

Monthly Indicators

Activity for El Paso and Teller Counties Only



April 2025

Percent changes calculated using year-over-year comparisons.

New Listings were up 15.1 percent for single family-patio homes but decreased 8.0 percent for townhouse-condo properties. Pending Sales increased 16.0 percent for single family-patio homes and 10.0 percent for townhouse-condo properties.

The Median Sales Price was down 0.2 percent to \$495,000 for single family-patio homes but increased 3.6 percent to \$350,000 for townhouse-condo properties. Days on Market increased 20.5 percent for single family-patio homes and 41.5 percent for townhouse-condo properties.

Total housing inventory increased 8.1% month-over-month for a total of 1.33 million units heading into April, equivalent to a 4.0-month supply at the current sales pace, according to NAR. Although inventory is up nearly 20% from the same time last year, the additional supply has had little effect on home prices across much of the country, with the national median existing-home price climbing 2.7% year-over-year to \$403,700 as of last measure.

Activity Snapshot

+ 11.9%	- 0.1%	+ 30.8%
One-Year Change in Sold Listings All Properties	One-Year Change in Median Sales Price All Properties	One-Year Change in Active Listings All Properties

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

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Single Family-Patio Market Overview

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



Key Metrics	Historical Sparkbars	4-2024	4-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		1,374	1,581	+ 15.1%	4,260	4,964	+ 16.5%
Pending Sales (PEND, UC, UCSS, RGT)		985	1,143	+ 16.0%	3,461	3,871	+ 11.8%
Sold Listings		867	968	+ 11.6%	2,932	3,114	+ 6.2%
Median Sales Price		\$496,000	\$495,000	- 0.2%	\$470,000	\$490,000	+ 4.3%
Average Sales Price		\$571,027	\$573,911	+ 0.5%	\$538,088	\$559,003	+ 3.9%
Pct. of List Price Received		99.7%	99.4%	- 0.3%	99.4%	99.1%	- 0.3%
Days on Market		39	47	+ 20.5%	49	57	+ 16.3%
Housing Affordability Index		71	74	+ 4.2%	75	74	- 1.3%
Active Listings		1,988	2,625	+ 32.0%	--	--	--
Months Supply of Inventory		2.4	3.1	+ 29.2%	--	--	--

Townhouse-Condo Market Overview

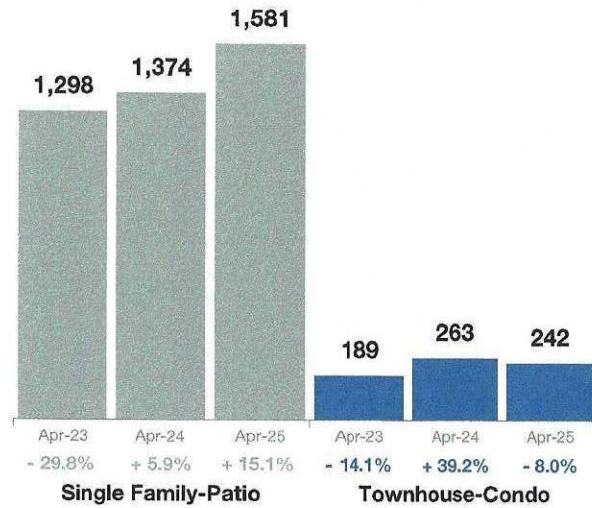
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



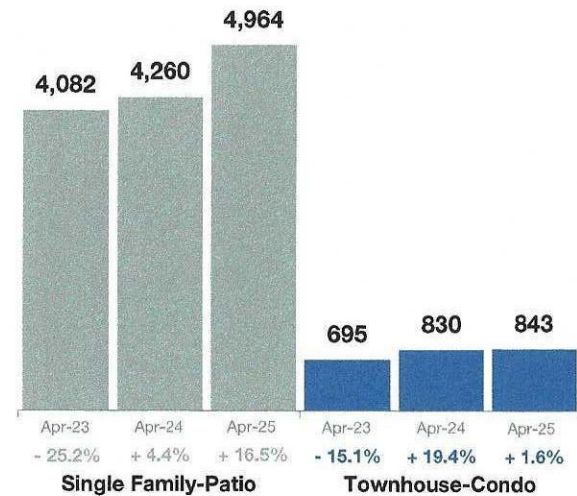
Key Metrics	Historical Sparkbars	4-2024	4-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		263	242	- 8.0%	830	843	+ 1.6%
Pending Sales (PEND, UC, UCSS, RGT)		160	176	+ 10.0%	562	585	+ 4.1%
Sold Listings		130	148	+ 13.8%	481	459	- 4.6%
Median Sales Price		\$338,000	\$350,000	+ 3.6%	\$336,500	\$345,000	+ 2.5%
Average Sales Price		\$360,278	\$354,867	- 1.5%	\$359,992	\$361,157	+ 0.3%
Pct. of List Price Received		99.2%	99.1%	- 0.1%	99.3%	98.7%	- 0.6%
Days on Market		41	58	+ 41.5%	48	68	+ 41.7%
Housing Affordability Index		104	104	0.0%	105	105	0.0%
Active Listings		440	552	+ 25.5%	--	--	--
Months Supply of Inventory		3.3	4.3	+ 30.3%	--	--	--

