

Monthly Indicators

Activity for El Paso and Teller Counties Only



January 2026

Percent changes calculated using year-over-year comparisons.

New Listings were up 2.8 percent for single family-patio homes but decreased 1.1 percent for townhouse-condo properties. Pending Sales increased 20.7 percent for single family-patio homes and 4.3 percent for townhouse-condo properties.

The Median Sales Price was down 3.1 percent to \$469,975 for single family-patio homes and 12.4 percent to \$294,898 for townhouse-condo properties. Days on Market increased 9.0 percent for single family-patio homes and 39.4 percent for townhouse-condo properties.

Nationally, there were 1.18 million homes for sale heading into January, an 18.1% decline from the previous month but 3.5% higher compared to the same period last year, representing a 3.3-month supply at the current sales pace, according to NAR. Meanwhile, the median existing-home price rose 0.4% from a year ago to \$405,400, reflecting a continued moderation in national price growth.

Activity Snapshot

- 10.8%

One-Year Change in
Sold Listings
All Properties

- 1.9%

One-Year Change in
Median Sales Price
All Properties

+ 4.9%

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	1-2025	1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
					YTD 2025	YTD 2026	
New Listings		1,034	1,063	+ 2.8%	1,034	1,063	+ 2.8%
Pending Sales (PEND, UC, UCSS, RGT)		743	897	+ 20.7%	743	897	+ 20.7%
Sold Listings		603	546	- 9.5%	603	546	- 9.5%
Median Sales Price		\$485,000	\$469,975	- 3.1%	\$485,000	\$469,975	- 3.1%
Average Sales Price		\$549,199	\$534,193	- 2.7%	\$549,199	\$534,193	- 2.7%
Pct. of List Price Received		98.7%	98.9%	+ 0.2%	98.7%	98.9%	+ 0.2%
Days on Market		67	73	+ 9.0%	67	73	+ 9.0%
Housing Affordability Index		79	88	+ 11.4%	79	88	+ 11.4%
Active Listings		2,326	2,460	+ 5.8%	--	--	--
Months Supply of Inventory		2.8	2.9	+ 3.6%	--	--	--

Townhouse-Condo Market Overview

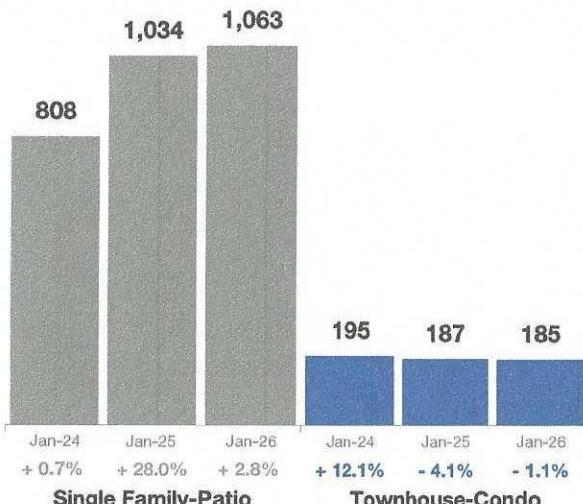


Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

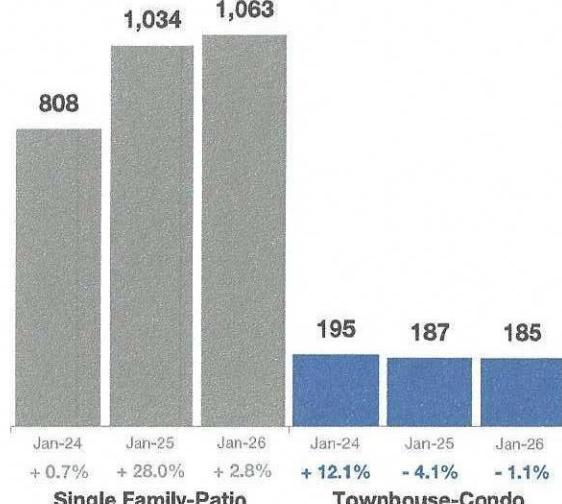
Key Metrics	Historical Sparkbars			1-2025	1-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
	5-2025	9-2025	1-2026						
New Listings				187	185	- 1.1%	187	185	- 1.1%
Pending Sales (PEND, UC, UCSS, RGT)				115	120	+ 4.3%	115	120	+ 4.3%
Sold Listings				81	64	- 21.0%	81	64	- 21.0%
Median Sales Price				\$336,500	\$294,898	- 12.4%	\$336,500	\$294,898	- 12.4%
Average Sales Price				\$367,458	\$321,953	- 12.4%	\$367,458	\$321,953	- 12.4%
Pct. of List Price Received				98.0%	98.2%	+ 0.2%	98.0%	98.2%	+ 0.2%
Days on Market				71	99	+ 39.4%	71	99	+ 39.4%
Housing Affordability Index				114	140	+ 22.8%	114	140	+ 22.8%
Active Listings				509	513	+ 0.8%	--	--	--
Months Supply of Inventory				3.9	4.2	+ 7.7%	--	--	--

New Listings

January

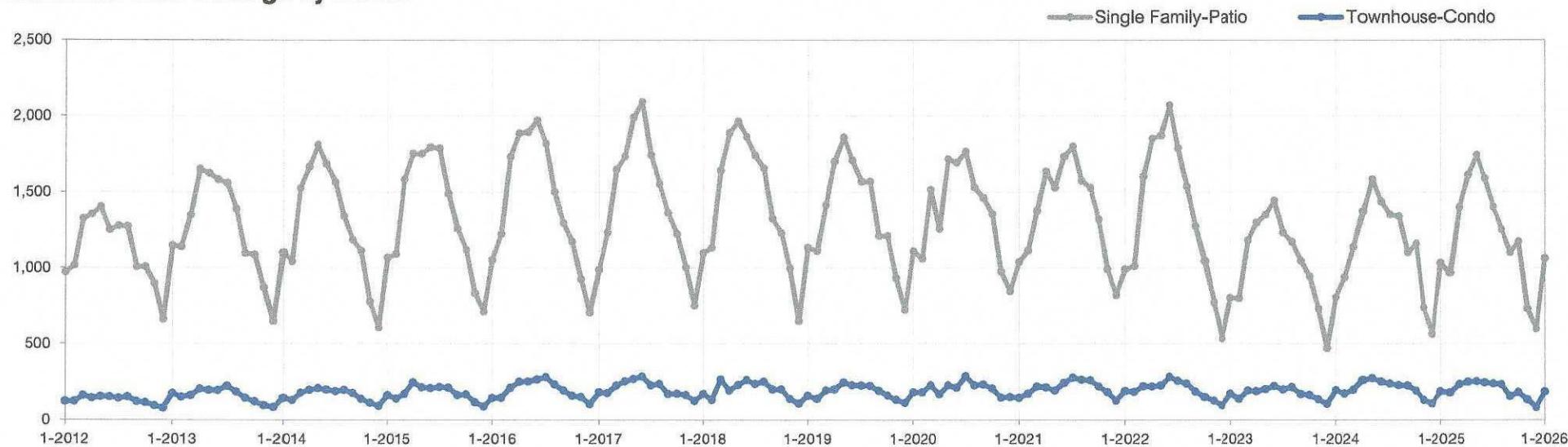


Year to Date



	New Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2025	968		+3.1%	180	+3.4%
Mar-2025	1,400		+22.9%	236	+19.2%
Apr-2025	1,614		+17.5%	251	-4.6%
May-2025	1,744		+10.2%	255	-7.3%
Jun-2025	1,590		+10.6%	246	-2.4%
Jul-2025	1,403		+3.8%	239	+0.4%
Aug-2025	1,252		-6.7%	233	+1.7%
Sep-2025	1,103		+0.1%	156	-31.3%
Oct-2025	1,173		+1.2%	182	-5.2%
Nov-2025	731		-1.1%	133	+1.5%
Dec-2025	597		+5.9%	81	-25.0%
Jan-2026	1,063		+2.8%	185	-1.1%

