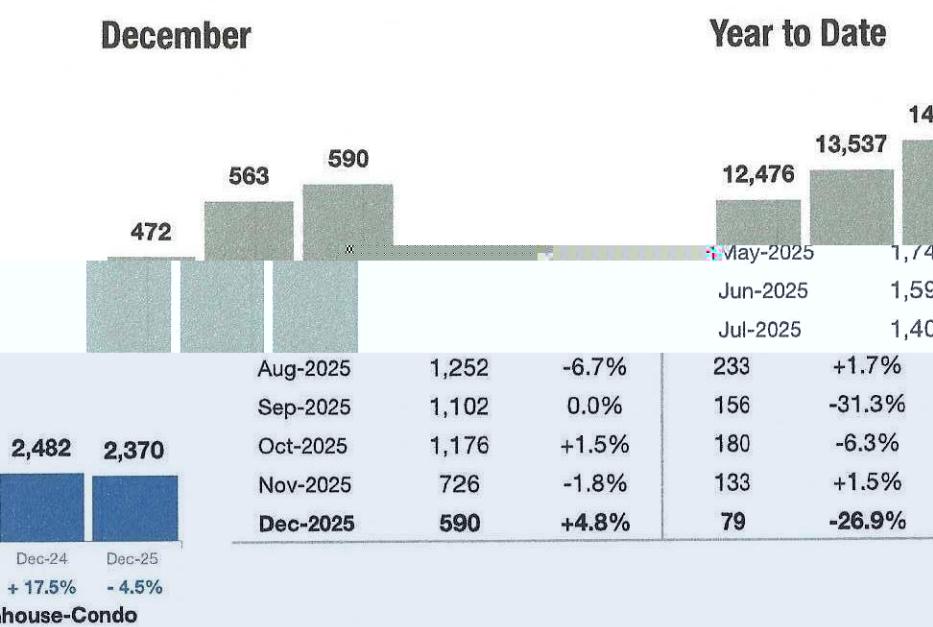
Townhouse-Condo Market Overview



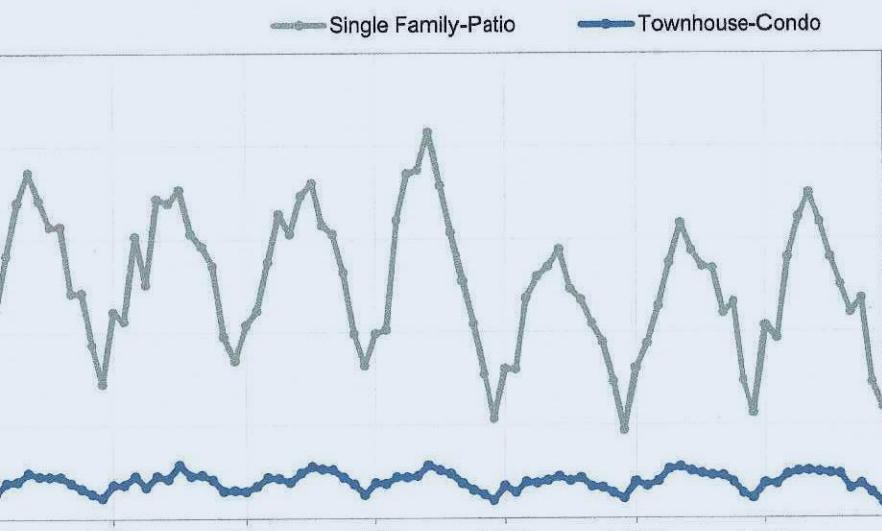
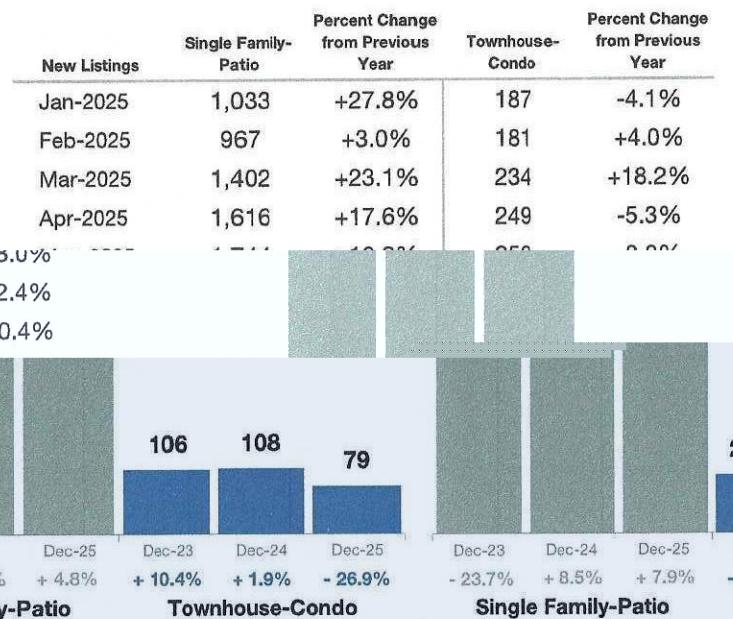
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars			12-2024	12-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
	4-2025	8-2025	12-2025						
New Listings				108	79	- 26.9%	2,482	2,370	- 4.5%
Pending Sales (PEND, UC, UCSS, RGT)				78	85	+ 9.0%	1,542	1,541	- 0.1%
Sold Listings				103	104	+ 1.0%	1,575	1,481	- 6.0%
Median Sales Price				\$340,000	\$330,000	- 2.9%	\$345,000	\$335,000	- 2.9%
Average Sales Price				\$352,434	\$363,149	+ 3.0%	\$365,687	\$362,303	- 0.9%
Pct. of List Price Received				98.5%	97.8%	- 0.7%	98.9%	98.7%	- 0.2%
Days on Market				66	74	+ 12.1%	50	65	+ 30.0%
Housing Affordability Index				107	116	+ 8.4%	105	115	+ 9.5%
Active Listings				516	474	- 8.1%	--	--	--
Months Supply of Inventory				3.9	3.8	- 2.6%	--	--	--