New Listings

April

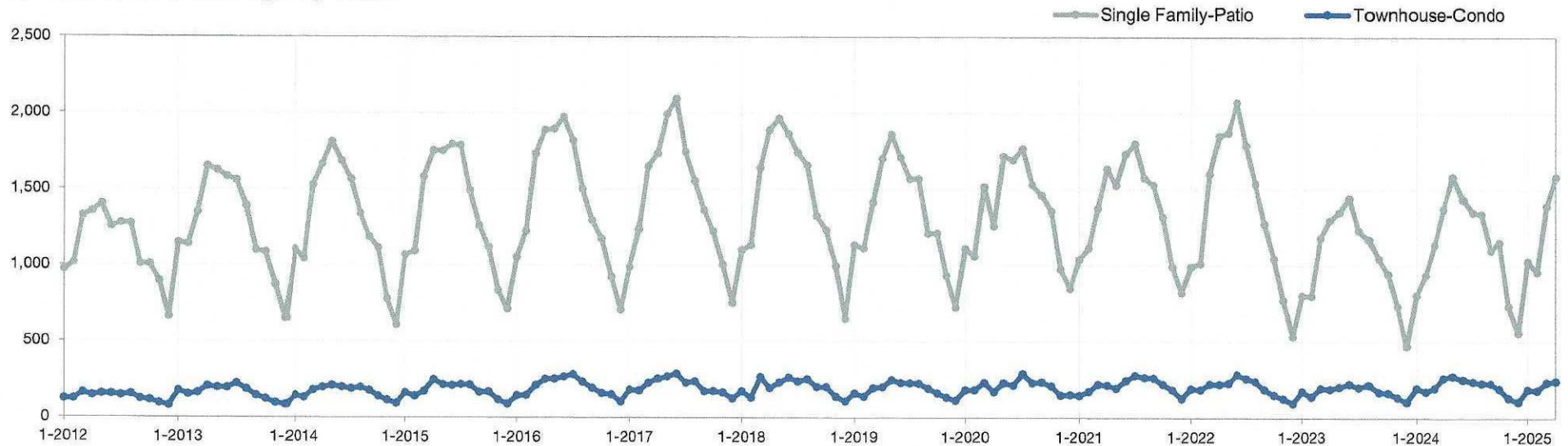


Year to Date



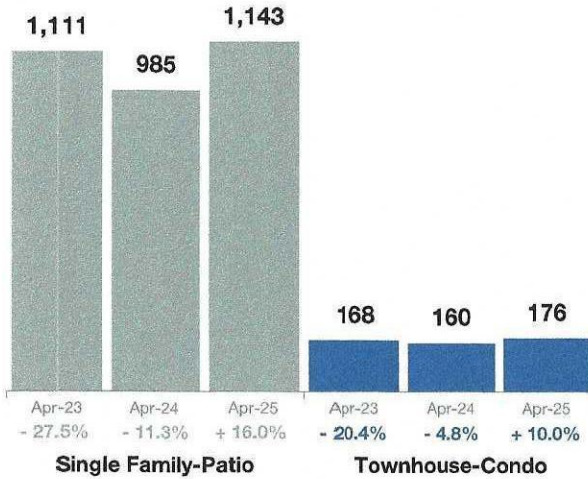
New Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2024	1,583	+17.2%	275	+35.5%
Jun-2024	1,437	-0.4%	252	+13.0%
Jul-2024	1,351	+9.7%	238	+19.0%
Aug-2024	1,341	+14.3%	229	+6.0%
Sep-2024	1,099	+5.0%	227	+34.3%
Oct-2024	1,153	+22.0%	192	+17.1%
Nov-2024	736	+0.4%	131	-3.7%
Dec-2024	560	+18.9%	108	+1.9%
Jan-2025	1,030	+27.5%	187	-4.1%
Feb-2025	959	+2.1%	181	+4.0%
Mar-2025	1,394	+22.4%	233	+17.7%
Apr-2025	1,581	+15.1%	242	-8.0%

Historical New Listings by Month

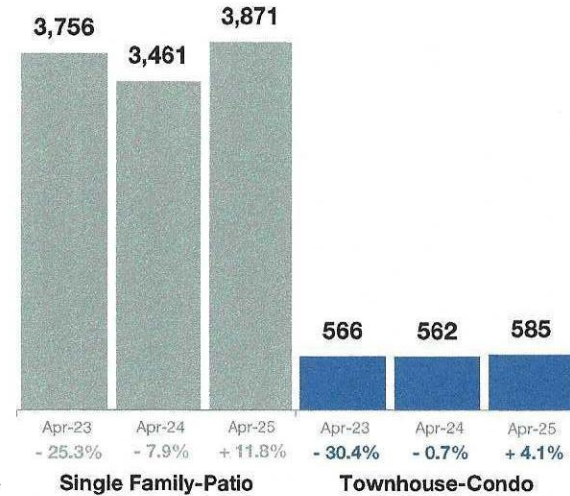


Pending Sales (PEND, UC, UCSS, RGT)