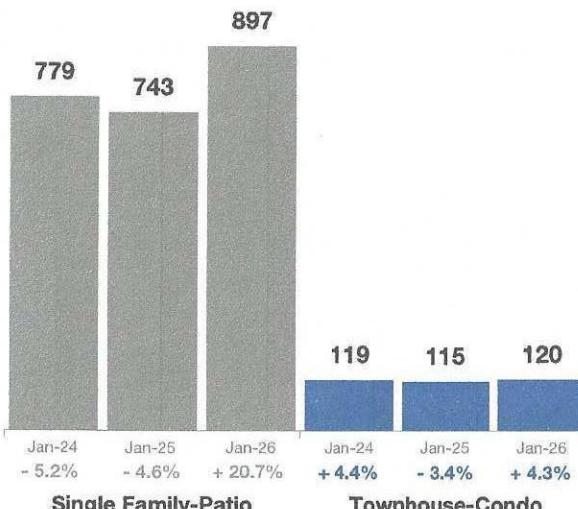
Historical New Listings by Month



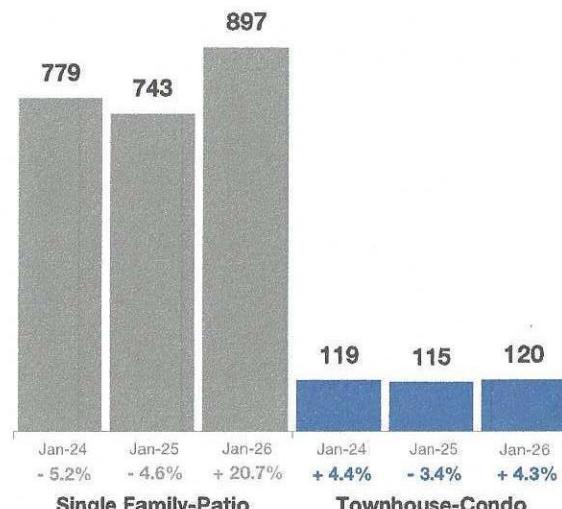
Pending Sales (PEND, UC, UCSS, RGT)



January

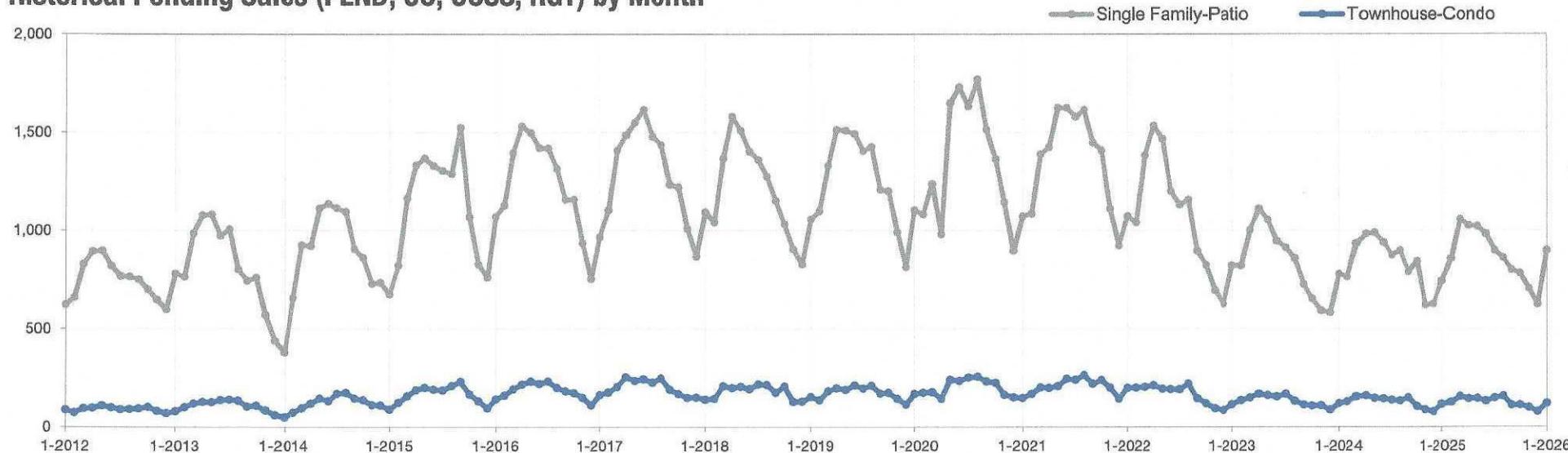


Year to Date



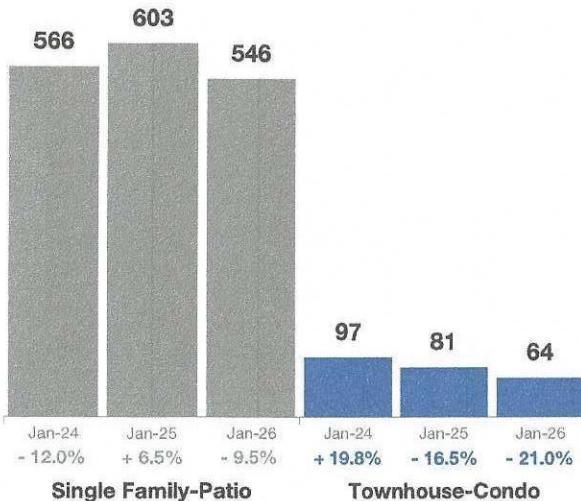
Pending Sales (PEND, UC, UCSS, RGT)	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2025	857	+12.2%	126	-2.3%
Mar-2025	1,058	+13.3%	156	+1.3%
Apr-2025	1,024	+4.2%	143	-10.6%
May-2025	1,020	+3.2%	145	-0.7%
Jun-2025	982	+4.6%	131	-9.0%
Jul-2025	897	+2.5%	148	+8.0%
Aug-2025	860	-4.1%	157	+18.0%
Sep-2025	799	+1.3%	111	-25.5%
Oct-2025	781	-7.4%	111	+5.7%
Nov-2025	704	+13.5%	98	+11.4%
Dec-2025	624	-0.3%	78	0.0%
Jan-2026	897	+20.7%	120	+4.3%