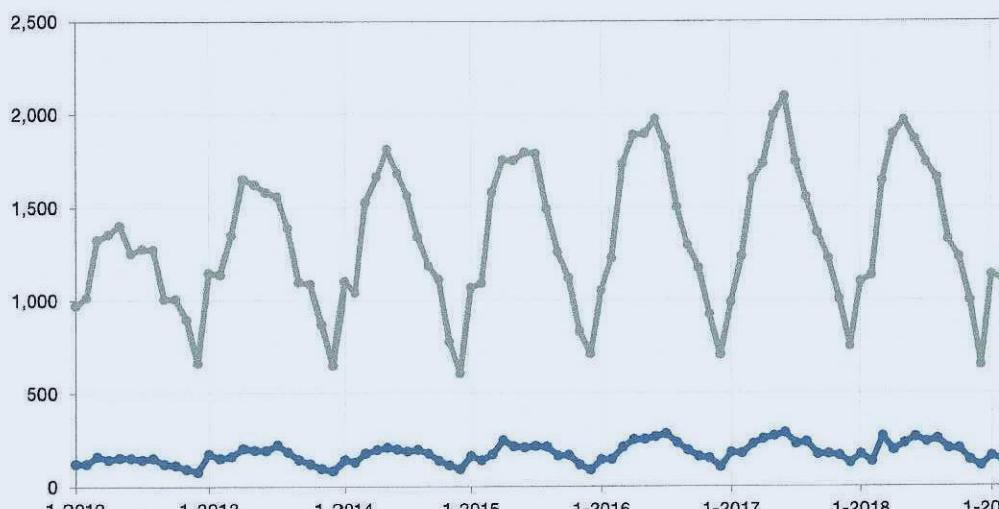
New Listings



Year to Date



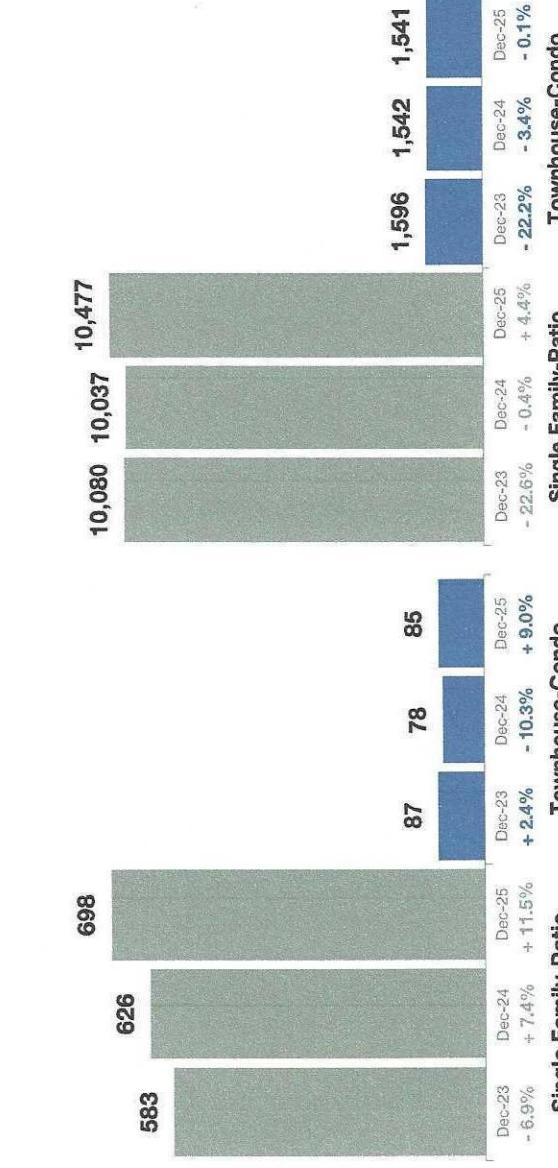
Historical New Listings by Month



Pending Sales (PEND, UC, UCSS, RGT)

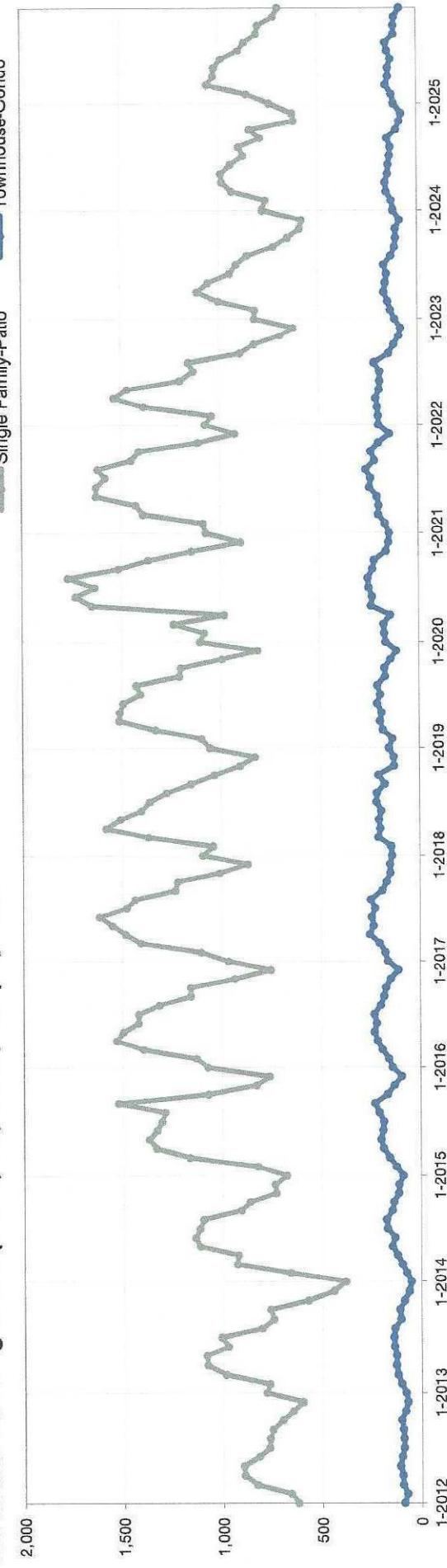
December

Year to Date



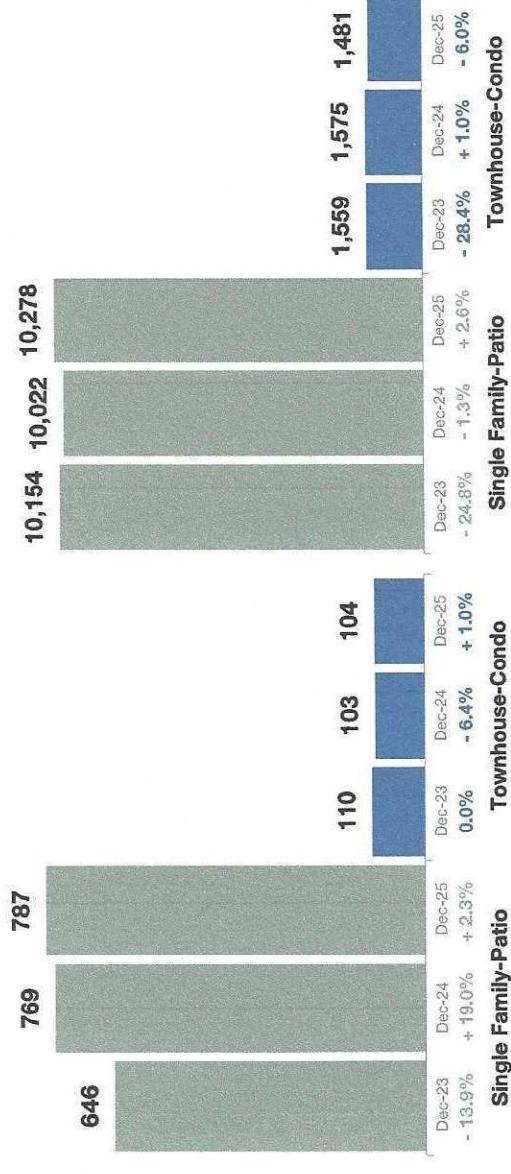
	Pending Sales (PEND, UC, UCSS, RGT)	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2025	743	-4.6%	115	-3.4%	
Feb-2025	858	+12.3%	126	-2.3%	
Mar-2025	1,058	+13.3%	156	+1.3%	
Apr-2025	1,024	+4.2%	143	-10.6%	
May-2025	1,020	+3.2%	144	-1.4%	
Jun-2025	984	+4.8%	130	-9.7%	
Jul-2025	899	+2.7%	148	+8.0%	
Aug-2025	867	-3.3%	156	+17.3%	
Sep-2025	807	+2.3%	114	-23.5%	
Oct-2025	797	-5.5%	114	+8.6%	
Nov-2025	722	+16.5%	110	+25.0%	
Dec-2025	698	+11.5%	85	+9.0%	

