

# Monthly Indicators

Activity for El Paso and Teller Counties Only



## February 2026

Percent changes calculated using year-over-year comparisons.

New Listings were up 20.8 percent for single family-patio homes and 8.3 percent for townhouse-condo properties. Pending Sales increased 12.9 percent for single family-patio homes but remained flat for townhouse-condo properties.

The Median Sales Price remained flat for townhouse-condo homes at \$325,000 but was down 2.1 percent to \$465,000 for single family-patio properties. Days on Market increased 9.8 percent for single family-patio homes and 24.3 percent for townhouse-condo properties.

Nationally, the median existing-home price inched up 0.9% year-over-year to \$396,800, a new high for the month, NAR reported. Home prices have continued to rise across much of the country, in part due to low supply, which remains below pre-pandemic levels. Total housing inventory stood at 1.22 million units as of the most recent reading, up 3.4% from one year earlier, representing a 3.7-month supply at the current sales pace.

## Activity Snapshot

<b>+ 4.1%</b>	<b>- 2.4%</b>	<b>+ 12.1%</b>
One-Year Change in <b>Sold Listings</b> All Properties	One-Year Change in <b>Median Sales Price</b> All Properties	One-Year Change in <b>Active Listings</b> 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	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
<b>New Listings</b>		969	<b>1,171</b>	+ 20.8%	2,003	<b>2,241</b>	+ 11.9%
<b>Pending Sales (PEND, UC, UCSS, RGT)</b>		858	<b>969</b>	+ 12.9%	1,601	<b>1,793</b>	+ 12.0%
<b>Sold Listings</b>		643	<b>680</b>	+ 5.8%	1,246	<b>1,226</b>	- 1.6%
<b>Median Sales Price</b>		\$475,000	<b>\$465,000</b>	- 2.1%	\$480,495	<b>\$465,500</b>	- 3.1%
<b>Average Sales Price</b>		\$550,208	<b>\$524,115</b>	- 4.7%	\$549,720	<b>\$528,603</b>	- 3.8%
<b>Pct. of List Price Received</b>		99.0%	<b>98.9%</b>	- 0.1%	98.9%	<b>98.9%</b>	0.0%
<b>Days on Market</b>		61	<b>67</b>	+ 9.8%	64	<b>69</b>	+ 7.8%
<b>Housing Affordability Index</b>		82	<b>89</b>	+ 8.5%	81	<b>89</b>	+ 9.9%
<b>Active Listings</b>		2,247	<b>2,545</b>	+ 13.3%	--	<b>--</b>	--
<b>Months Supply of Inventory</b>		2.7	<b>3.0</b>	+ 11.1%	--	<b>--</b>	--

# Townhouse-Condo Market Overview

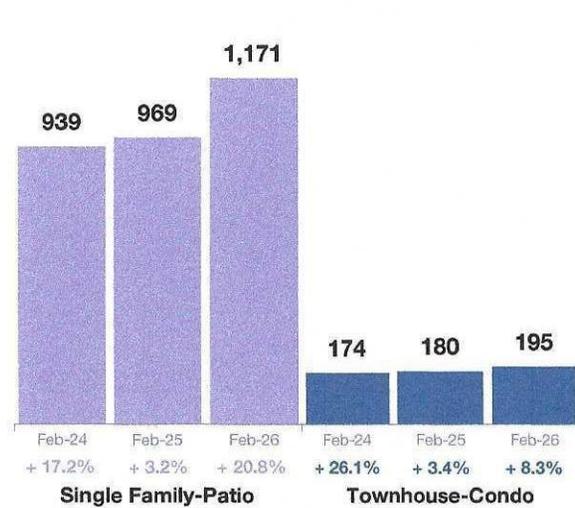


Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

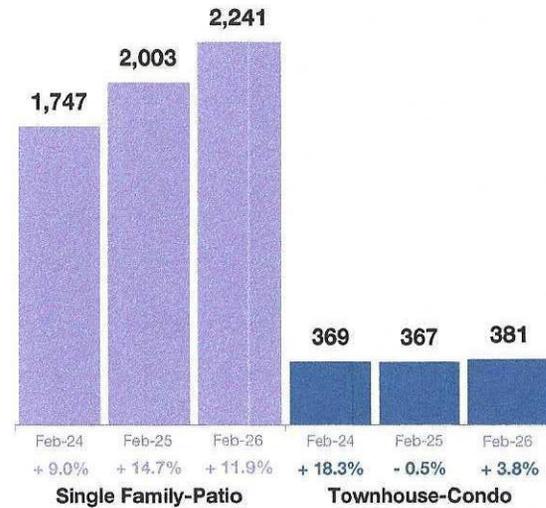
Key Metrics	Historical Sparkbars	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
<b>New Listings</b>		180	195	+ 8.3%	367	381	+ 3.8%
<b>Pending Sales (PEND, UC, UCSS, RGT)</b>		126	126	0.0%	241	241	0.0%
<b>Sold Listings</b>		94	87	- 7.4%	175	151	- 13.7%
<b>Median Sales Price</b>		\$325,000	\$325,000	0.0%	\$325,000	\$312,000	- 4.0%
<b>Average Sales Price</b>		\$342,187	\$353,413	+ 3.3%	\$353,884	\$340,079	- 3.9%
<b>Pct. of List Price Received</b>		98.0%	98.2%	+ 0.2%	98.0%	98.2%	+ 0.2%
<b>Days on Market</b>		74	92	+ 24.3%	73	95	+ 30.1%
<b>Housing Affordability Index</b>		120	128	+ 6.7%	120	133	+ 10.8%
<b>Active Listings</b>		510	545	+ 6.9%	--	--	--
<b>Months Supply of Inventory</b>		4.0	4.5	+ 12.5%	--	--	--

# New Listings

## February

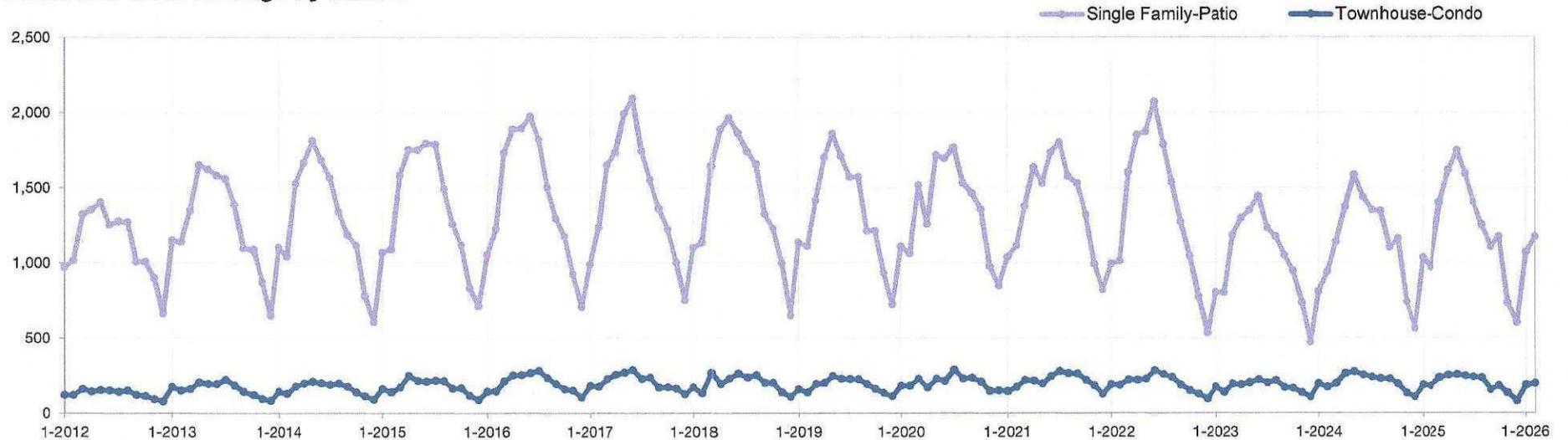


## Year to Date



New Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2025	1,400	+22.9%	236	+19.2%
Apr-2025	1,614	+17.5%	251	-4.6%
May-2025	1,745	+10.2%	255	-7.3%
Jun-2025	1,591	+10.7%	246	-2.4%
Jul-2025	1,403	+3.8%	239	+0.4%
Aug-2025	1,252	-6.8%	233	+1.7%
Sep-2025	1,106	+0.4%	156	-31.3%
Oct-2025	1,173	+1.2%	182	-5.2%
Nov-2025	731	-1.2%	133	+1.5%
Dec-2025	600	+6.6%	80	-25.9%
Jan-2026	1,070	+3.5%	186	-0.5%
<b>Feb-2026</b>	<b>1,171</b>	<b>+20.8%</b>	<b>195</b>	<b>+8.3%</b>