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

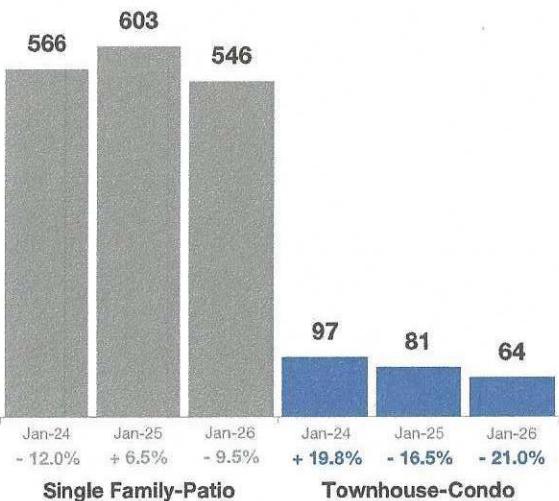


Sold Listings

January

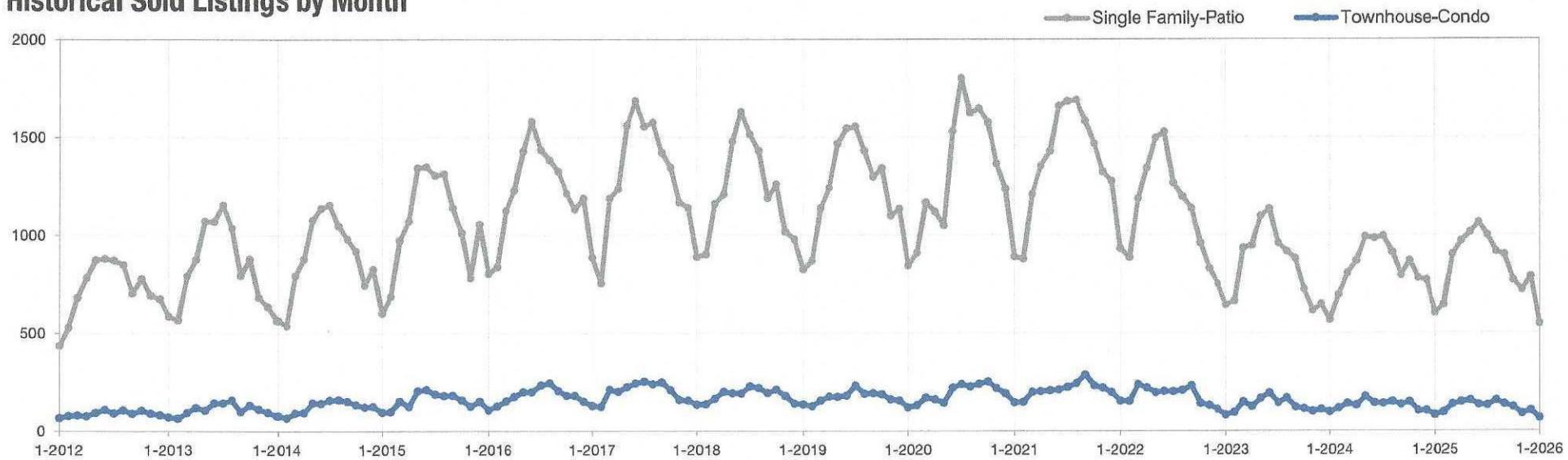


Year to Date



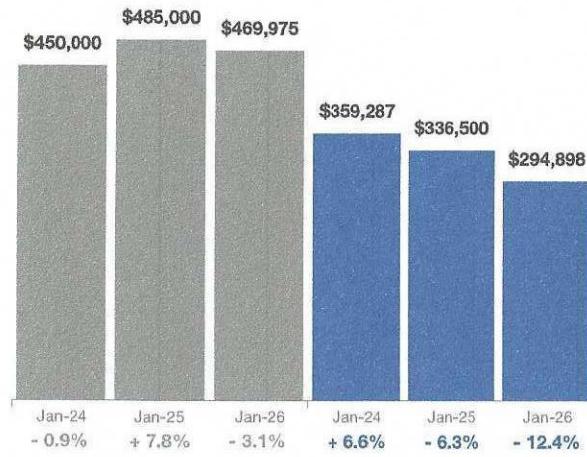
Sold Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2025	643	-7.5%	94	-18.3%
Mar-2025	900	+11.9%	136	-2.2%
Apr-2025	968	+11.6%	148	+13.8%
May-2025	1,014	+2.3%	156	-11.4%
Jun-2025	1,064	+8.2%	133	-6.3%
Jul-2025	997	+0.3%	130	-7.1%
Aug-2025	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%
Jan-2026	546	-9.5%	64	-21.0%

Historical Sold Listings by Month

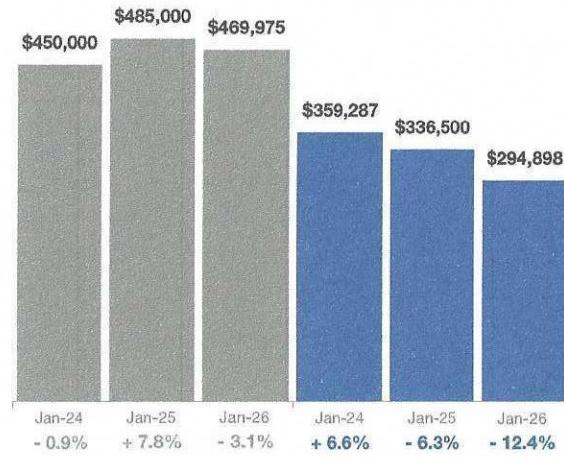


Median Sales Price

January

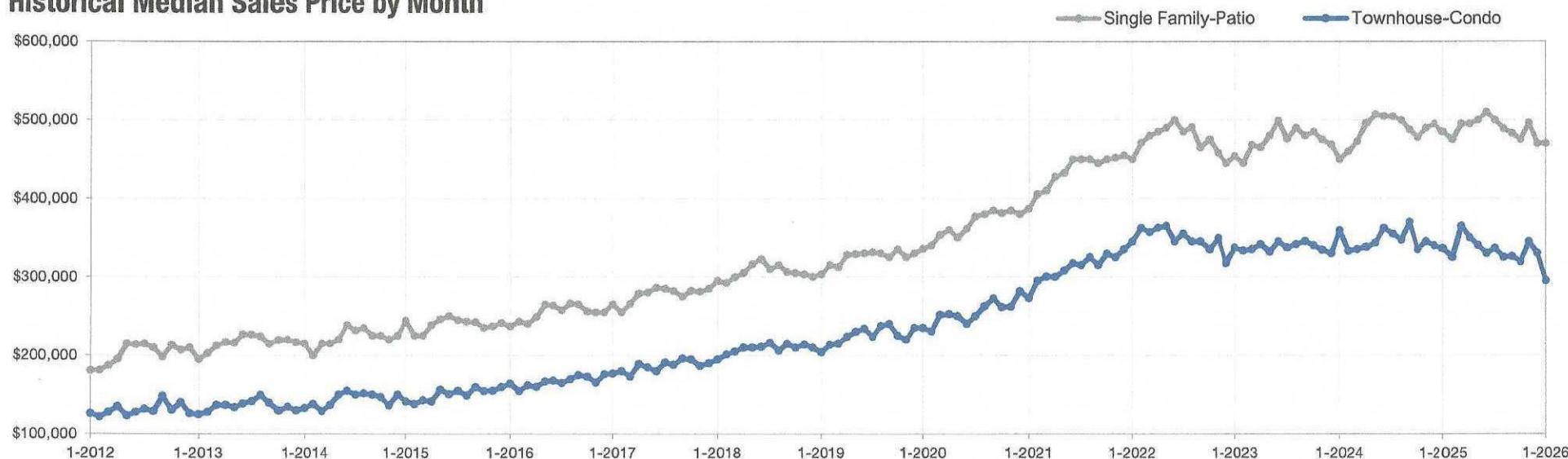


Year to Date



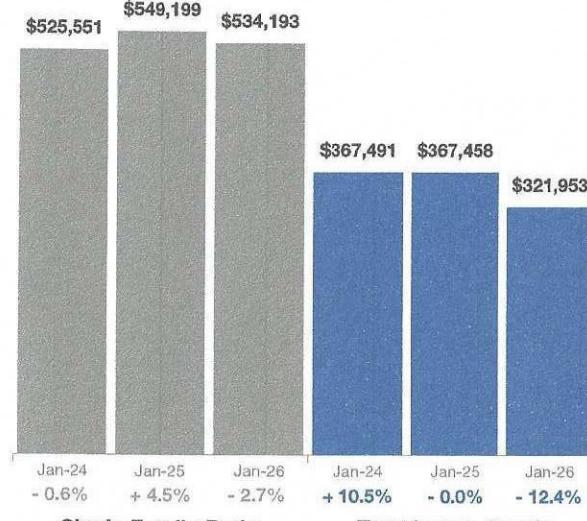
	Median Sales Price	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2025	\$475,000		+3.3%	\$325,000	-2.4%
Mar-2025	\$495,000		+4.8%	\$364,975	+9.0%
Apr-2025	\$495,000		-0.2%	\$350,000	+3.6%
May-2025	\$500,000		-1.4%	\$340,000	-1.0%
Jun-2025	\$509,975		+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%
Nov-2025	\$495,983		+1.2%	\$344,750	-0.1%
Dec-2025	\$469,950		-5.1%	\$330,000	-2.9%
Jan-2026	\$469,975		-3.1%	\$294,898	-12.4%