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



Sold Listings

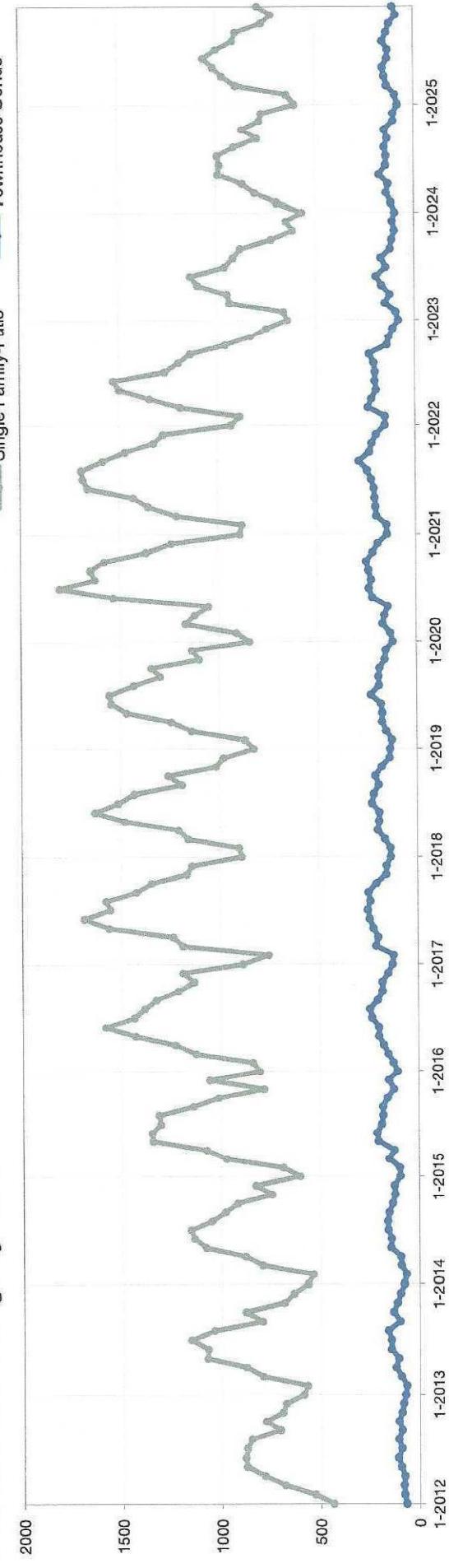
December



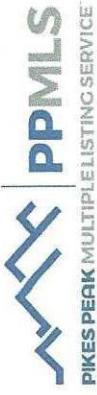
Year to Date

Sold Listings	Percent Change from Previous Year	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	
Nov-2025	720	-7.7%	88	-14.6%	
Dec-2025	787	+2.3%	104	+1.0%	