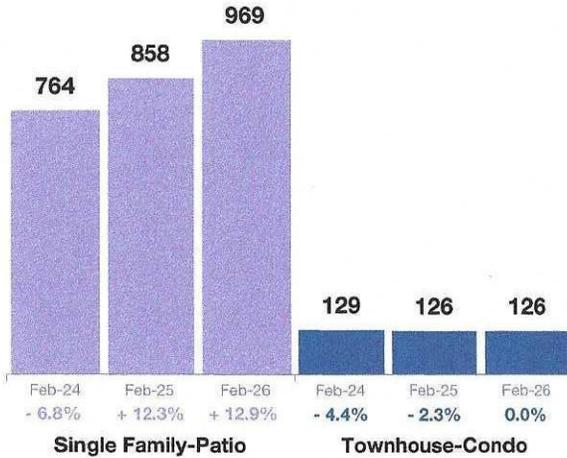
## Historical New Listings by Month



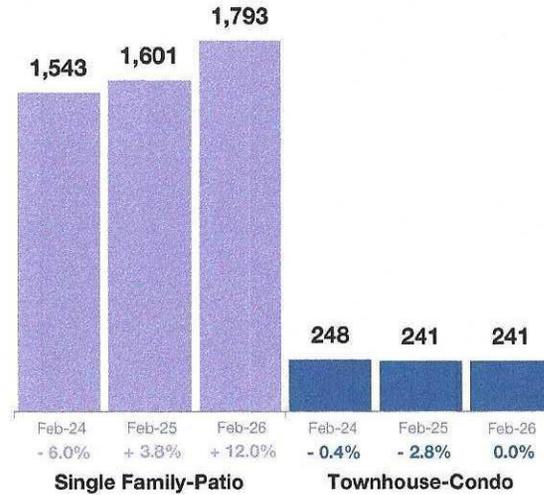
# Pending Sales (PEND, UC, UCSS, RGT)



## February

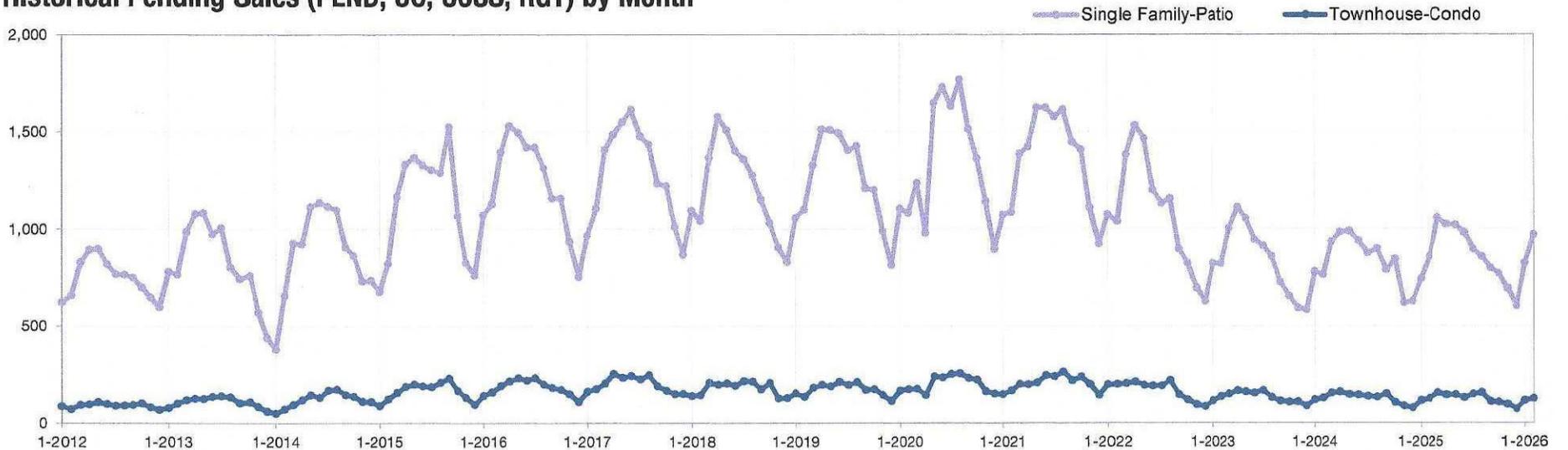


## Year to Date



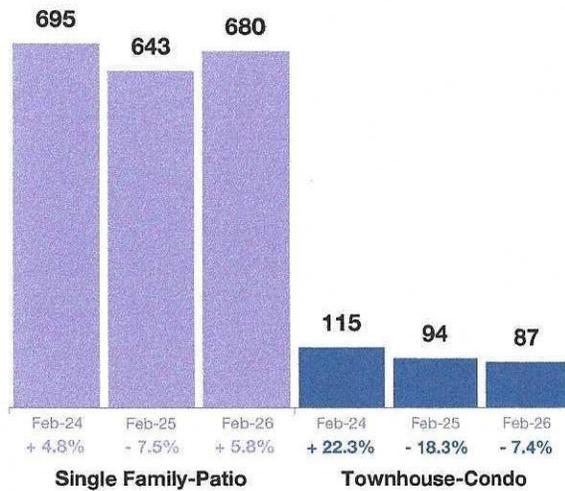
Pending Sales (PEND, UC, UCSS, RGT)	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2025	1,058	+13.3%	156	+1.3%
Apr-2025	1,023	+4.1%	143	-10.6%
May-2025	1,019	+3.1%	145	-0.7%
Jun-2025	982	+4.6%	130	-9.7%
Jul-2025	895	+2.3%	148	+8.0%
Aug-2025	858	-4.5%	155	+16.5%
Sep-2025	797	+1.0%	110	-26.2%
Oct-2025	769	-8.8%	108	+2.9%
Nov-2025	693	+12.0%	96	+9.1%
Dec-2025	603	-3.7%	73	-6.4%
Jan-2026	824	+10.9%	115	0.0%
<b>Feb-2026</b>	<b>969</b>	<b>+12.9%</b>	<b>126</b>	<b>0.0%</b>