Historical Median Sales Price by Month

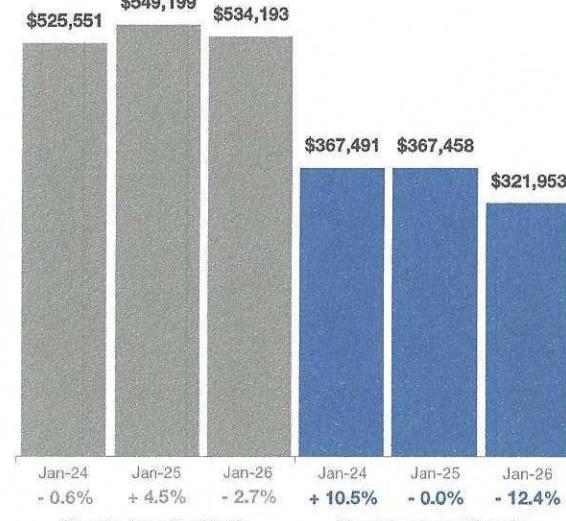


Average Sales Price

January

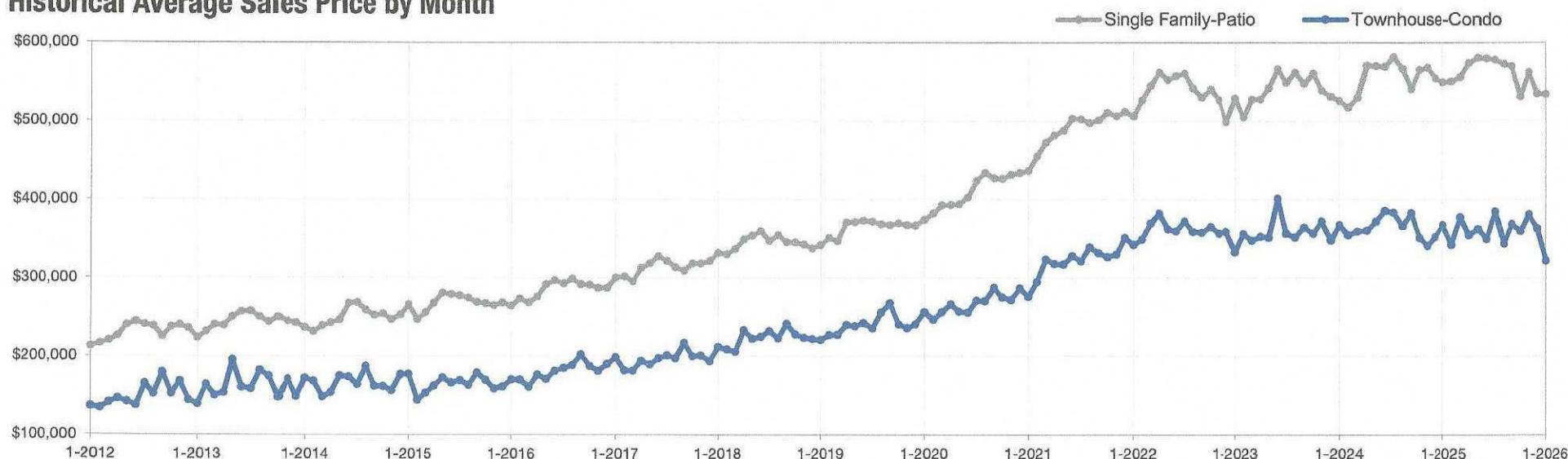


Year to Date



	Avg. Sales Price	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$569,807		+5.4%	\$368,837	-3.7%
Oct-2025	\$531,629		-5.9%	\$359,827	+2.5%
Nov-2025	\$562,340		-1.0%	\$381,003	+11.8%
Dec-2025	\$534,771		-3.5%	\$363,149	+3.0%
Jan-2026	\$534,193		-2.7%	\$321,953	-12.4%