April

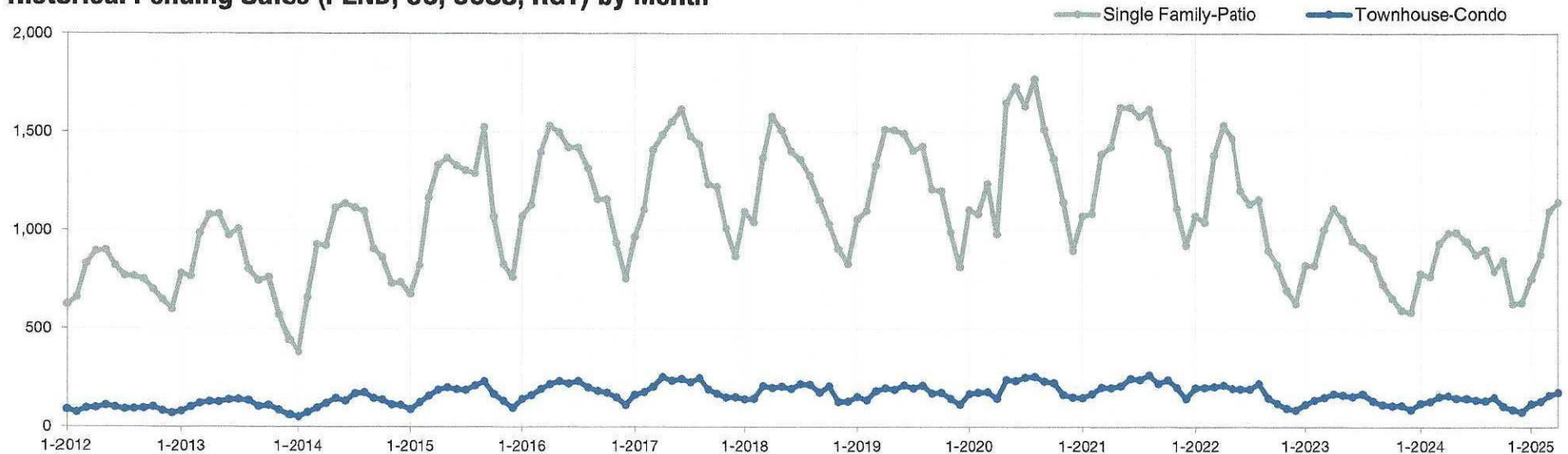


Year to Date



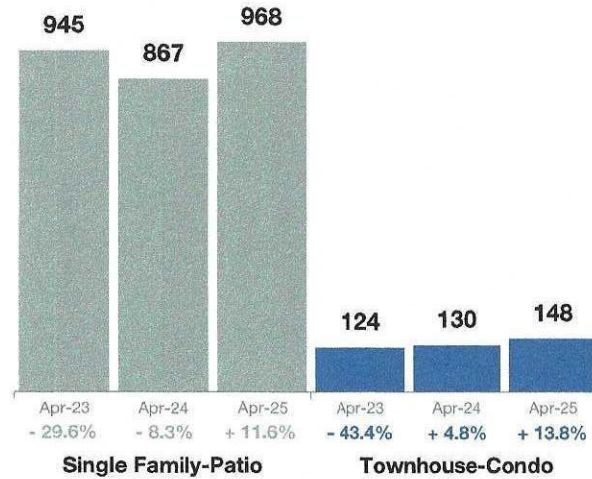
Pending Sales (PEND, UC, UCSS, RGT)	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2024	988	-6.4%	146	-9.3%
Jun-2024	943	-0.3%	145	-5.8%
Jul-2024	875	-4.1%	137	-18.5%
Aug-2024	901	+5.0%	133	+1.5%
Sep-2024	791	+9.1%	150	+32.7%
Oct-2024	845	+29.4%	105	-1.9%
Nov-2024	627	+5.7%	88	-19.3%
Dec-2024	632	+8.4%	77	-11.5%
Jan-2025	754	-3.2%	118	-0.8%
Feb-2025	876	+14.7%	130	+0.8%
Mar-2025	1,098	+17.7%	161	+4.5%
Apr-2025	1,143	+16.0%	176	+10.0%