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

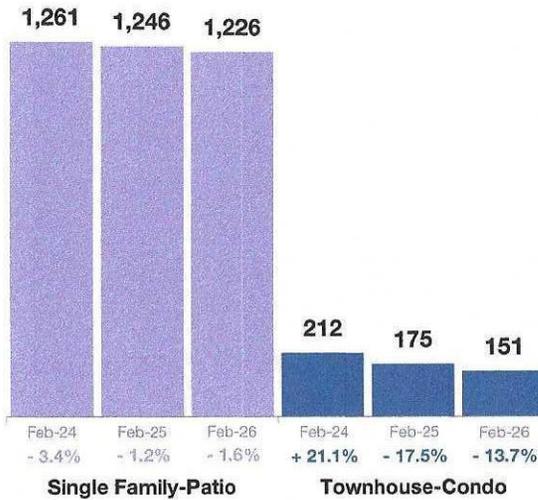


# Sold Listings

## February

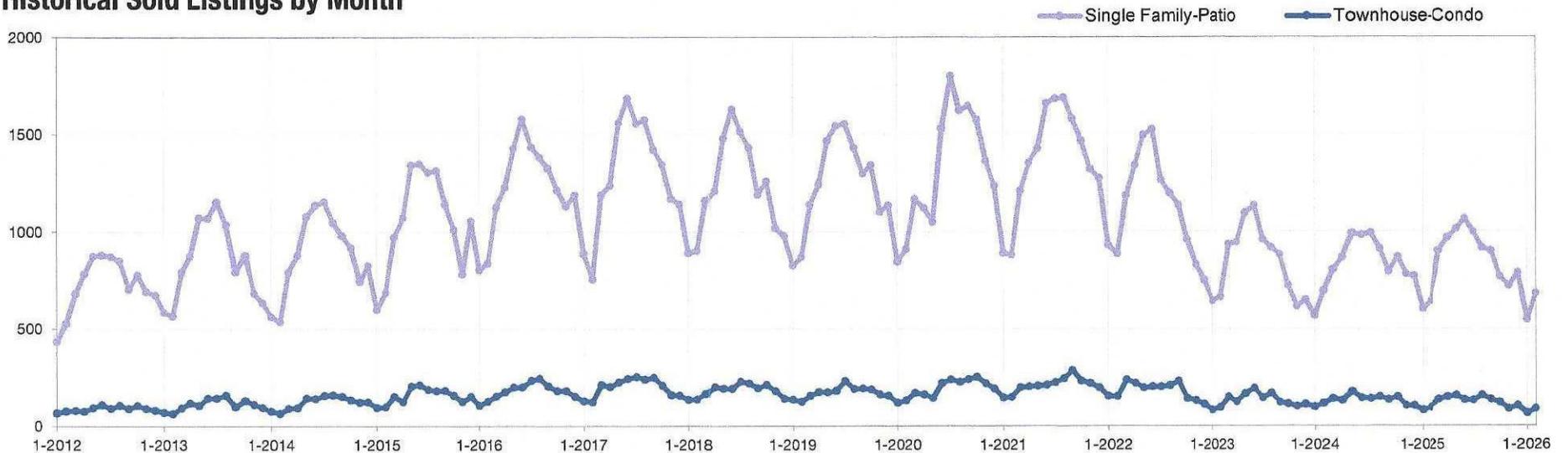


## Year to Date



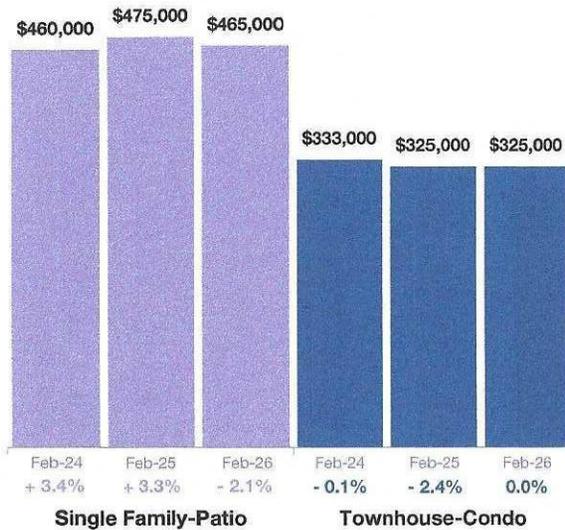
Sold Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2025	900	+11.9%	136	-2.2%
Apr-2025	968	+11.6%	148	+13.8%
May-2025	1,014	+2.3%	156	-11.4%
Jun-2025	1,064	+8.2%	133	-6.3%
Jul-2025	997	+0.3%	130	-7.1%
Aug-2025	915	+0.4%	155	+4.0%
Sep-2025	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%
<b>Feb-2026</b>	<b>680</b>	<b>+5.8%</b>	<b>87</b>	<b>-7.4%</b>