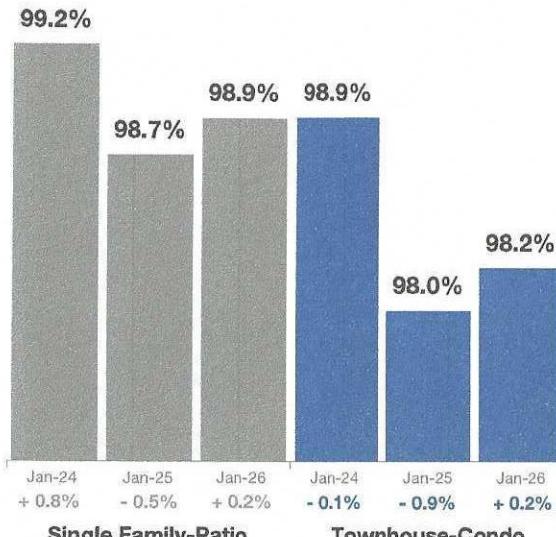
Historical Average Sales Price by Month



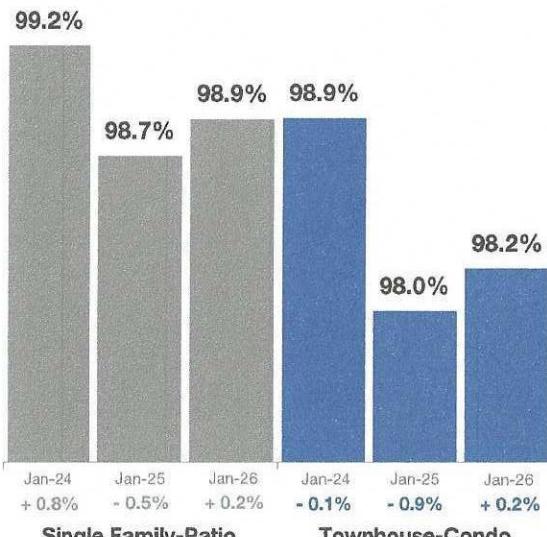
Percent of List Price Received



January

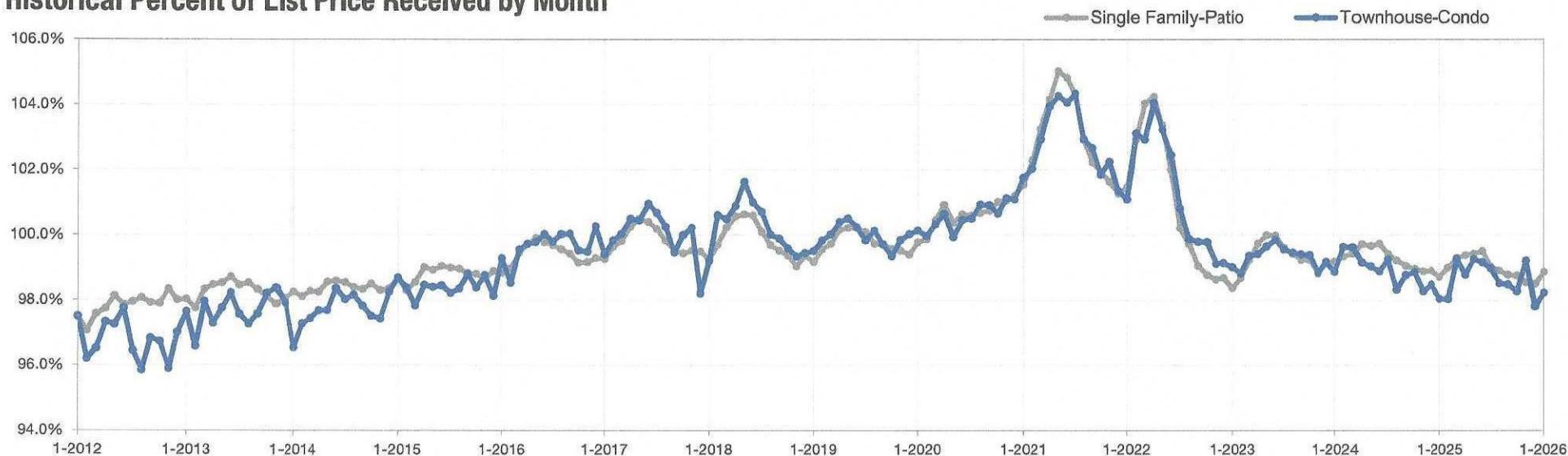


Year to Date



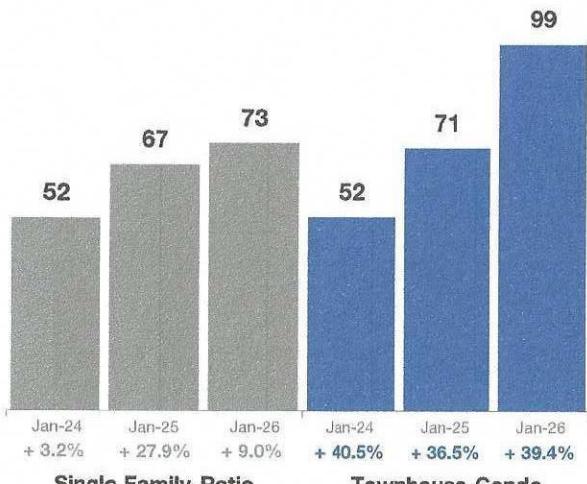
Pct. of List Price Received	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2025	99.0%	-0.3%	98.0%	-1.6%
Mar-2025	99.3%	-0.1%	99.3%	-0.3%
Apr-2025	99.4%	-0.3%	98.8%	-0.4%
May-2025	99.4%	-0.3%	99.3%	+0.3%
Jun-2025	99.5%	-0.2%	99.2%	+0.3%
Jul-2025	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	98.8%	-0.2%	98.3%	-0.6%
Nov-2025	98.5%	-0.4%	99.2%	+0.9%
Dec-2025	98.5%	-0.4%	97.8%	-0.7%
Jan-2026	98.9%	+0.2%	98.2%	+0.2%

Historical Percent of List Price Received by Month

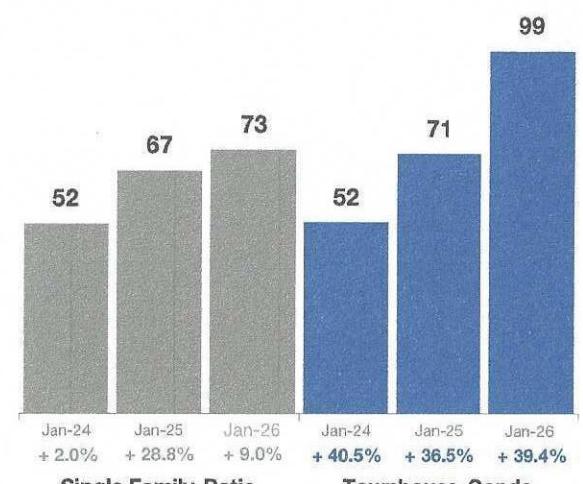


Days on Market Until Sale

January

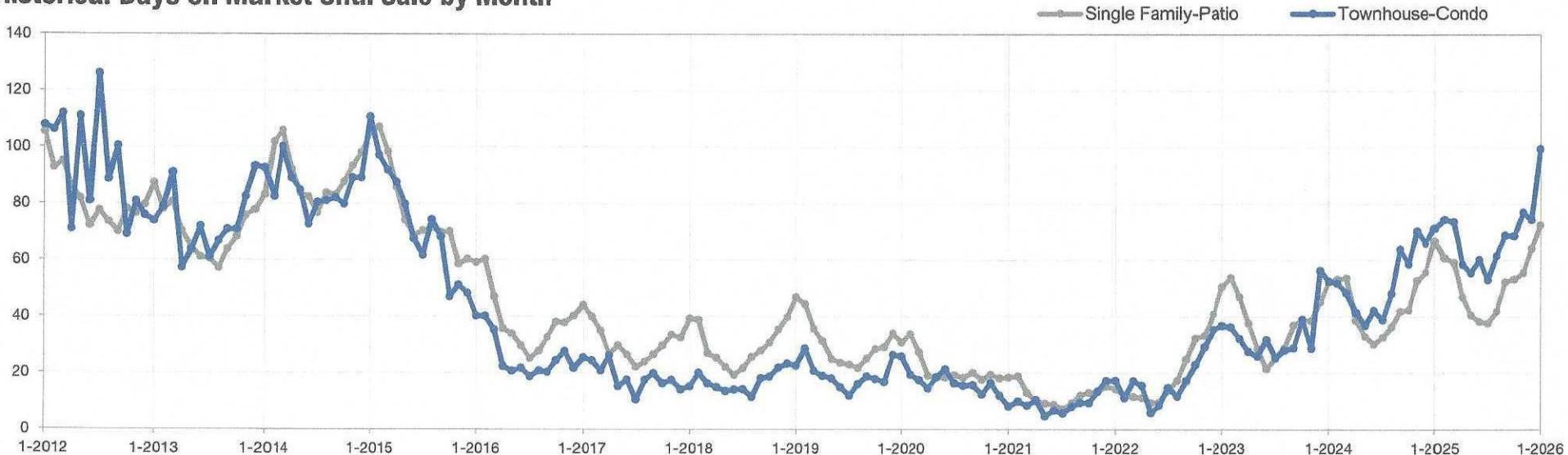


Year to Date



Days on Market Until Sale	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Jan-2026	73	+9.0%	99	+39.4%

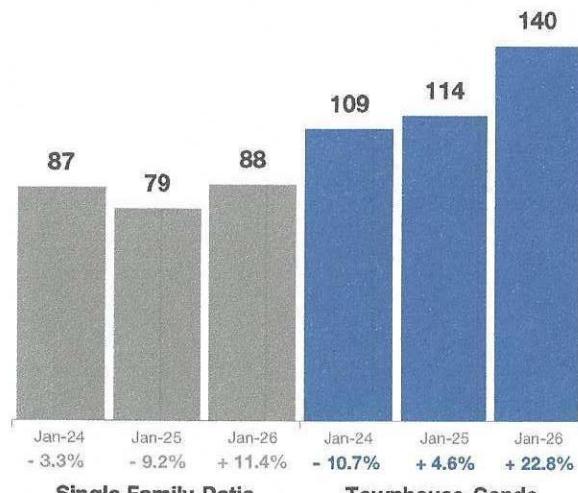
Historical Days on Market Until Sale by Month