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

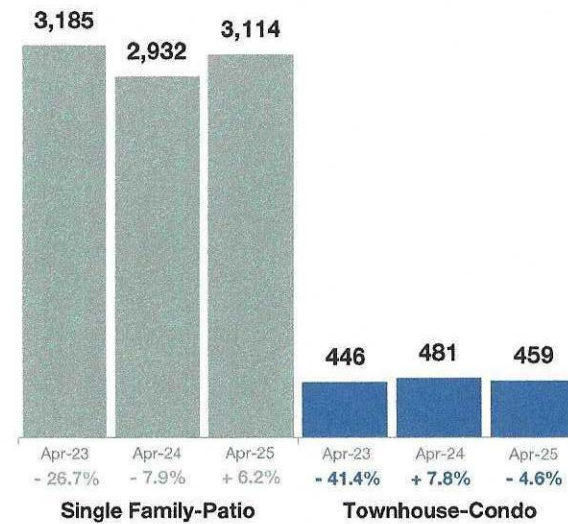


Sold Listings

April

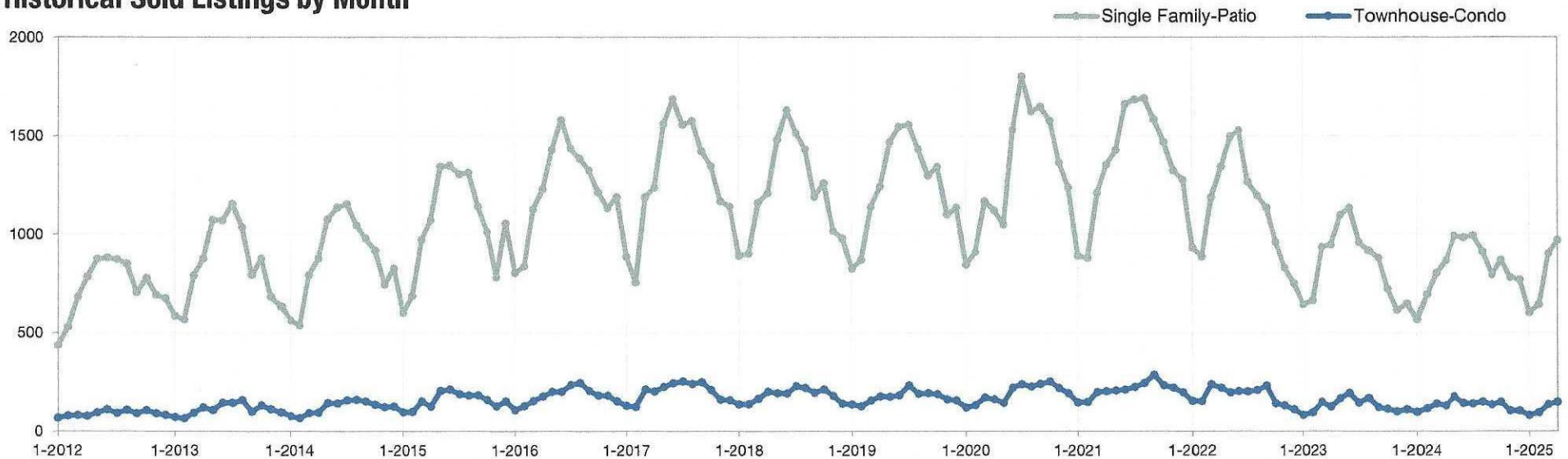


Year to Date



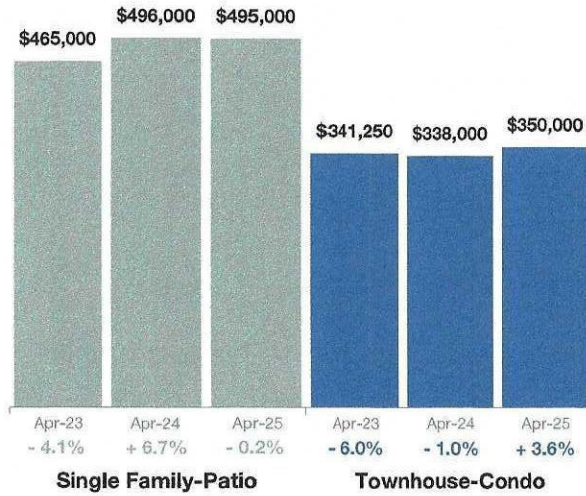
Sold Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2024	991	-9.7%	176	+6.7%
Jun-2024	983	-13.3%	142	-26.4%
Jul-2024	994	+3.6%	140	-2.1%
Aug-2024	911	-0.5%	149	-11.3%
Sep-2024	794	-9.7%	134	+10.7%
Oct-2024	868	+20.1%	147	+30.1%
Nov-2024	780	+26.8%	103	+3.0%
Dec-2024	769	+19.0%	103	-6.4%
Jan-2025	603	+6.5%	81	-16.5%
Feb-2025	643	-7.5%	94	-18.3%
Mar-2025	900	+11.9%	136	-2.2%
Apr-2025	968	+11.6%	148	+13.8%