## Historical Sold Listings by Month

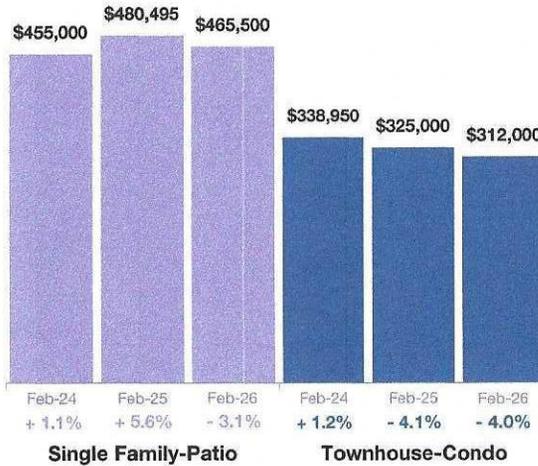


# Median Sales Price

## February

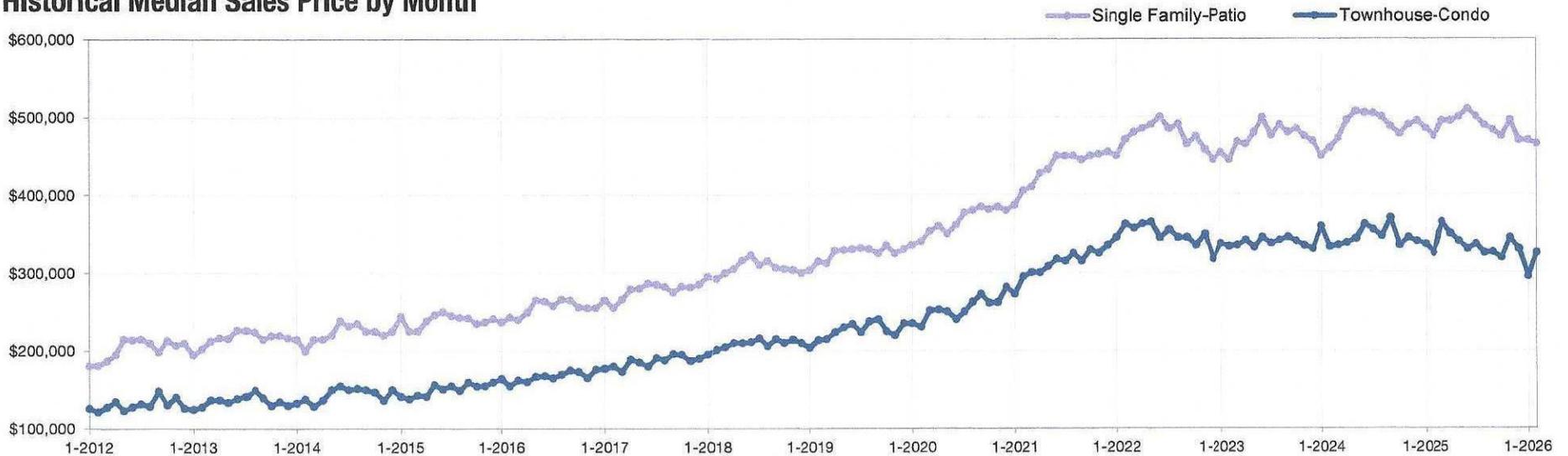


## Year to Date



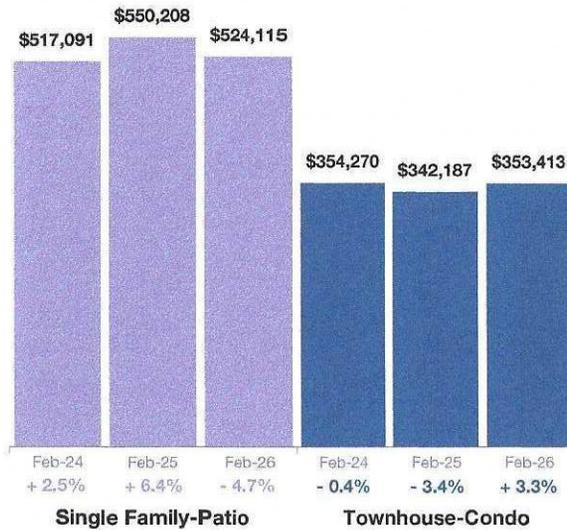
Median Sales Price	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2025	\$495,000	+4.8%	\$364,975	+9.0%
Apr-2025	\$495,000	-0.2%	\$350,000	+3.6%
May-2025	\$500,000	-1.4%	\$340,000	-1.0%
Jun-2025	\$509,975	+1.0%	\$330,000	-9.0%
Jul-2025	\$500,000	-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%
<b>Feb-2026</b>	<b>\$465,000</b>	<b>-2.1%</b>	<b>\$325,000</b>	<b>0.0%</b>

## Historical Median Sales Price by Month

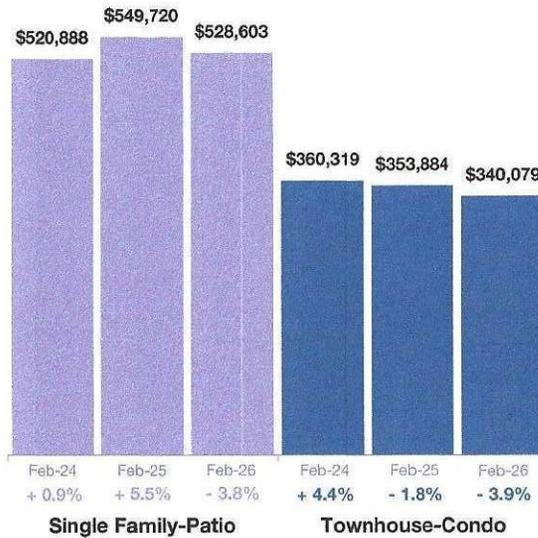


# Average Sales Price

## February

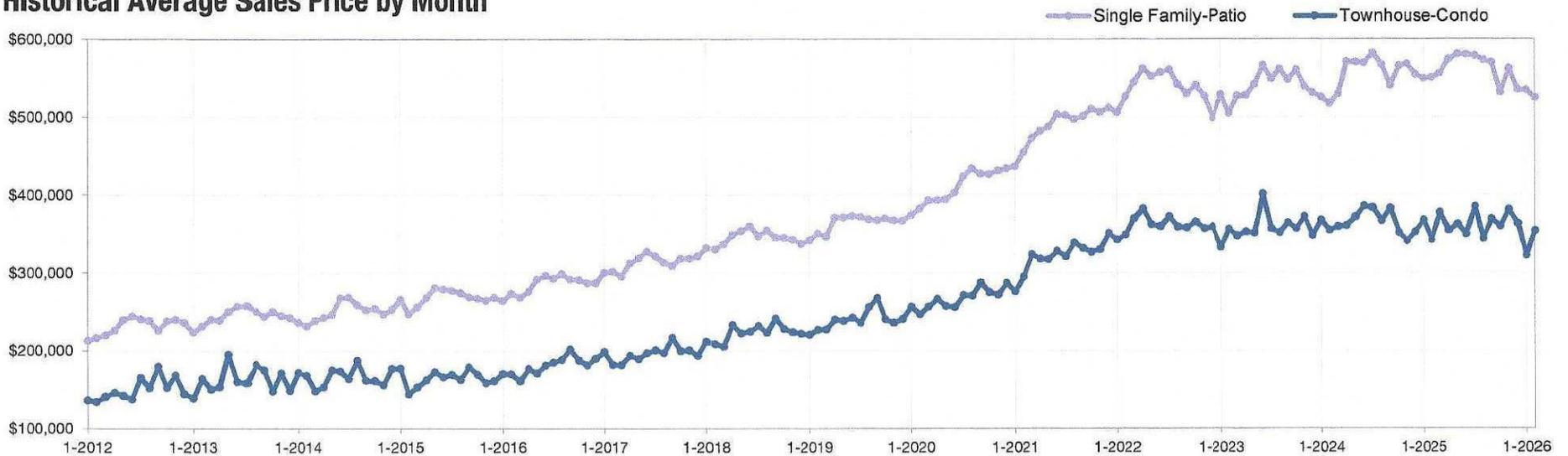


## Year to Date



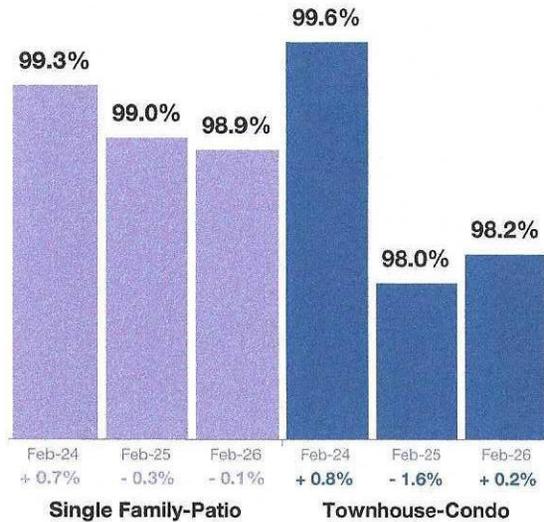
Avg. Sales Price	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2025	\$555,866	+5.0%	\$377,361	+5.0%
Apr-2025	\$573,829	+0.5%	\$354,320	-1.7%
May-2025	\$580,570	+1.8%	\$362,163	-2.6%
Jun-2025	\$580,037	+1.9%	\$349,519	-9.4%
Jul-2025	\$578,243	-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%
<b>Feb-2026</b>	<b>\$524,115</b>	<b>-4.7%</b>	<b>\$353,413</b>	<b>+3.3%</b>