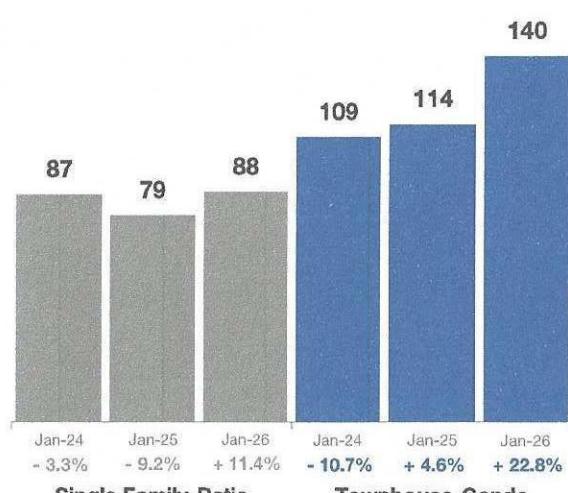
Housing Affordability Index



January

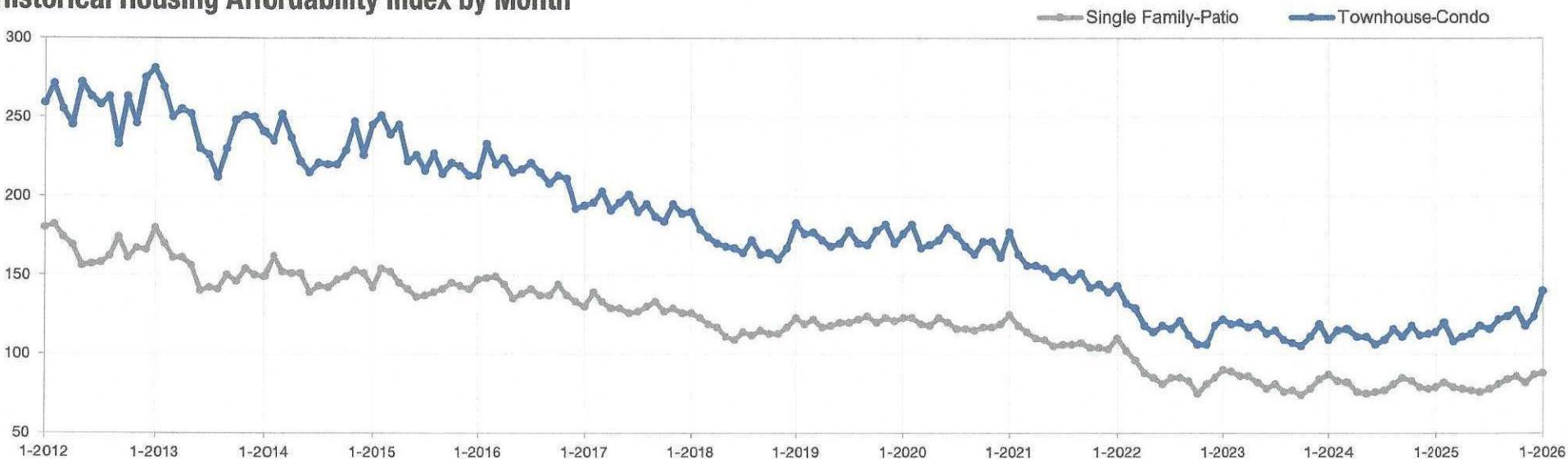


Year to Date



Housing Affordability Index	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2025	82	-1.2%	120	+4.3%
Mar-2025	79	-3.7%	108	-6.9%
Apr-2025	78	+2.6%	111	0.0%
May-2025	77	+2.7%	113	+1.8%
Jun-2025	76	0.0%	118	+11.3%
Jul-2025	78	+1.3%	116	+6.4%
Aug-2025	81	0.0%	122	+5.2%
Sep-2025	84	-1.2%	124	+11.7%
Oct-2025	86	+3.6%	128	+8.5%
Nov-2025	82	+3.8%	118	+5.4%
Dec-2025	87	+11.5%	124	+9.7%
Jan-2026	88	+11.4%	140	+22.8%

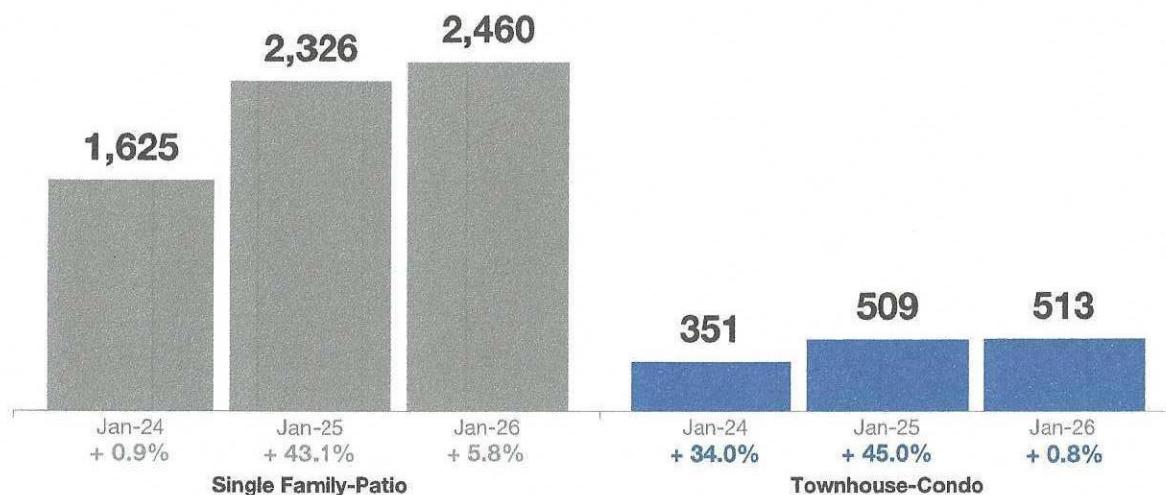
Historical Housing Affordability Index by Month