Historical Sold Listings by Month

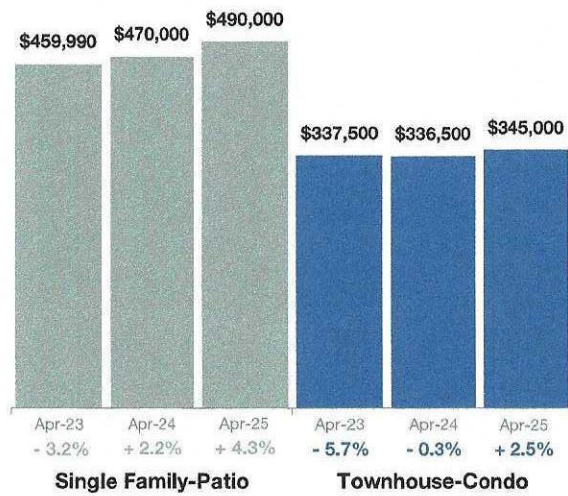


Median Sales Price

April

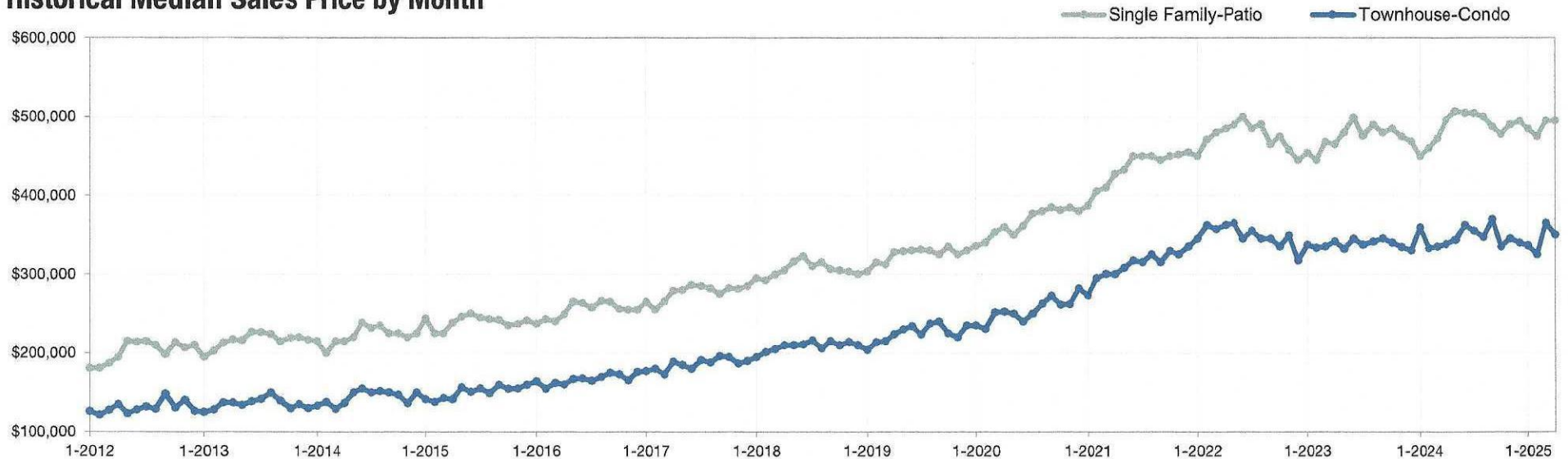


Year to Date



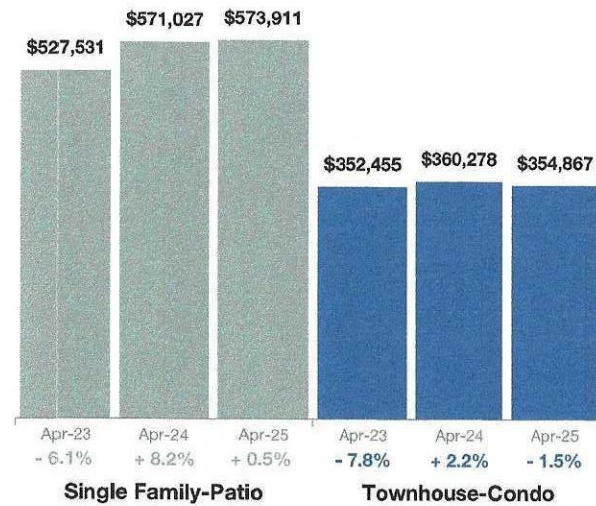
Median Sales Price	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2024	\$507,000	+5.6%	\$343,500	+3.5%
Jun-2024	\$505,000	+1.2%	\$362,500	+5.1%
Jul-2024	\$504,593	+6.0%	\$355,000	+5.2%
Aug-2024	\$500,000	+2.0%	\$347,200	+1.7%
Sep-2024	\$487,460	+1.6%	\$370,000	+7.1%
Oct-2024	\$478,000	-1.4%	\$335,000	-1.5%
Nov-2024	\$490,000	+3.2%	\$345,000	+3.1%
Dec-2024	\$495,000	+5.6%	\$340,000	+3.0%
Jan-2025	\$485,000	+7.8%	\$336,500	-6.3%
Feb-2025	\$475,000	+3.3%	\$325,000	-2.4%
Mar-2025	\$495,000	+4.8%	\$364,975	+9.0%
Apr-2025	\$495,000	-0.2%	\$350,000	+3.6%