## Historical Average Sales Price by Month

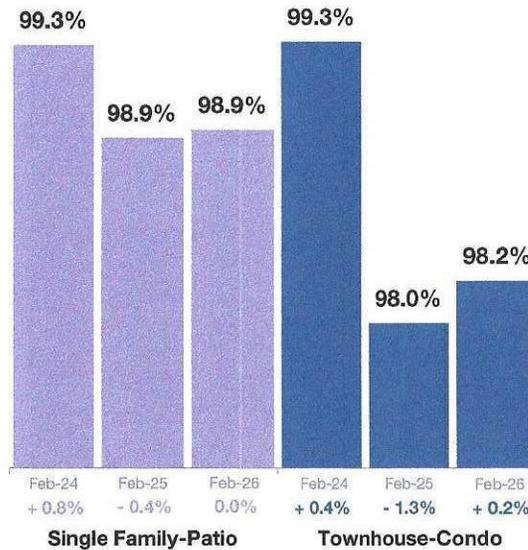


# Percent of List Price Received

## February

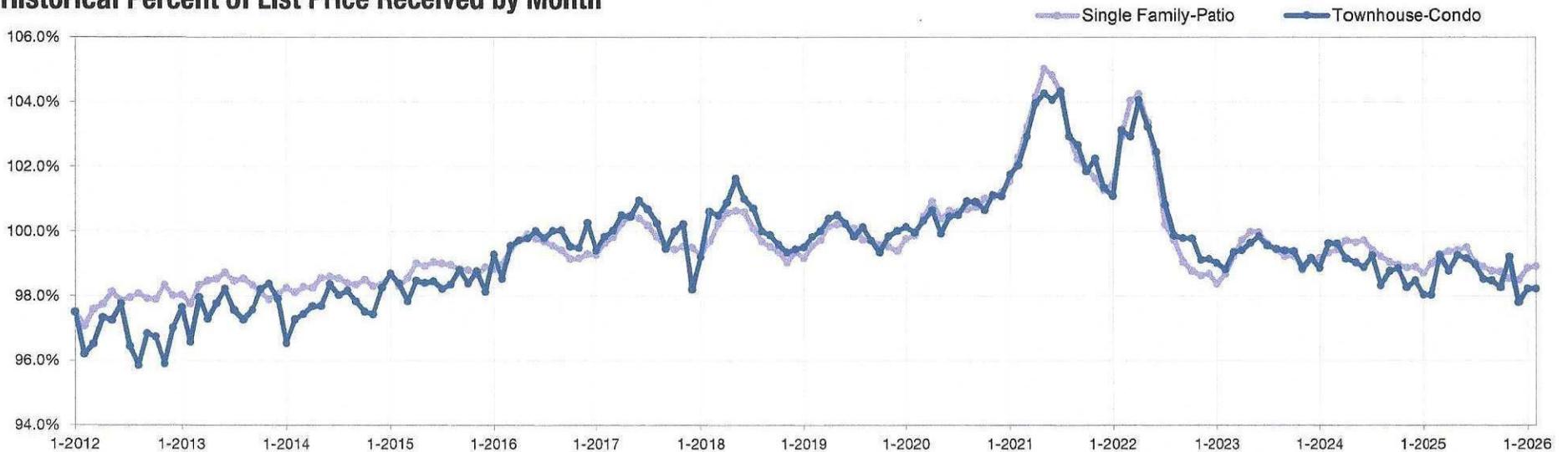


## Year to Date



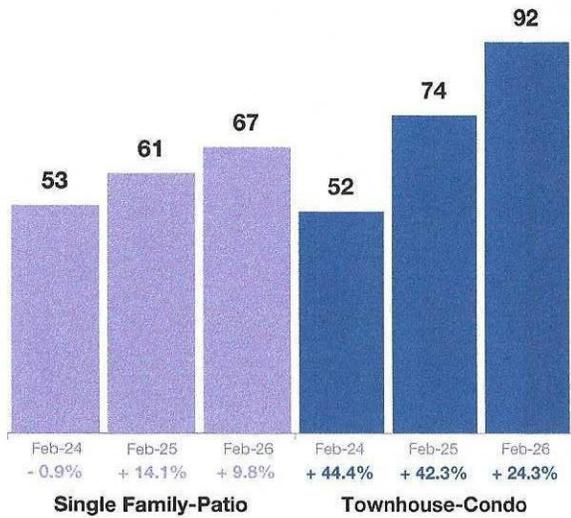
Pct. of List Price Received	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2025	99.3%	-0.1%	99.3%	-0.3%
Apr-2025	99.4%	-0.3%	98.8%	-0.4%
May-2025	99.4%	-0.3%	99.3%	+0.3%
Jun-2025	99.5%	-0.2%	99.2%	+0.3%
Jul-2025	99.0%	-0.4%	99.0%	-0.3%
Aug-2025	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%
<b>Feb-2026</b>	<b>98.9%</b>	<b>-0.1%</b>	<b>98.2%</b>	<b>+0.2%</b>

## Historical Percent of List Price Received by Month

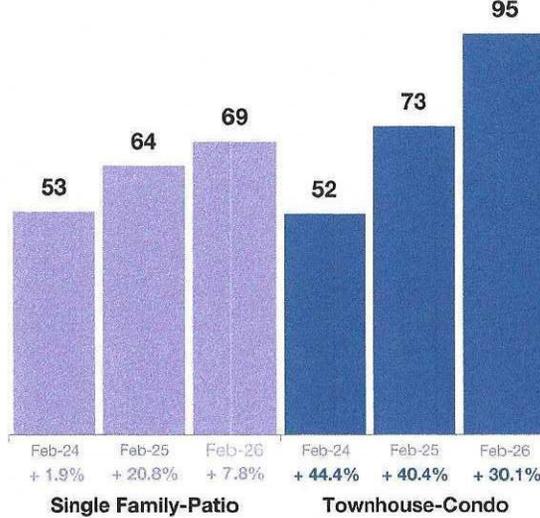


# Days on Market Until Sale

## February

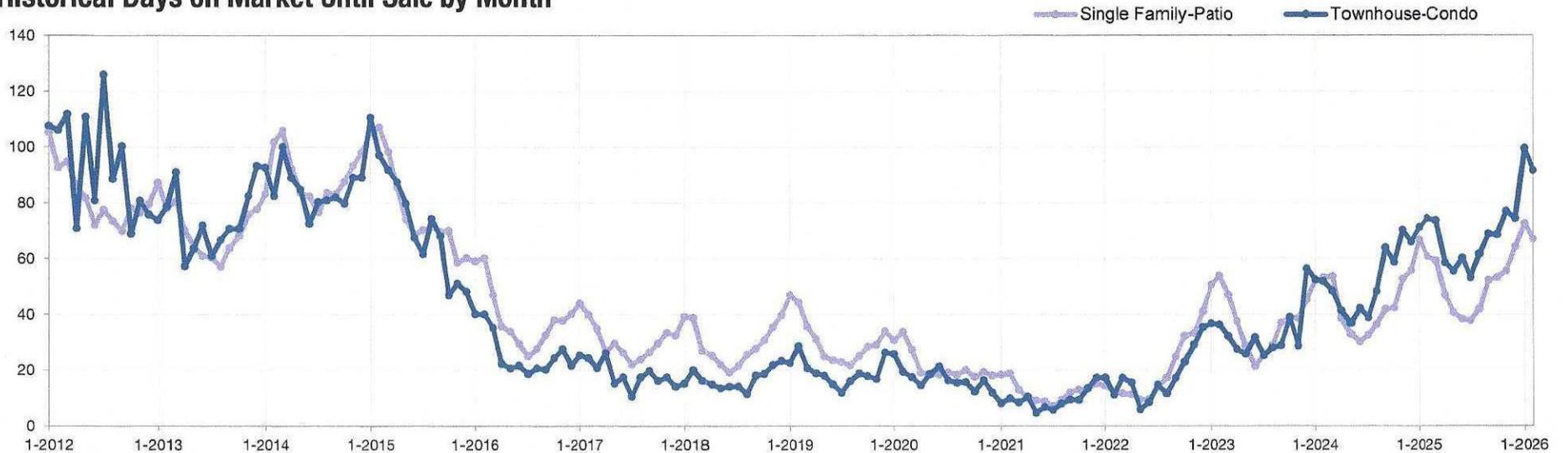


## Year to Date



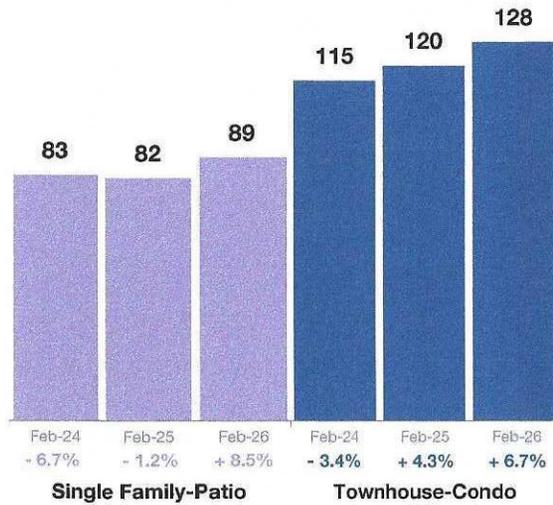
Days on Market Until Sale	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2025	59	+9.3%	74	+54.2%
Apr-2025	47	+20.5%	58	+41.5%
May-2025	41	+24.2%	55	+48.6%
Jun-2025	38	+26.7%	60	+42.9%
Jul-2025	38	+15.2%	53	+35.9%
Aug-2025	42	+16.7%	62	+29.2%
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%
<b>Feb-2026</b>	<b>67</b>	<b>+9.8%</b>	<b>92</b>	<b>+24.3%</b>