Historical Sold Listings by Month

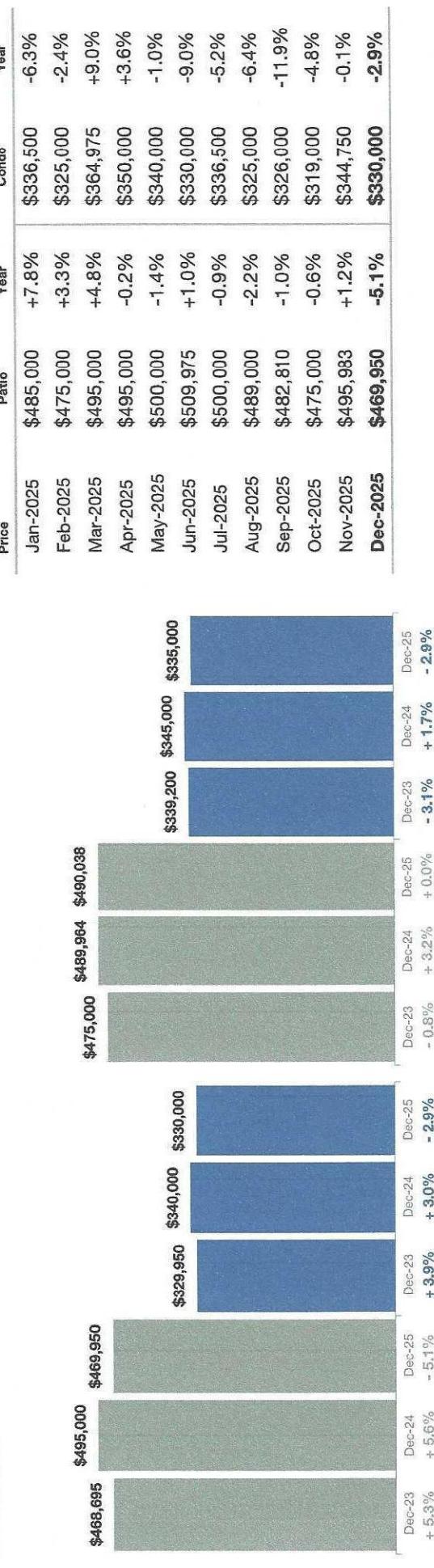


Median Sales Price

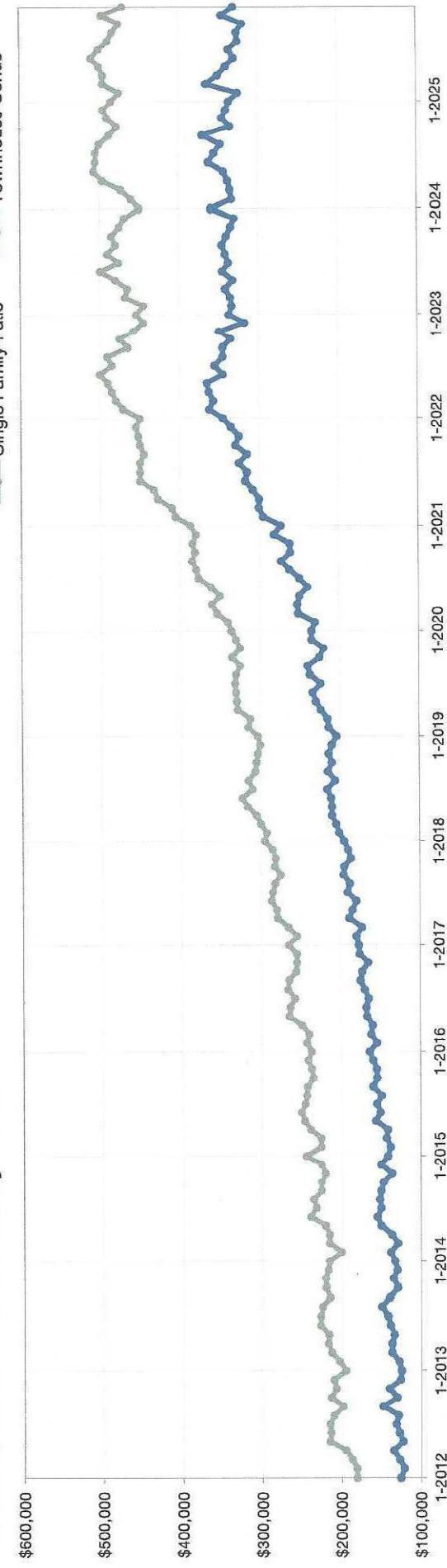


December

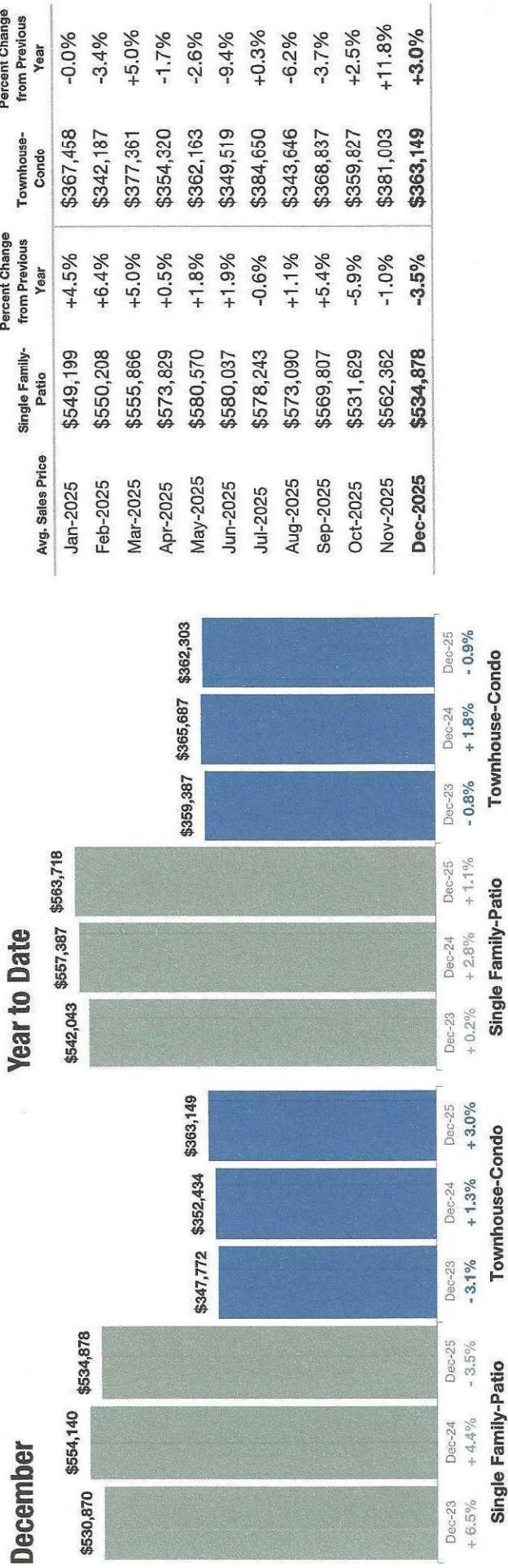
Year to Date



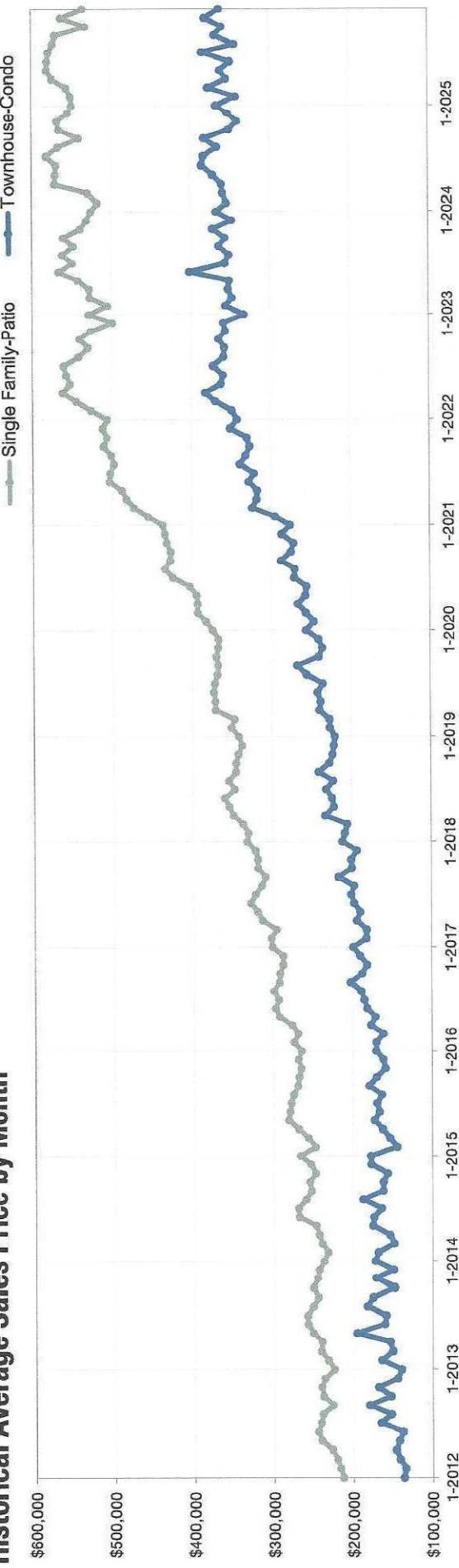
Historical Median Sales Price by Month



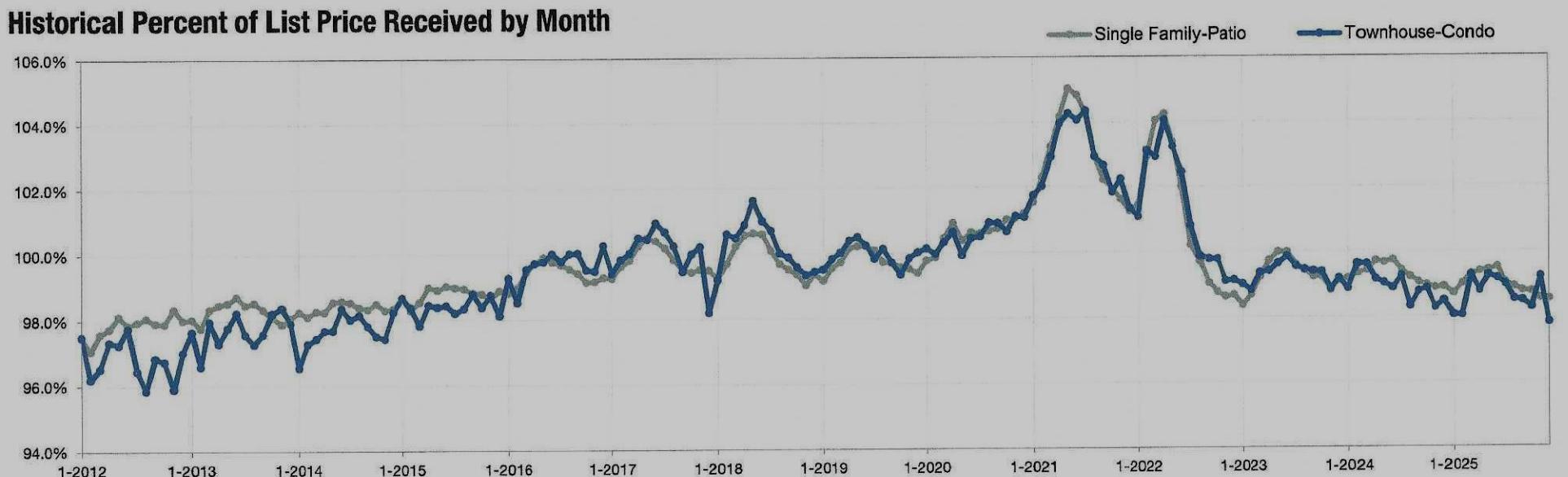
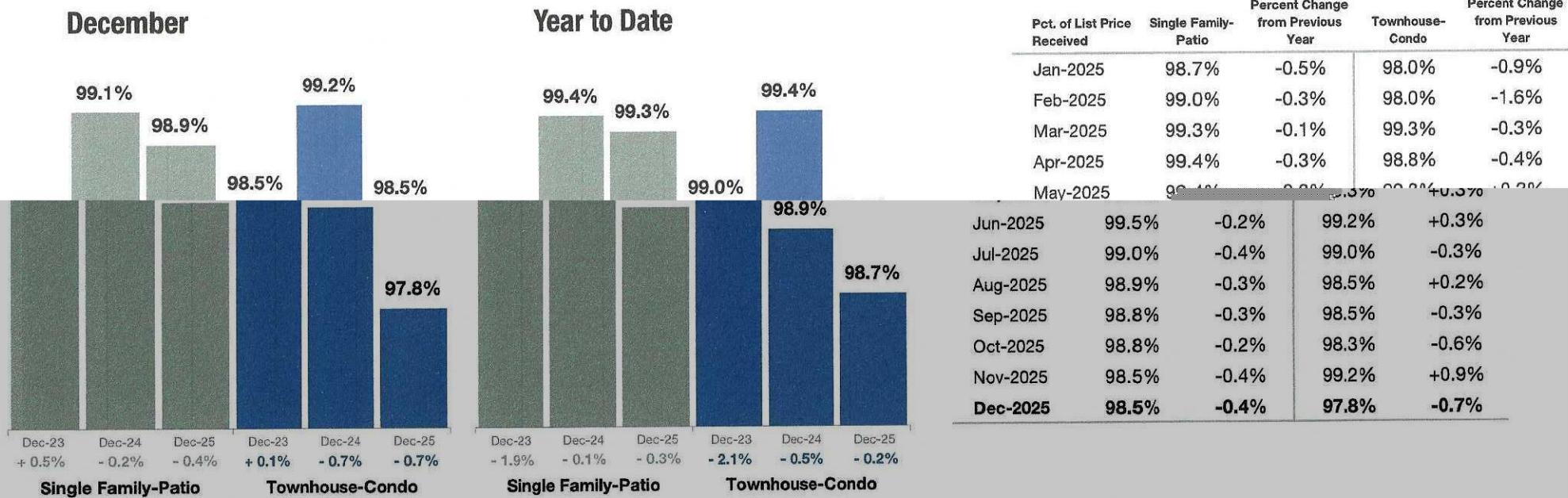
Average Sales Price