Historical Median Sales Price by Month

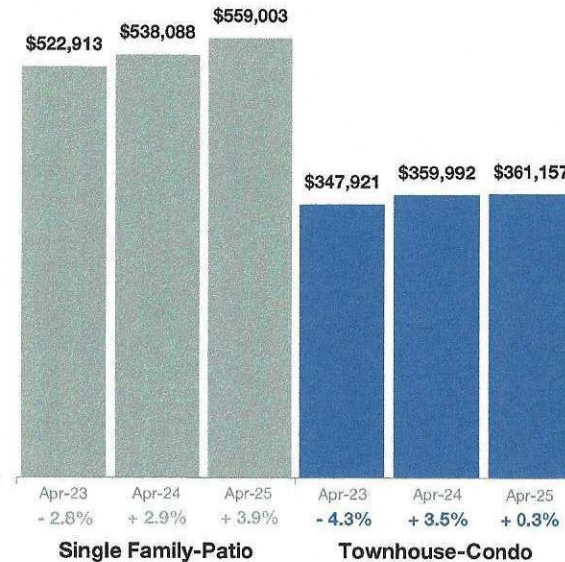


Average Sales Price

April

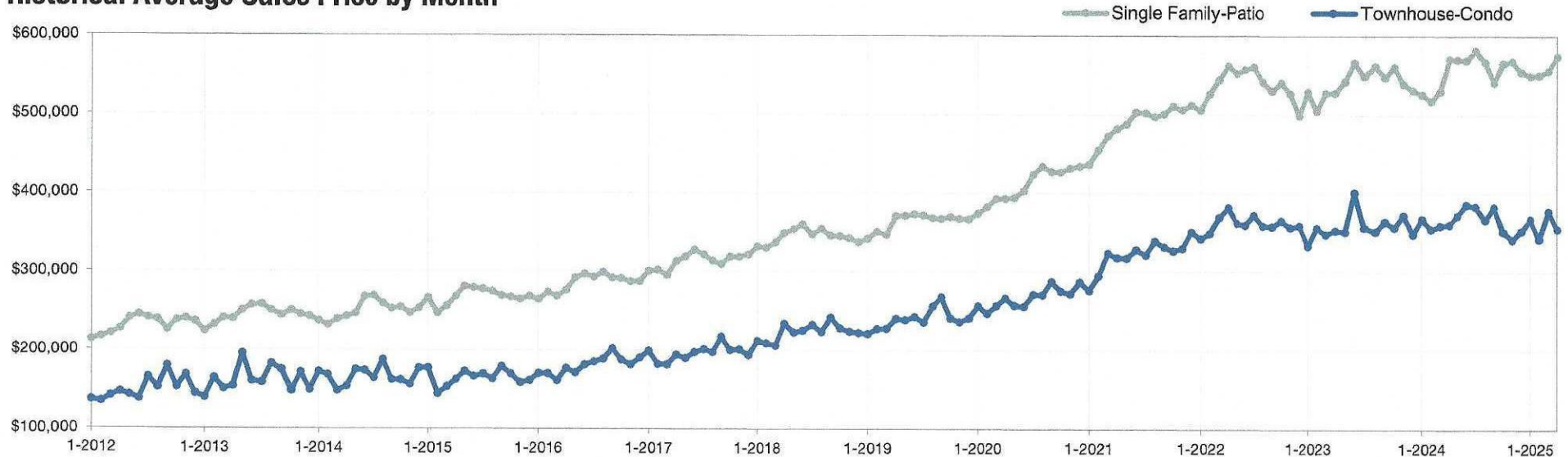


Year to Date

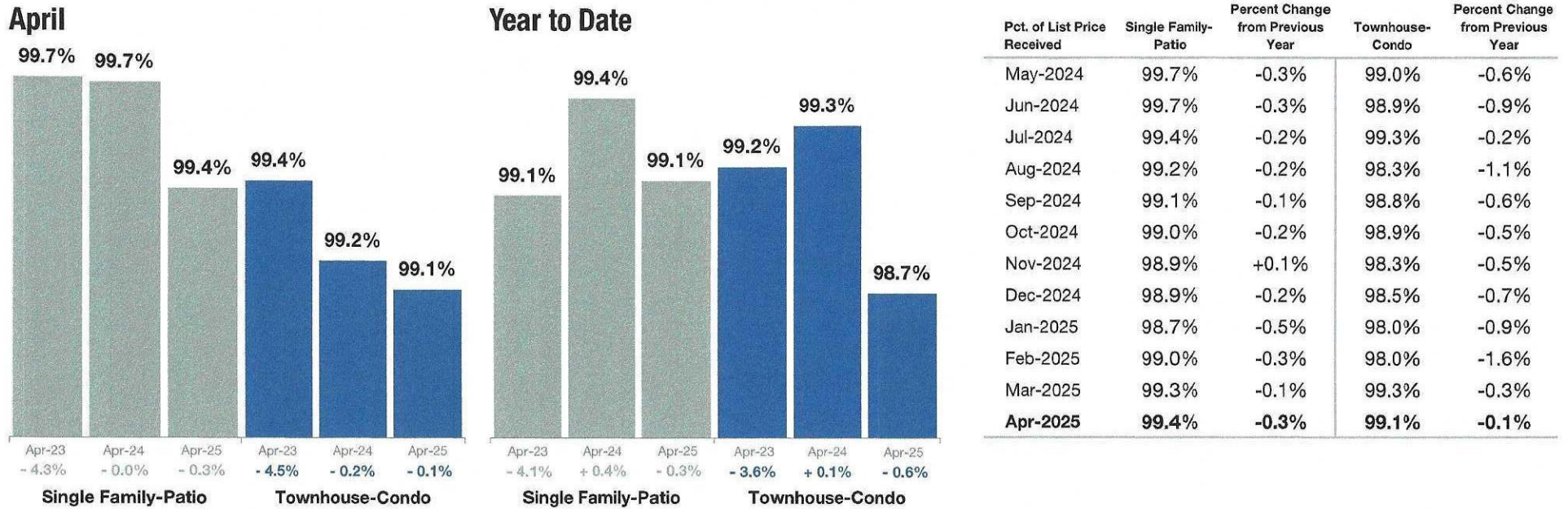


Avg. Sales Price	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2024	\$570,388	+5.3%	\$371,911	+6.0%
Jun-2024	\$569,410	+0.6%	\$385,655	-3.9%
Jul-2024	\$581,609	+6.0%	\$383,382	+7.6%
Aug-2024	\$566,953	+0.9%	\$366,343	+4.3%
Sep-2024	\$540,618	-1.3%	\$382,854	+5.1%
Oct-2024	\$565,147	+0.8%	\$351,072	-1.5%
Nov-2024	\$567,864	+5.4%	\$340,892	-8.4%
Dec-2024	\$554,140	+4.4%	\$352,434	+1.3%
Jan-2025	\$549,199	+4.5%	\$367,458	-0.0%
Feb-2025	\$550,208	+6.4%	\$342,187	-3.4%
Mar-2025	\$555,821	+5.0%	\$377,361	+5.0%
Apr-2025	\$573,911	+0.5%	\$354,867	-1.5%