## Historical Days on Market Until Sale by Month

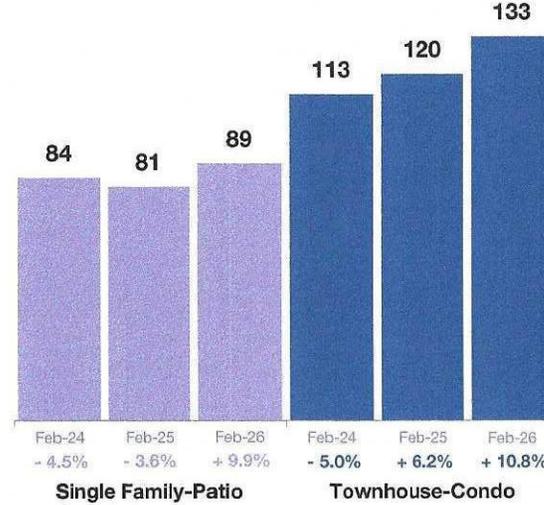


# Housing Affordability Index

## February

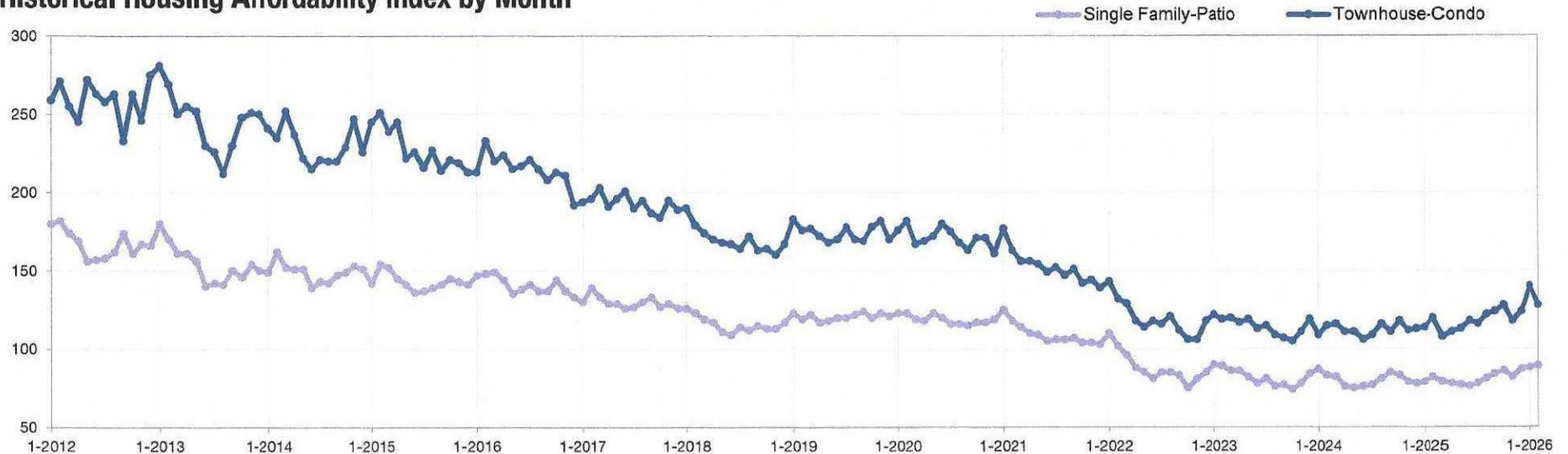


## Year to Date



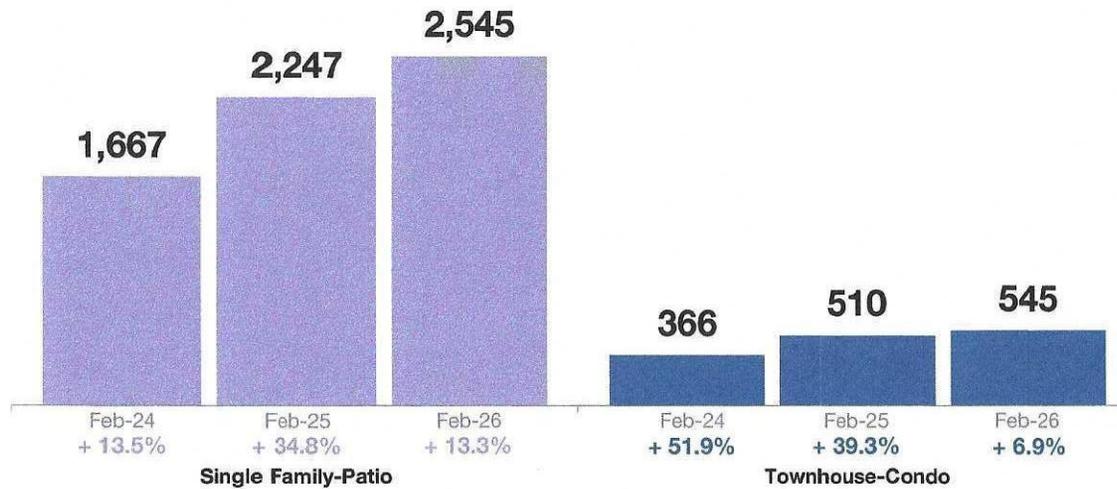
Housing Affordability Index	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2025	79	-3.7%	108	-6.9%
Apr-2025	78	+2.6%	111	0.0%
May-2025	77	+2.7%	113	+1.8%
Jun-2025	76	0.0%	118	+11.3%
Jul-2025	78	+1.3%	116	+6.4%
Aug-2025	81	0.0%	122	+5.2%
Sep-2025	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%
<b>Feb-2026</b>	<b>89</b>	<b>+8.5%</b>	<b>128</b>	<b>+6.7%</b>