Historical Average Sales Price by Month

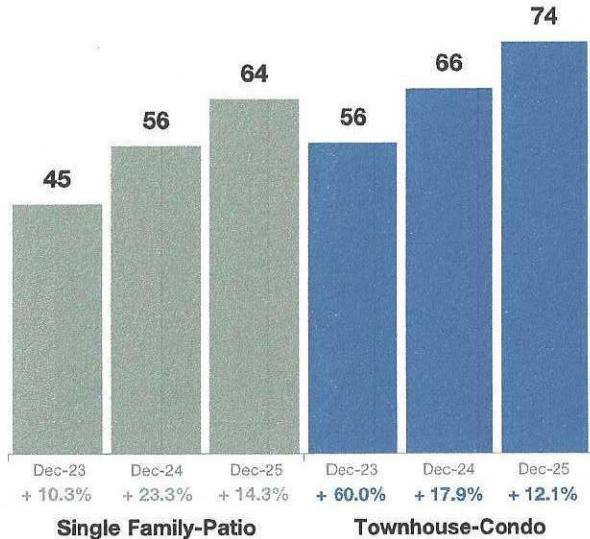


Percent of List Price Received

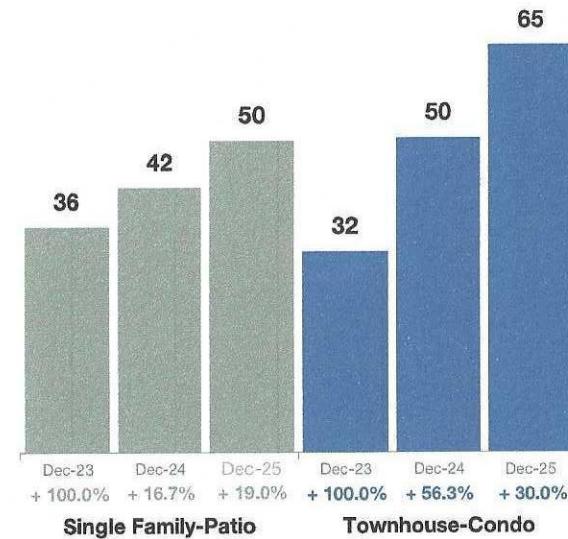


Days on Market Until Sale

December

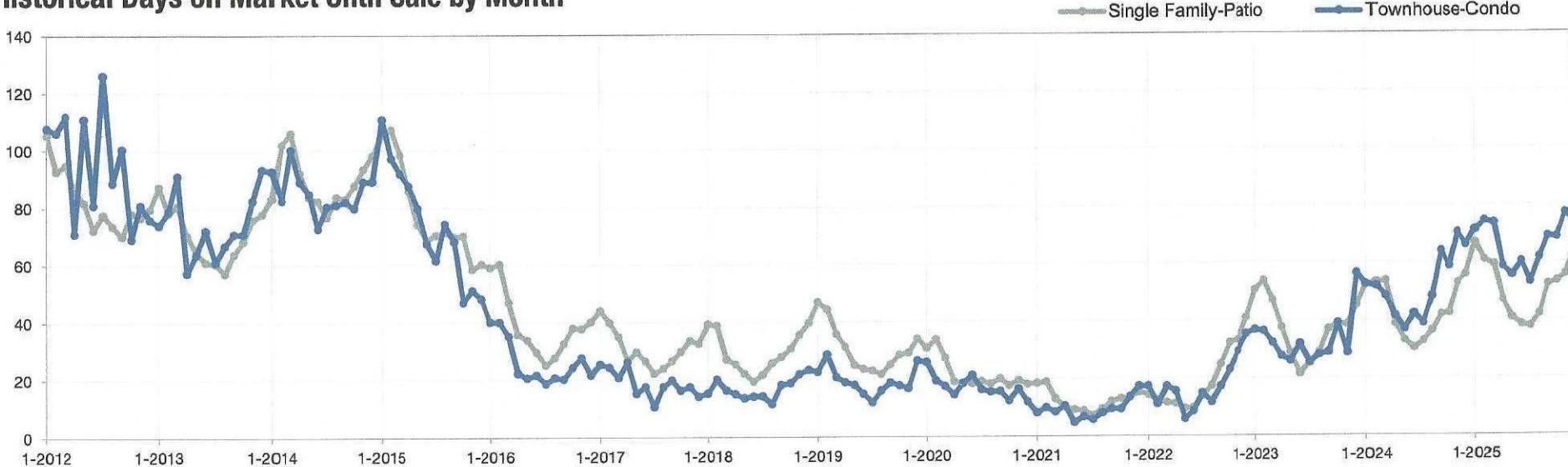


Year to Date



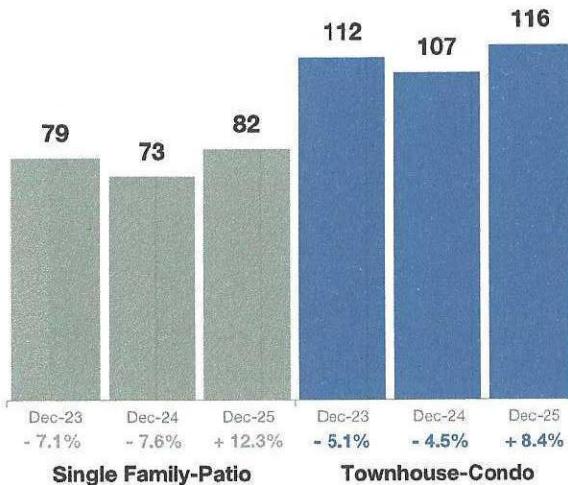
Days on Market Until Sale	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2025	67	+28.8%	71	+36.5%
Feb-2025	61	+15.1%	74	+42.3%
Mar-2025	59	+9.3%	74	+54.2%
Apr-2025	47	+20.5%	58	+41.5%
May-2025	41	+24.2%	55	+48.6%
Jun-2025	38	+26.7%	60	+42.9%
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%
Nov-2025	56	+5.7%	77	+10.0%
Dec-2025	64	+14.3%	74	+12.1%