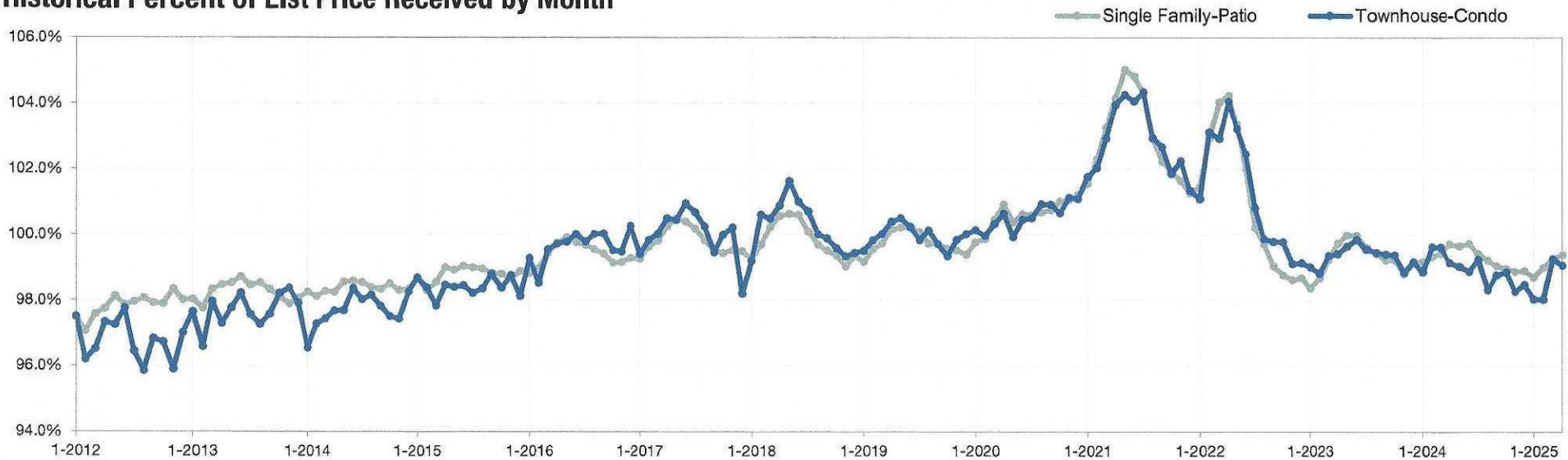
Historical Average Sales Price by Month



Percent of List Price Received

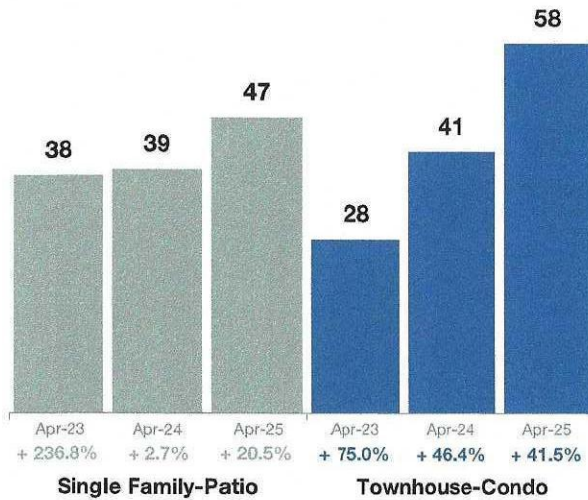


Historical Percent of List Price Received by Month

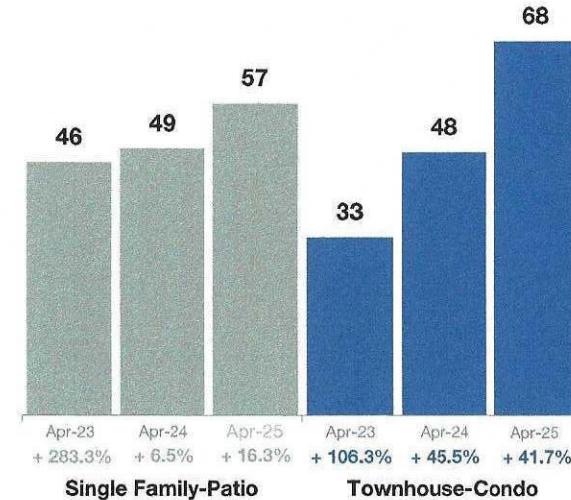


Days on Market Until Sale

April

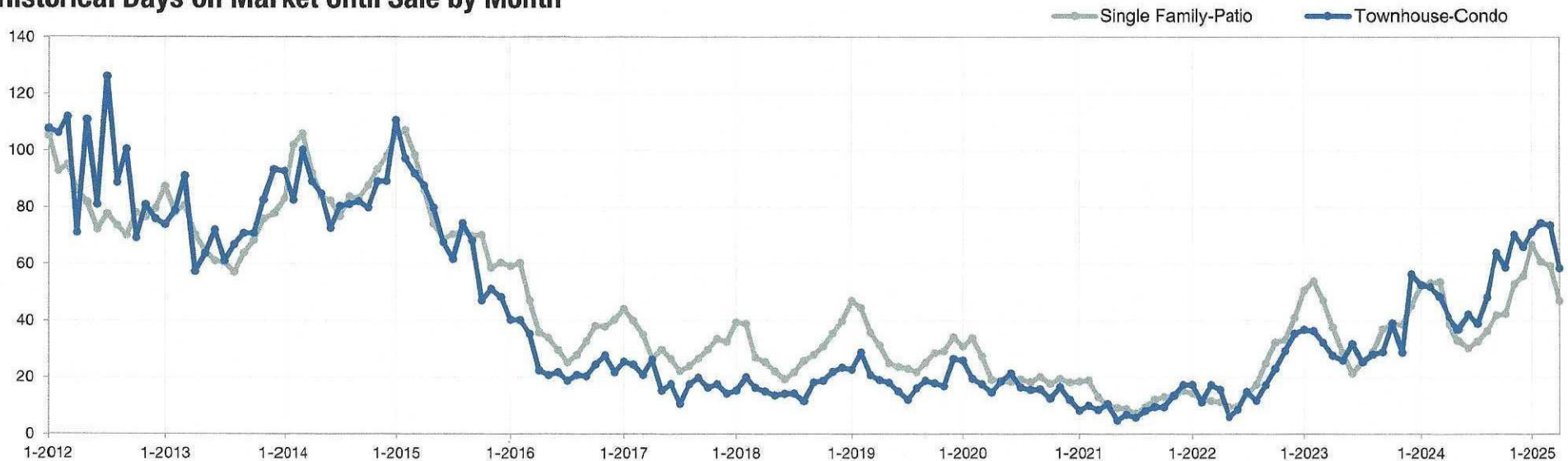


Year to Date



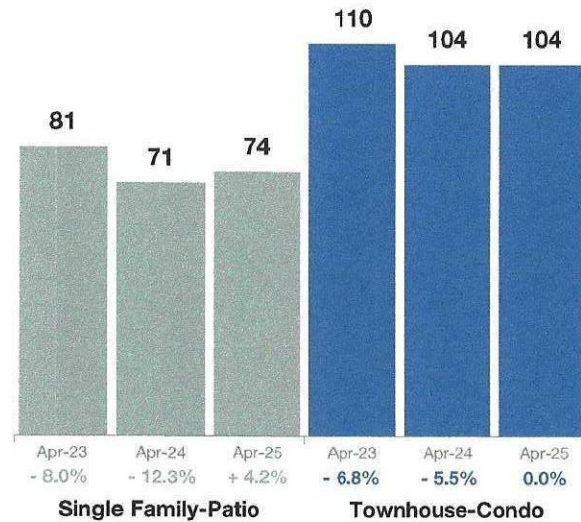
Days on Market Until Sale	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2024	33	+13.8%	37	+42.3%
Jun-2024	30	+42.9%	42	+31.3%
Jul-2024	33	+32.0%	39	+56.0%
Aug-2024	36	+24.1%	48	+71.4%
Sep-2024	42	+13.5%	64	+120.7%
Oct-2024	42	+7.7%	59	+51.3%
Nov-2024	53	+35.9%	70	+141.4%
Dec-2024	56	+24.4%	66	+17.9%
Jan-2025	67	+28.8%	71	+36.5%
Feb-2025	61	+15.1%	74	+42.3%
Mar-2025	59	+9.3%	74	+54.2%
Apr-2025	47	+20.5%	58	+41.5%