Inventory of Active Listings

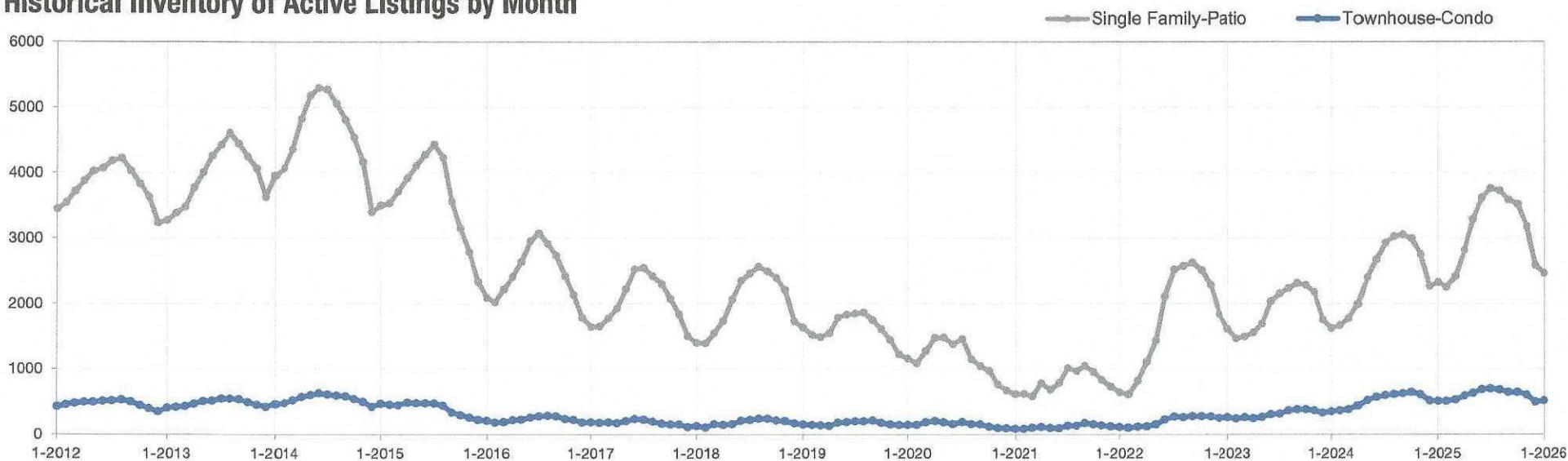


January



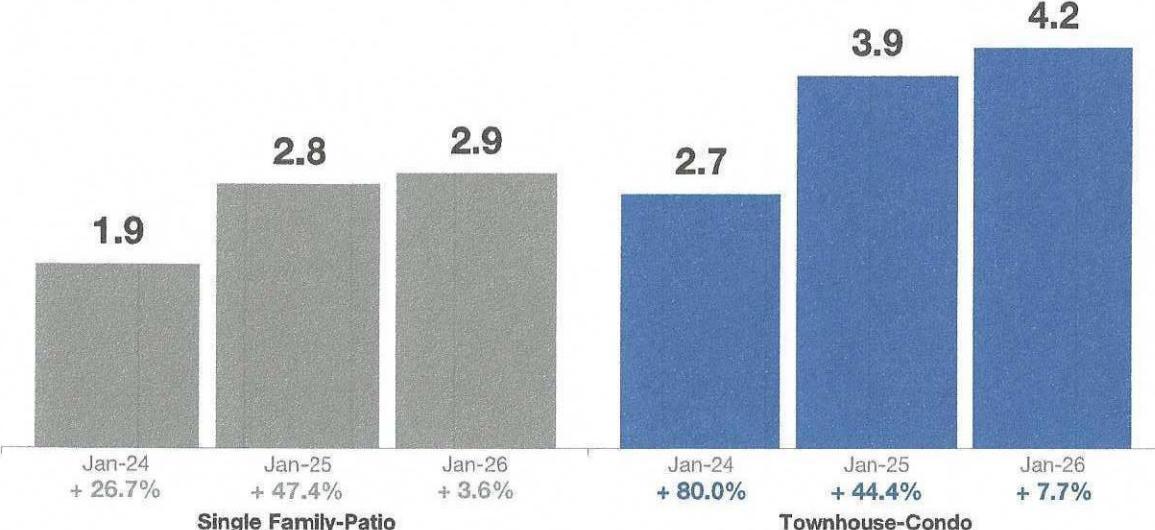
Inventory of Active Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2025	2,247	+34.8%	510	+39.3%
Mar-2025	2,418	+36.5%	531	+39.0%
Apr-2025	2,811	+41.5%	589	+33.9%
May-2025	3,290	+37.0%	629	+20.5%
Jun-2025	3,617	+35.4%	685	+19.8%
Jul-2025	3,757	+28.4%	698	+16.3%
Aug-2025	3,726	+23.2%	684	+11.2%
Sep-2025	3,586	+17.5%	642	+2.6%
Oct-2025	3,519	+17.7%	643	-0.8%
Nov-2025	3,181	+15.5%	604	-0.8%
Dec-2025	2,579	+13.8%	495	-4.1%
Jan-2026	2,460	+5.8%	513	+0.8%

Historical Inventory of Active Listings by Month



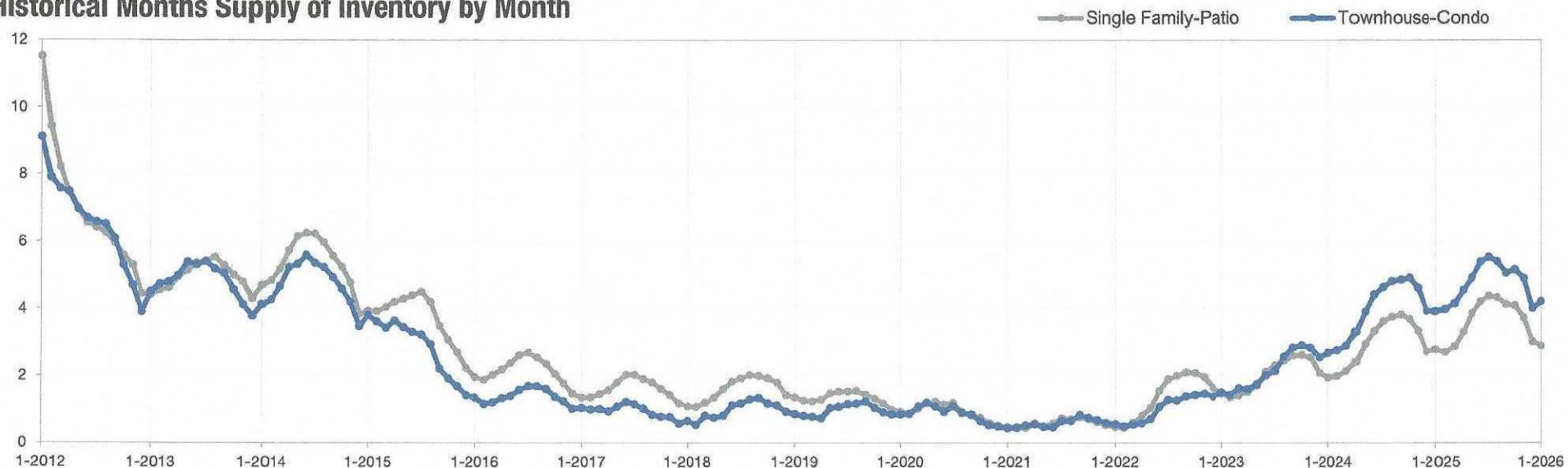
Months Supply of Inventory

January



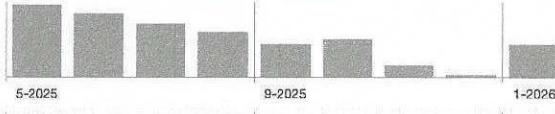
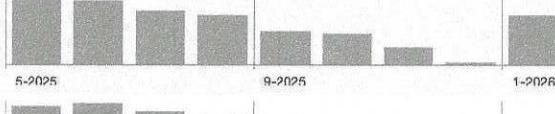
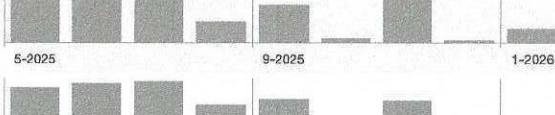
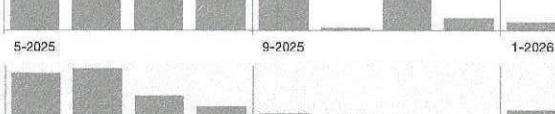
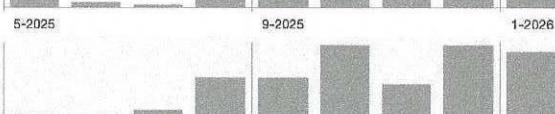
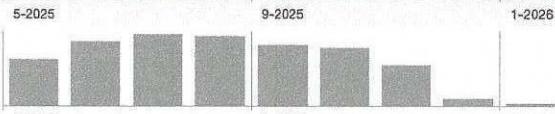
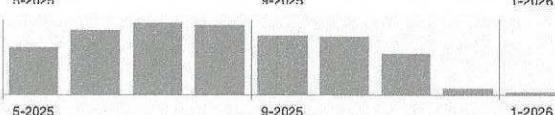
Months Supply of Inventory	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2025	2.7	+35.0%	4.0	+42.9%
Mar-2025	2.9	+38.1%	4.2	+44.8%
Apr-2025	3.3	+37.5%	4.6	+39.4%
May-2025	3.9	+34.5%	4.9	+25.6%
Jun-2025	4.2	+27.3%	5.4	+22.7%
Jul-2025	4.4	+22.2%	5.5	+19.6%
Aug-2025	4.3	+13.2%	5.4	+12.5%
Sep-2025	4.1	+7.9%	5.1	+4.1%
Oct-2025	4.1	+10.8%	5.2	+6.1%
Nov-2025	3.7	+12.1%	4.9	+6.5%
Dec-2025	3.0	+11.1%	4.0	+2.6%
Jan-2026	2.9	+3.6%	4.2	+7.7%

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.