Historical Days on Market Until Sale by Month

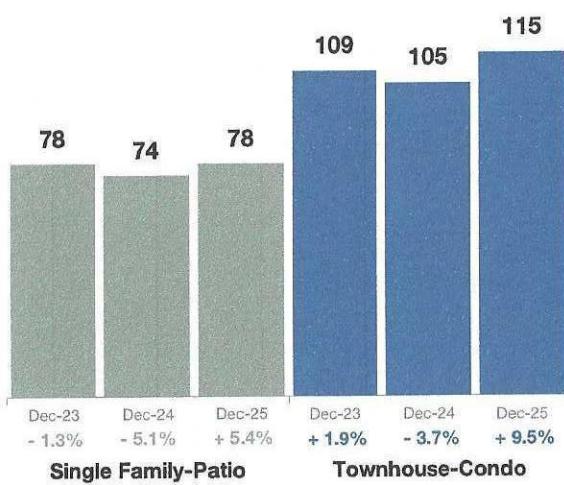


Housing Affordability Index

December

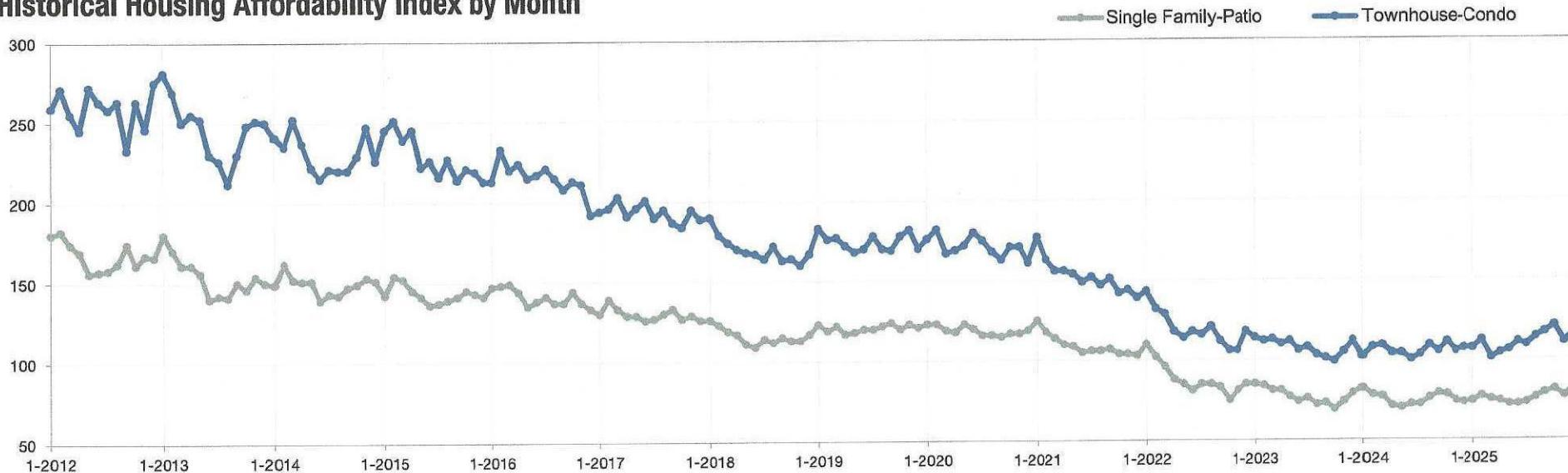


Year to Date



Housing Affordability Index	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	121	+9.0%
Nov-2025	77	+4.1%	111	+5.7%
Dec-2025	82	+12.3%	116	+8.4%

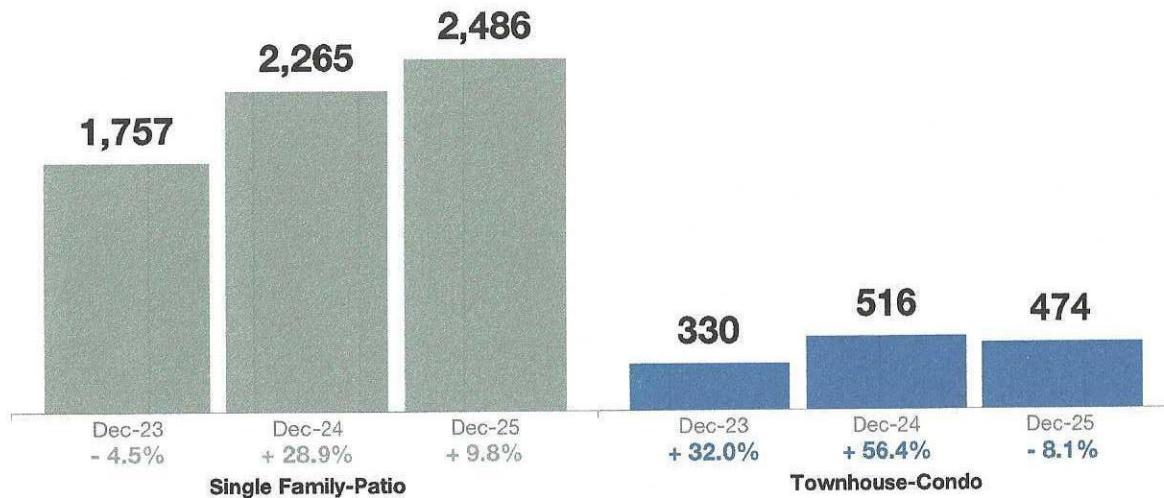
Historical Housing Affordability Index by Month



Inventory of Active Listings

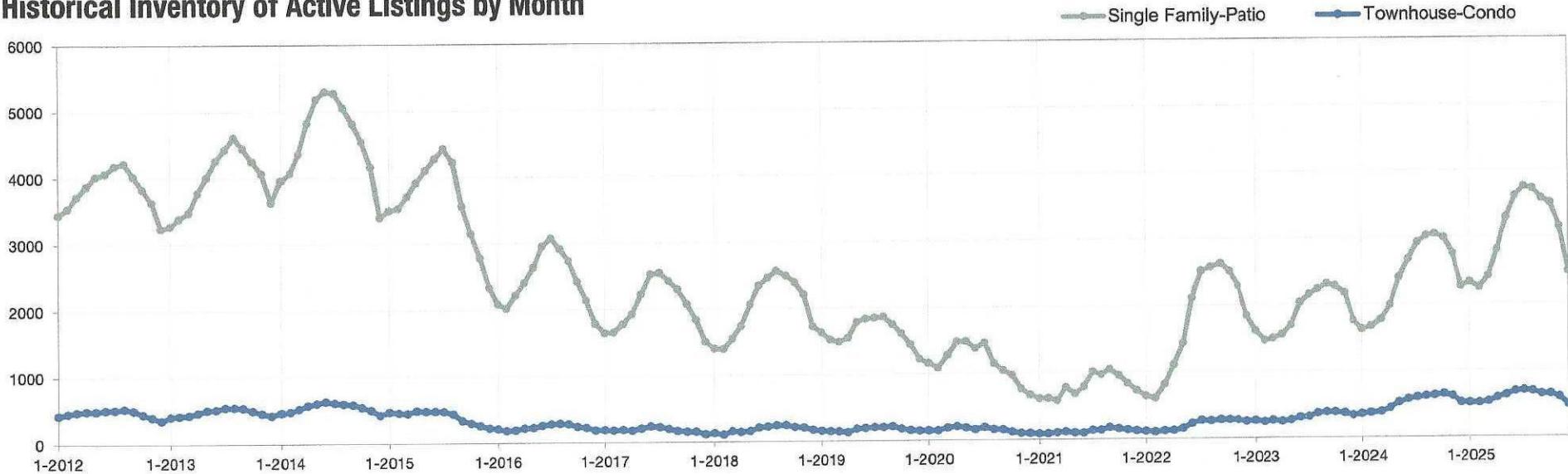


December



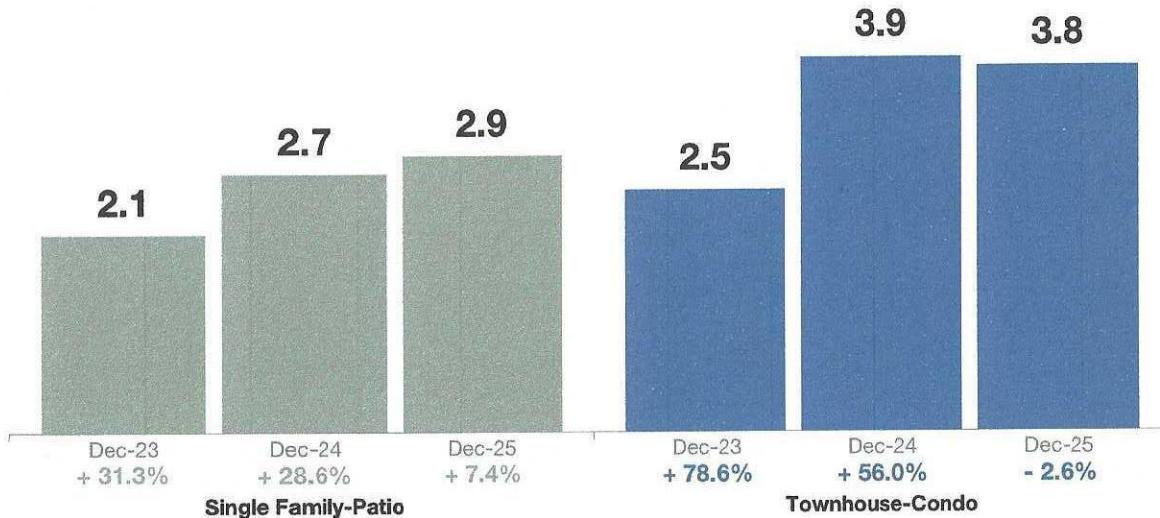
Inventory of Active Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2025	2,325	+43.1%	509	+45.0%
Feb-2025	2,245	+34.7%	511	+39.6%
Mar-2025	2,418	+36.5%	530	+38.7%
Apr-2025	2,813	+41.6%	586	+33.2%
May-2025	3,293	+37.2%	625	+19.7%
Jun-2025	3,619	+35.4%	682	+19.2%
Jul-2025	3,759	+28.5%	695	+15.8%
Aug-2025	3,724	+23.1%	683	+11.1%
Sep-2025	3,580	+17.3%	640	+2.2%
Oct-2025	3,510	+17.4%	638	-1.5%
Nov-2025	3,156	+14.6%	590	-3.1%
Dec-2025	2,486	+9.8%	474	-8.1%