## Historical Housing Affordability Index by Month



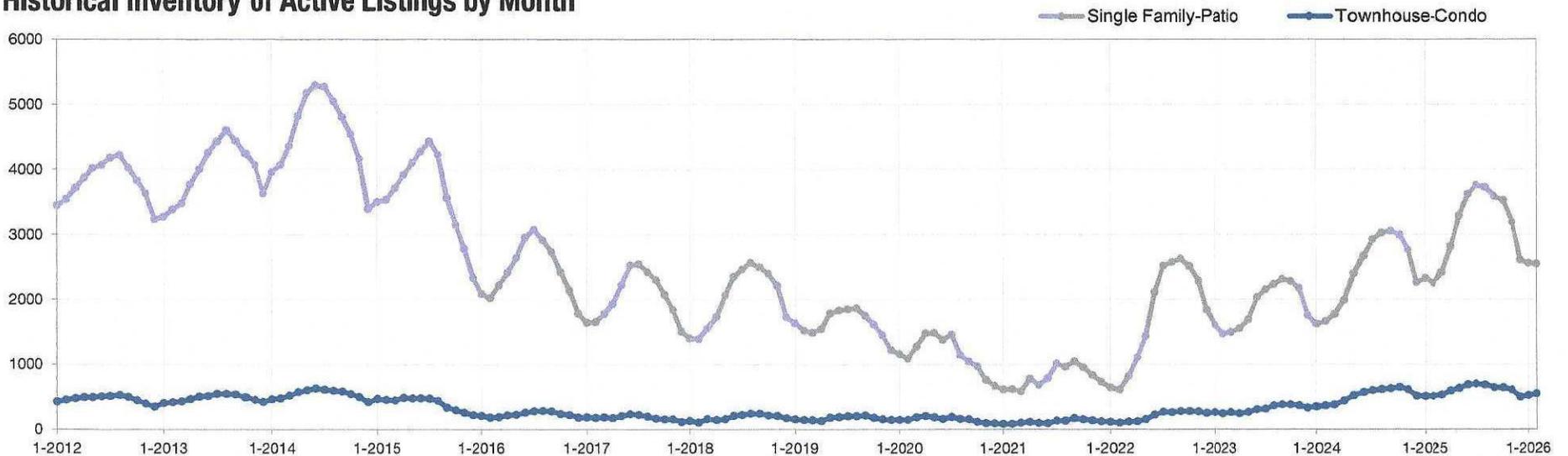
# Inventory of Active Listings

## February



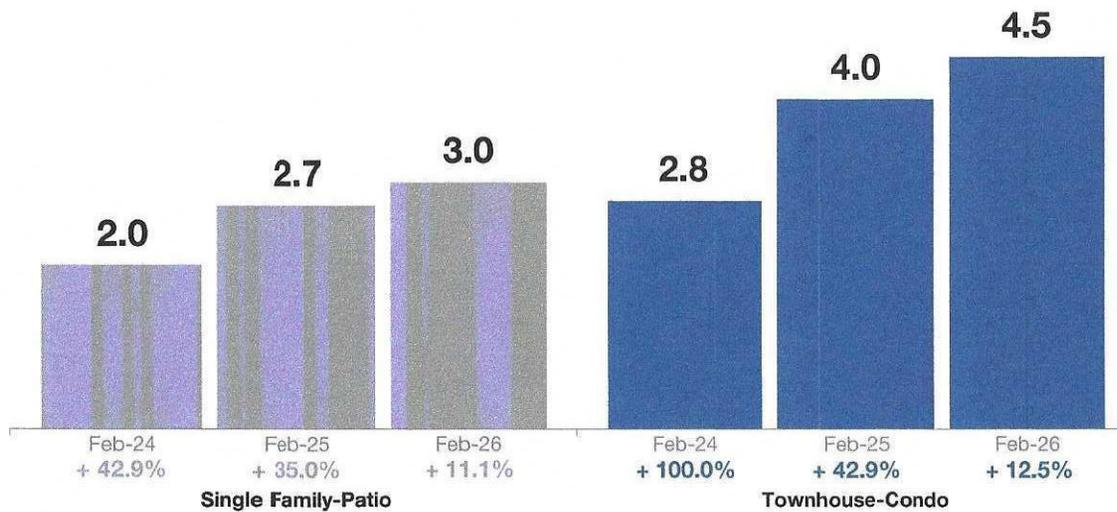
Inventory of Active Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2025	2,418	+36.5%	531	+39.0%
Apr-2025	2,811	+41.5%	589	+33.9%
May-2025	3,291	+37.1%	629	+20.5%
Jun-2025	3,618	+35.4%	685	+19.8%
Jul-2025	3,758	+28.5%	698	+16.3%
Aug-2025	3,727	+23.2%	684	+11.2%
Sep-2025	3,587	+17.5%	642	+2.6%
Oct-2025	3,525	+17.9%	644	-0.6%
Nov-2025	3,190	+15.8%	606	-0.5%
Dec-2025	2,603	+14.9%	499	-3.3%
Jan-2026	2,555	+9.8%	522	+2.6%
<b>Feb-2026</b>	<b>2,545</b>	<b>+13.3%</b>	<b>545</b>	<b>+6.9%</b>

## Historical Inventory of Active Listings by Month



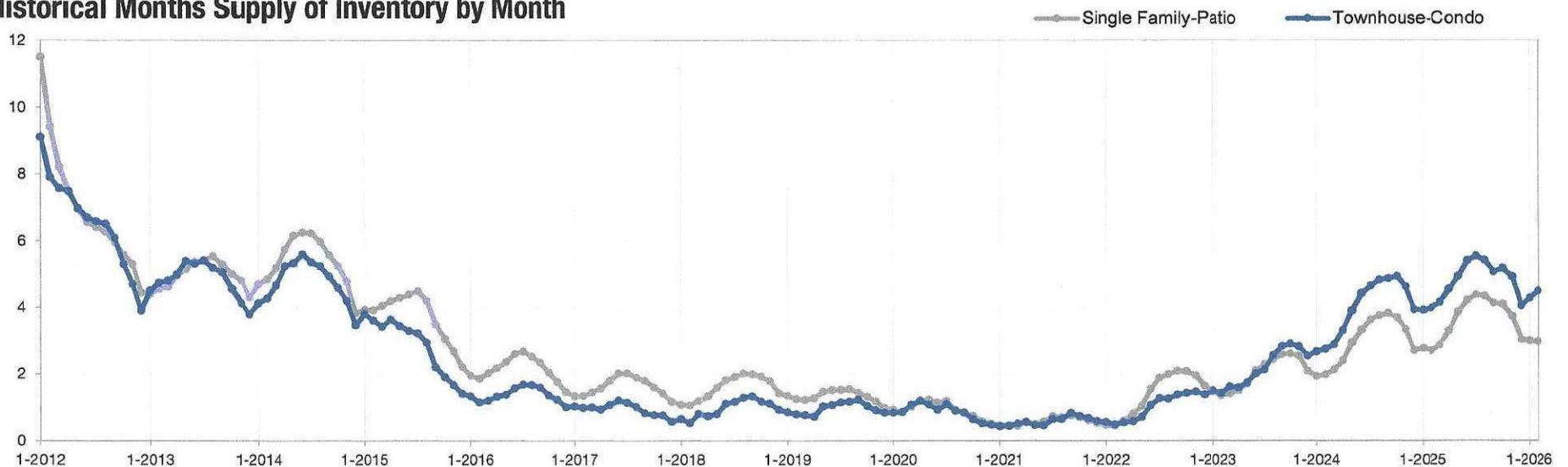
# Months Supply of Inventory

## February



Months Supply of Inventory	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	3.0	+7.1%	4.3	+10.3%
<b>Feb-2026</b>	<b>3.0</b>	<b>+11.1%</b>	<b>4.5</b>	<b>+12.5%</b>

## 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.

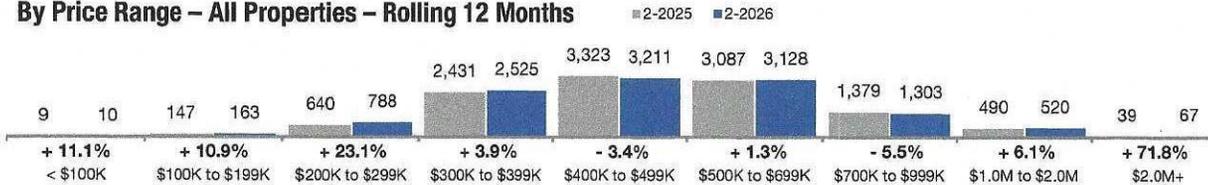
Key Metrics	Historical Sparkbars	2-2025	2-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
<b>New Listings</b>		1,149	<b>1,366</b>	+ 18.9%	2,370	<b>2,622</b>	+ 10.6%
<b>Pending Sales (PEND, UC, UCSS, RGT)</b>		984	<b>1,095</b>	+ 11.3%	1,842	<b>2,034</b>	+ 10.4%
<b>Sold Listings</b>		737	<b>767</b>	+ 4.1%	1,421	<b>1,377</b>	- 3.1%
<b>Median Sales Price</b>		\$460,000	<b>\$449,000</b>	- 2.4%	\$463,400	<b>\$450,000</b>	- 2.9%
<b>Average Sales Price</b>		\$523,676	<b>\$504,753</b>	- 3.6%	\$525,602	<b>\$507,930</b>	- 3.4%
<b>Pct. of List Price Received</b>		98.9%	<b>98.8%</b>	- 0.1%	98.8%	<b>98.8%</b>	0.0%
<b>Days on Market</b>		63	<b>70</b>	+ 11.1%	65	<b>72</b>	+ 10.8%
<b>Housing Affordability Index</b>		85	<b>93</b>	+ 9.4%	84	<b>92</b>	+ 9.5%
<b>Active Listings</b>		2,757	<b>3,090</b>	+ 12.1%	--	--	--
<b>Months Supply of Inventory</b>		2.9	<b>3.2</b>	+ 10.3%	--	--	--