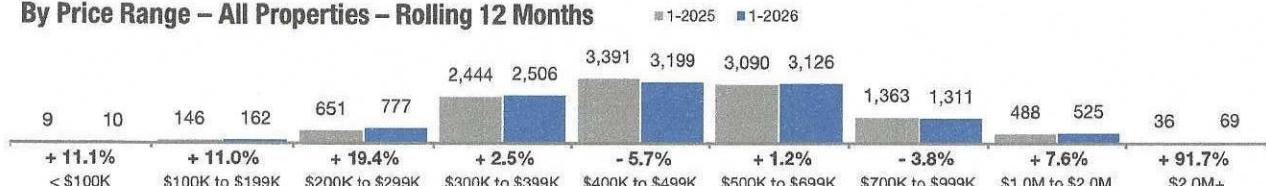
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Pending Sales (PEND, UC, UCSS, RGT)		858	1,017	+ 18.5%	858	1,017	+ 18.5%
Sold Listings		684	610	- 10.8%	684	610	- 10.8%
Median Sales Price		\$465,000	\$456,250	- 1.9%	\$465,000	\$456,250	- 1.9%
Average Sales Price		\$527,677	\$511,925	- 3.0%	\$527,677	\$511,925	- 3.0%
Pct. of List Price Received		98.6%	98.8%	+ 0.2%	98.6%	98.8%	+ 0.2%
Days on Market		67	75	+ 11.9%	67	75	+ 11.9%
Housing Affordability Index		82	90	+ 9.8%	82	90	+ 9.8%
Active Listings		2,835	2,973	+ 4.9%	--	--	--
Months Supply of Inventory		2.9	3.1	+ 6.9%	--	--	--

Sold Listings

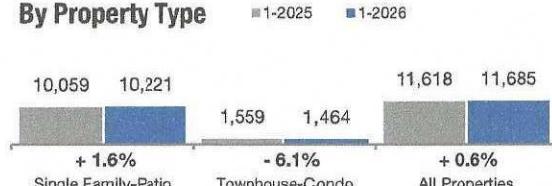
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family-Patio Homes			Townhouse-Condo		
	1-2025	1-2026	Change	1-2025	1-2026	Change
\$99,999 and Below	8	7	- 12.5%	1	3	+ 200.0%
\$100,000 to \$199,999	50	55	+ 10.0%	96	107	+ 11.5%
\$200,000 to \$299,999	289	354	+ 22.5%	362	423	+ 16.9%
\$300,000 to \$399,999	1,835	1,967	+ 7.2%	609	539	- 11.5%
\$400,000 to \$499,999	3,051	2,946	- 3.4%	340	253	- 25.6%
\$500,000 to \$699,999	2,973	3,025	+ 1.7%	117	101	- 13.7%
\$700,000 to \$999,999	1,339	1,289	- 3.7%	24	22	- 8.3%
\$1,000,000 to \$1,999,999	481	514	+ 6.9%	7	11	+ 57.1%
\$2,000,000 and Above	33	64	+ 93.9%	3	5	+ 66.7%
All Price Ranges	10,059	10,221	+ 1.6%	1,559	1,464	- 6.1%

Compared to Prior Month

By Price Range	Single Family-Patio Homes			Townhouse-Condo		
	12-2025	1-2026	Change	12-2025	1-2026	Change
\$99,999 and Below	1	0	- 100.0%	1	0	- 100.0%
\$100,000 to \$199,999	8	2	- 75.0%	9	11	+ 22.2%
\$200,000 to \$299,999	41	14	- 65.9%	30	23	- 23.3%
\$300,000 to \$399,999	172	132	- 23.3%	41	18	- 56.1%
\$400,000 to \$499,999	227	167	- 26.4%	16	6	- 62.5%
\$500,000 to \$699,999	216	142	- 34.3%	4	4	0.0%
\$700,000 to \$999,999	84	68	- 19.0%	1	1	0.0%
\$1,000,000 to \$1,999,999	34	19	- 44.1%	1	1	0.0%
\$2,000,000 and Above	4	2	- 50.0%	1	0	- 100.0%
All Price Ranges	787	546	- 30.6%	104	64	- 38.5%

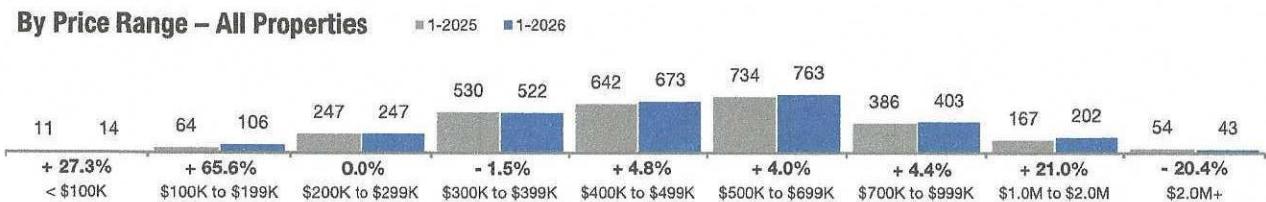
Year to Date

By Price Range	Single Family-Patio Homes			Townhouse-Condo		
	1-2025	1-2026	Change	1-2025	1-2026	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	4	2	- 50.0%	2	11	+ 450.0%
\$200,000 to \$299,999	21	14	- 33.3%	25	23	- 8.0%
\$300,000 to \$399,999	118	132	+ 11.9%	31	18	- 41.9%
\$400,000 to \$499,999	182	167	- 8.2%	18	6	- 66.7%
\$500,000 to \$699,999	178	142	- 20.2%	4	4	0.0%
\$700,000 to \$999,999	68	68	0.0%	0	1	--
\$1,000,000 to \$1,999,999	30	19	- 36.7%	0	1	--
\$2,000,000 and Above	2	2	0.0%	1	0	- 100.0%
All Price Ranges	603	546	- 9.5%	81	64	- 21.0%

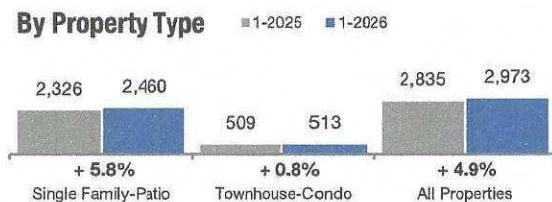
Inventory of Active Listings

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		
	1-2025	1-2026	Change	1-2025	1-2026	Change
\$99,999 and Below	8	10	+ 25.0%	3	4	+ 33.3%
\$100,000 to \$199,999	30	38	+ 26.7%	34	68	+ 100.0%
\$200,000 to \$299,999	108	110	+ 1.9%	139	137	- 1.4%
\$300,000 to \$399,999	352	364	+ 3.4%	178	158	- 11.2%
\$400,000 to \$499,999	538	587	+ 9.1%	104	86	- 17.3%
\$500,000 to \$699,999	690	720	+ 4.3%	44	43	- 2.3%
\$700,000 to \$999,999	380	388	+ 2.1%	6	15	+ 150.0%
\$1,000,000 to \$1,999,999	166	200	+ 20.5%	1	2	+ 100.0%
\$2,000,000 and Above	54	43	- 20.4%	0	0	--
All Price Ranges	2,326	2,460	+ 5.8%	509	513	+ 0.8%

Compared to Prior Month

By Price Range	Single Family-Patio Homes			Townhouse-Condo		
	12-2025	1-2026	Change	12-2025	1-2026	Change
\$99,999 and Below	11	10	- 9.1%	4	4	0.0%
\$100,000 to \$199,999	35	38	+ 8.6%	61	68	+ 11.5%
\$200,000 to \$299,999	111	110	- 0.9%	128	137	+ 7.0%
\$300,000 to \$399,999	414	364	- 12.1%	171	158	- 7.6%
\$400,000 to \$499,999	642	587	- 8.6%	75	86	+ 14.7%
\$500,000 to \$699,999	734	720	- 1.9%	42	43	+ 2.4%
\$700,000 to \$999,999	392	388	- 1.0%	13	15	+ 15.4%
\$1,000,000 to \$1,999,999	195	200	+ 2.6%	1	2	+ 100.0%
\$2,000,000 and Above	45	43	- 4.4%	0	0	--
All Price Ranges	2,579	2,460	- 4.6%	513	513	+ 3.6%

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.