Historical Inventory of Active Listings by Month



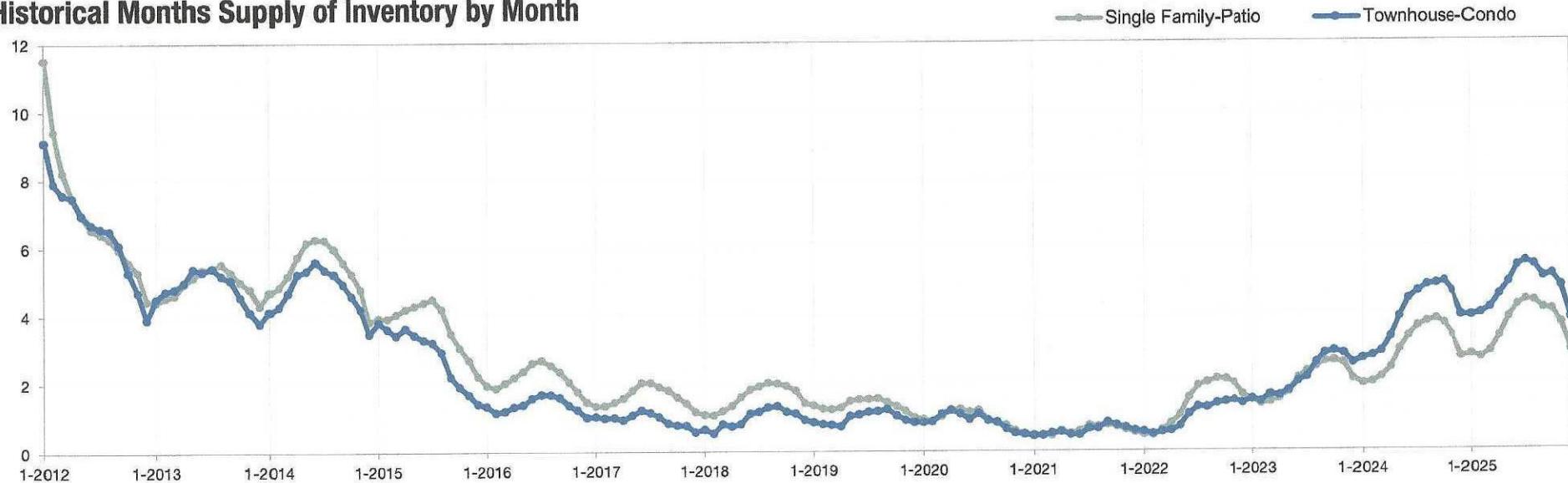
Months Supply of Inventory

December



Months Supply of Inventory	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	4.1	+41.4%
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	4.1	+10.8%	5.1	+4.1%
Nov-2025	3.7	+12.1%	4.8	+4.3%
Dec-2025	2.9	+7.4%	3.8	-2.6%

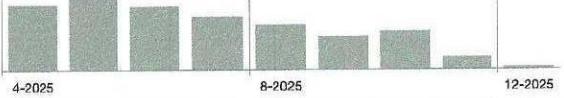
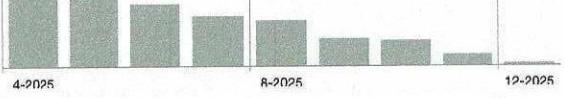
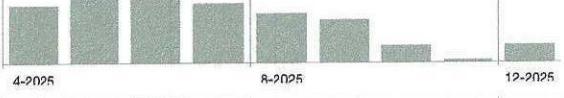
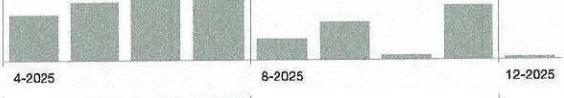
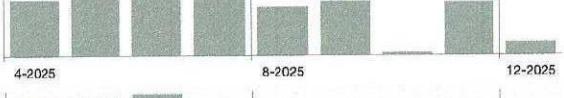
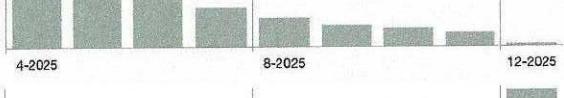
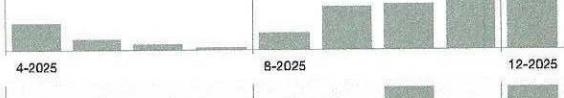
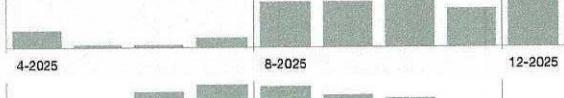
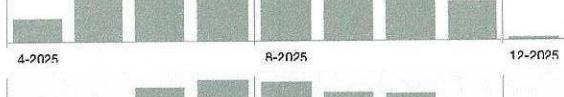
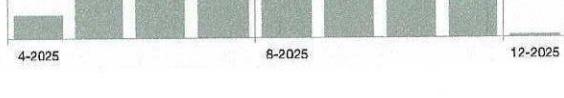
Historical Months Supply of Inventory by Month



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	12-2024		12-2025		Percent Change	YTD 2024		YTD 2025		Percent Change
		12-2024	12-2025	12-2025	YTD 2024	YTD 2025					
New Listings		671	669	- 0.3%	16,019	16,971	+ 5.9%				
Pending Sales (PEND, UC, UCSS, RGT)		704	783	+ 11.2%	11,579	12,018	+ 3.8%				
Sold Listings		872	891	+ 2.2%	11,597	11,759	+ 1.4%				
Median Sales Price		\$474,450	\$450,000	- 5.2%	\$467,500	\$470,000	+ 0.5%				
Average Sales Price		\$530,315	\$514,982	- 2.9%	\$531,352	\$538,362	+ 1.3%				
Pct. of List Price Received		98.9%	98.4%	- 0.5%	99.3%	99.0%	- 0.3%				
Days on Market		57	65	+ 14.0%	44	52	+ 18.2%				
Housing Affordability Index		76	85	+ 11.8%	78	82	+ 5.1%				
Active Listings		2,781	2,960	+ 6.4%	--	--	--				
Months Supply of Inventory		2.9	3.0	+ 3.4%	--	--	--				

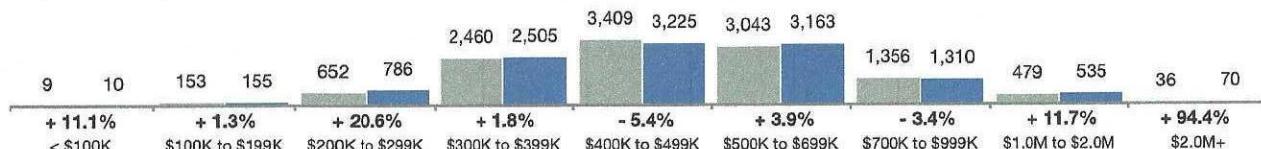
Sold Listings

Actual sales that have closed in a given month.