# Sold Listings

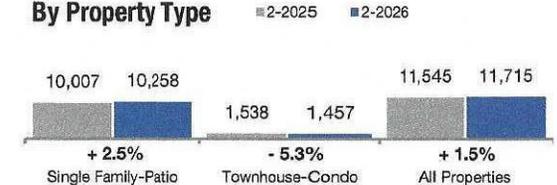
Actual sales that have closed in a given month.



## By Price Range – All Properties – Rolling 12 Months



## By Property Type



### Rolling 12 Months

### Compared to Prior Month

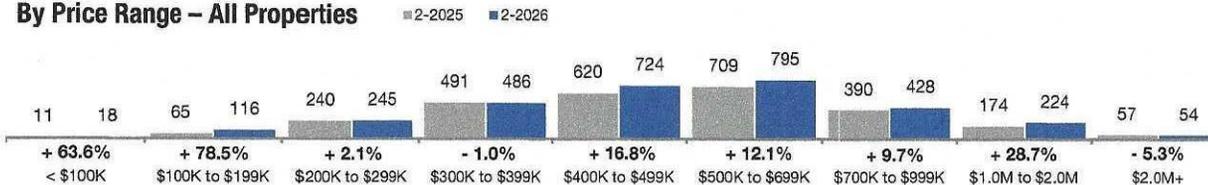
### Year to Date

By Price Range	Single Family-Patio Homes			Townhouse-Condo			Single Family-Patio Homes			Townhouse-Condo			Single Family-Patio Homes			Townhouse-Condo		
	2-2025	2-2026	Change	2-2025	2-2026	Change	1-2026	2-2026	Change	1-2026	2-2026	Change	2-2025	2-2026	Change	2-2025	2-2026	Change
\$99,999 and Below	8	7	-12.5%	1	3	+200.0%	0	0	--	0	0	--	0	0	--	0	0	--
\$100,000 to \$199,999	48	56	+16.7%	99	107	+8.1%	2	2	0.0%	11	8	-27.3%	5	4	-20.0%	10	19	+90.0%
\$200,000 to \$299,999	288	370	+28.5%	352	418	+18.8%	14	37	+164.3%	23	20	-13.0%	42	51	+21.4%	50	43	-14.0%
\$300,000 to \$399,999	1,825	1,982	+8.6%	606	543	-10.4%	132	158	+19.7%	18	43	+138.9%	261	290	+11.1%	70	61	-12.9%
\$400,000 to \$499,999	2,990	2,963	-0.9%	333	248	-25.5%	167	200	+19.8%	6	9	+50.0%	365	367	+0.5%	32	15	-53.1%
\$500,000 to \$699,999	2,974	3,029	+1.8%	113	99	-12.4%	142	185	+30.3%	4	5	+25.0%	359	327	-8.9%	11	9	-18.2%
\$700,000 to \$999,999	1,355	1,280	-5.5%	24	23	-4.2%	68	77	+13.2%	1	1	0.0%	154	145	-5.8%	0	2	--
\$1,000,000 to \$1,999,999	483	509	+5.4%	7	11	+57.1%	19	20	+5.3%	1	1	0.0%	55	39	-29.1%	1	2	+100.0%
\$2,000,000 and Above	36	62	+72.2%	3	5	+66.7%	2	1	-50.0%	0	0	--	5	3	-40.0%	1	0	-100.0%
<b>All Price Ranges</b>	<b>10,007</b>	<b>10,258</b>	<b>+2.5%</b>	<b>1,538</b>	<b>1,457</b>	<b>-5.3%</b>	<b>546</b>	<b>680</b>	<b>+24.5%</b>	<b>64</b>	<b>87</b>	<b>+35.9%</b>	<b>1,246</b>	<b>1,226</b>	<b>-1.6%</b>	<b>175</b>	<b>151</b>	<b>-13.7%</b>

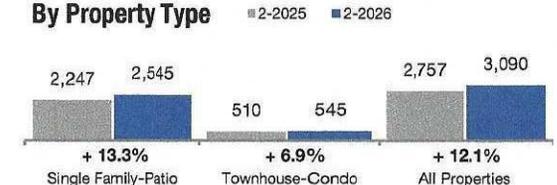
# Inventory of Active Listings

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

### Compared to Prior Month

### Year to Date

By Price Range	Single Family-Patio Homes			Townhouse-Condo			Single Family-Patio Homes			Townhouse-Condo			Single Family-Patio Homes			Townhouse-Condo		
	2-2025	2-2026	Change	2-2025	2-2026	Change	1-2026	2-2026	Change	1-2026	2-2026	Change	2-2025	2-2026	Change	2-2025	2-2026	Change
\$99,999 and Below	8	11	+37.5%	3	7	+133.3%	10	11	+10.0%	4	7	+75.0%						
\$100,000 to \$199,999	32	40	+25.0%	33	76	+130.3%	38	40	+5.3%	71	76	+7.0%						
\$200,000 to \$299,999	109	109	0.0%	131	136	+3.8%	114	109	-4.4%	140	136	-2.9%						
\$300,000 to \$399,999	306	318	+3.9%	185	168	-9.2%	388	318	-18.0%	161	168	+4.3%						
\$400,000 to \$499,999	518	629	+21.4%	102	95	-6.9%	613	629	+2.6%	87	95	+9.2%						
\$500,000 to \$699,999	666	745	+11.9%	43	50	+16.3%	735	745	+1.4%	43	50	+16.3%						
\$700,000 to \$999,999	380	417	+9.7%	10	11	+10.0%	402	417	+3.7%	14	11	-21.4%						
\$1,000,000 to \$1,999,999	173	222	+28.3%	1	2	+100.0%	212	222	+4.7%	2	2	0.0%						
\$2,000,000 and Above	55	54	-1.8%	2	0	-100.0%	43	54	+25.6%	0	0	--						
<b>All Price Ranges</b>	<b>2,247</b>	<b>2,545</b>	<b>+13.3%</b>	<b>510</b>	<b>545</b>	<b>+6.9%</b>	<b>2,555</b>	<b>2,545</b>	<b>-0.4%</b>	<b>522</b>	<b>545</b>	<b>+4.4%</b>						

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®



<b>New Listings</b>	A measure of how much new supply is coming onto the market from sellers.
<b>Pending Sales</b>	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.
<b>Sold Listings</b>	A measure of home sales that were closed to completion during the report period.
<b>Median Sales Price</b>	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
<b>Average Sales Price</b>	A sum of all home sales prices divided by total number of sales.
<b>Percent of List Price Received</b>	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
<b>Days on Market Until Sale</b>	A measure of how long it takes homes to sell, on average.
<b>Housing Affordability Index</b>	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.
<b>Inventory of Active Listings</b>	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.
<b>Months Supply of Inventory</b>	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.