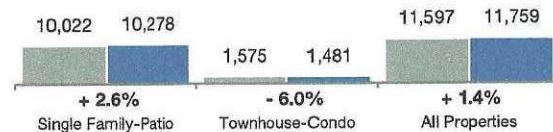
By Price Range – All Properties – Rolling 12 Months

■ 12-2024 ■ 12-2025



By Property Type

■ 12-2024 ■ 12-2025



Rolling 12 Months

By Price Range	Single Family-Patio Homes			Townhouse-Condo		
	12-2024	12-2025	Change	12-2024	12-2025	Change
\$99,999 and Below	8	7	- 12.5%	1	3	+ 200.0%
\$100,000 to \$199,999	50	57	+ 14.0%	103	98	- 4.9%
\$200,000 to \$299,999	295	361	+ 22.4%	357	425	+ 19.0%
\$300,000 to \$399,999	1,845	1,953	+ 5.9%	615	552	- 10.2%
\$400,000 to \$499,999	3,065	2,960	- 3.4%	344	265	- 23.0%
\$500,000 to \$699,999	2,925	3,062	+ 4.7%	118	101	- 14.4%
\$700,000 to \$999,999	1,329	1,289	- 3.0%	27	21	- 22.2%
\$1,000,000 to \$1,999,999	471	525	+ 11.5%	8	10	+ 25.0%
\$2,000,000 and Above	34	64	+ 88.2%	2	6	+ 200.0%
All Price Ranges	10,022	10,278	+ 2.6%	1,575	1,481	- 6.0%

Compared to Prior Month

By Price Range	Single Family-Patio Homes			Townhouse-Condo		
	11-2025	12-2025	Change	11-2025	12-2025	Change
\$99,999 and Below	1	1	0.0%	0	1	--
\$100,000 to \$199,999	7	8	+ 14.3%	4	9	+ 125.0%
\$200,000 to \$299,999	33	41	+ 24.2%	24	30	+ 25.0%
\$300,000 to \$399,999	131	172	+ 31.3%	34	41	+ 20.6%
\$400,000 to \$499,999	200	226	+ 13.0%	20	16	- 20.0%
\$500,000 to \$699,999	222	217	- 2.3%	5	4	- 20.0%
\$700,000 to \$999,999	81	84	+ 3.7%	0	1	--
\$1,000,000 to \$1,999,999	40	34	- 15.0%	0	1	--
\$2,000,000 and Above	5	4	- 20.0%	1	1	0.0%
All Price Ranges	720	787	+ 9.3%	88	104	+ 18.2%

Year to Date

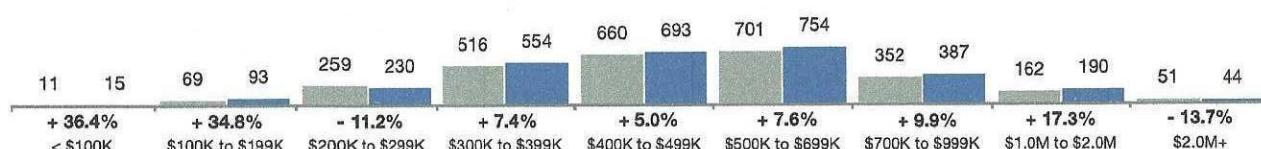
By Price Range	Single Family-Patio Homes			Townhouse-Condo		
	12-2024	12-2025	Change	12-2024	12-2025	Change
\$99,999 and Below	8	7	- 12.5%	1	3	+ 200.0%
\$100,000 to \$199,999	50	57	+ 14.0%	103	98	- 4.9%
\$200,000 to \$299,999	295	361	+ 22.4%	425	425	+ 19.0%
\$300,000 to \$399,999	1,845	1,953	+ 5.9%	615	552	- 10.2%
\$400,000 to \$499,999	3,065	2,960	- 3.4%	344	265	- 23.0%
\$500,000 to \$699,999	2,925	3,062	+ 4.7%	118	101	- 14.4%
\$700,000 to \$999,999	1,329	1,289	- 3.0%	27	21	- 22.2%
\$1,000,000 to \$1,999,999	471	525	+ 11.5%	8	10	+ 25.0%
\$2,000,000 and Above	34	64	+ 88.2%	2	6	+ 200.0%
All Price Ranges	10,022	10,278	+ 2.6%	1,575	1,481	- 6.0%

Inventory of Active Listings

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

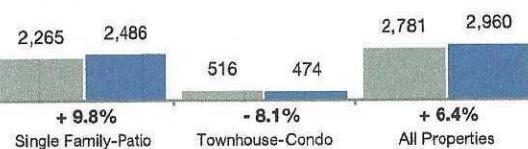
By Price Range – All Properties

■ 12-2024 ■ 12-2025



By Property Type

■ 12-2024 ■ 12-2025



Year over Year

By Price Range	Single Family-Patio Homes			Townhouse-Condo		
	12-2024	12-2025	Change	12-2024	12-2025	Change
\$99,999 and Below	8	11	+ 37.5%	3	4	+ 33.3%
\$100,000 to \$199,999	31	34	+ 9.7%	38	59	+ 55.3%
\$200,000 to \$299,999	108	106	- 1.9%	151	124	- 17.9%
\$300,000 to \$399,999	347	388	+ 11.8%	169	166	- 1.8%
\$400,000 to \$499,999	553	623	+ 12.7%	107	70	- 34.6%
\$500,000 to \$699,999	660	717	+ 8.6%	41	37	- 9.8%
\$700,000 to \$999,999	347	374	+ 7.8%	5	13	+ 160.0%
\$1,000,000 to \$1,999,999	160	189	+ 18.1%	2	1	- 50.0%
\$2,000,000 and Above	51	44	- 13.7%	0	0	--
All Price Ranges	2,265	2,486	+ 9.8%	516	474	- 8.1%

Compared to Prior Month

By Price Range	Single Family-Patio Homes			Townhouse-Condo		
	11-2025	12-2025	Change	11-2025	12-2025	Change
\$99,999 and Below	12	11	- 8.3%	4	4	0.0%
\$100,000 to \$199,999	36	34	- 5.6%	70	59	- 15.7%
\$200,000 to \$299,999	112	106	- 5.4%	154	124	- 19.5%
\$300,000 to \$399,999	455	388	- 14.7%	208	166	- 20.2%
\$400,000 to \$499,999	790	623	- 21.1%	91	70	- 23.1%
\$500,000 to \$699,999	933	717	- 23.2%	45	37	- 17.8%
\$700,000 to \$999,999	521	374	- 28.2%	14	13	- 7.1%
\$1,000,000 to \$1,999,999	237	189	- 20.3%	4	1	- 75.0%
\$2,000,000 and Above	60	44	- 26.7%	0	0	--
All Price Ranges	3,156	2,486	- 21.2%	590	474	- 19.7%

Year to Date

By Price Range	Single Family-Patio Homes			Townhouse-Condo		
	12-2024	12-2025	Change	12-2024	12-2025	Change
\$99,999 and Below	8	11	+ 37.5%	3	4	+ 33.3%
\$100,000 to \$199,999	31	34	+ 9.7%	38	59	+ 55.3%
\$200,000 to \$299,999	108	106	- 1.9%	151	124	- 17.9%
\$300,000 to \$399,999	347	388	+ 11.8%	169	166	- 1.8%
\$400,000 to \$499,999	553	623	+ 12.7%	107	70	- 34.6%
\$500,000 to \$699,999	660	717	+ 8.6%	41	37	- 9.8%
\$700,000 to \$999,999	347	374	+ 7.8%	5	13	+ 160.0%
\$1,000,000 to \$1,999,999	160	189	+ 18.1%	2	1	- 50.0%
\$2,000,000 and Above	51	44	- 13.7%	0	0	--
All Price Ranges	2,265	2,486	+ 9.8%	516	474	- 8.1%

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.