Historical Days on Market Until Sale by Month

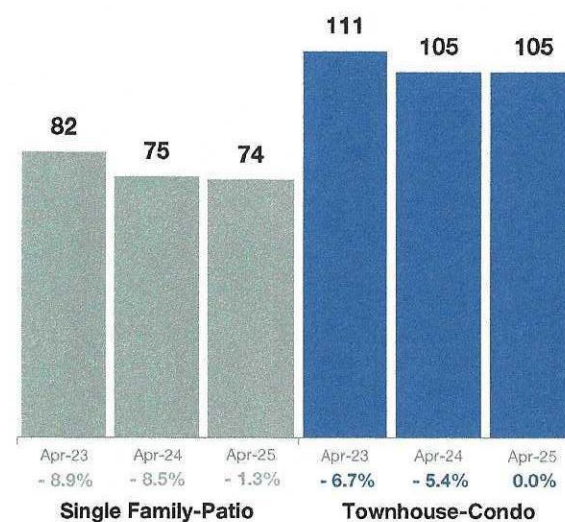


Housing Affordability Index

April

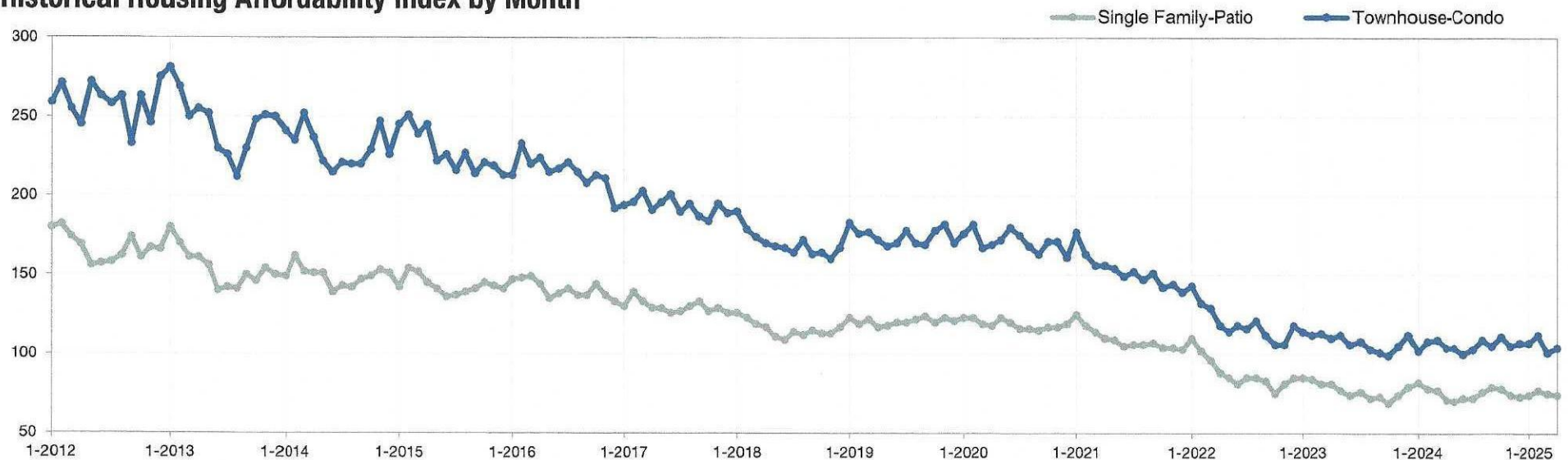


Year to Date



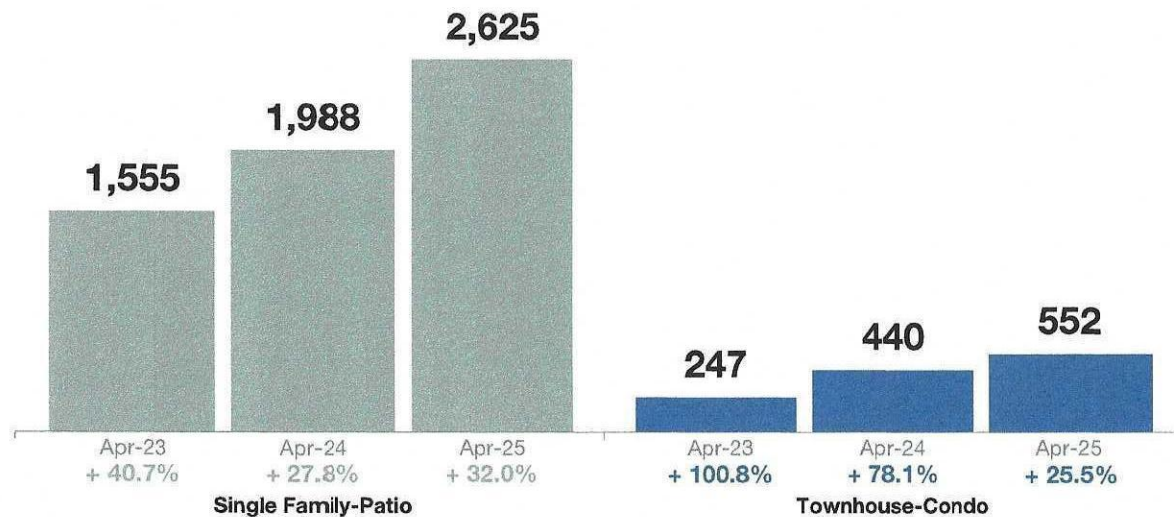
Housing Affordability Index	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2024	70	-9.1%	104	-7.1%
Jun-2024	72	-2.7%	100	-5.7%
Jul-2024	72	-5.3%	103	-4.6%
Aug-2024	76	+5.6%	109	+5.8%
Sep-2024	79	+8.2%	105	+4.0%
Oct-2024	78	+13.0%	111	+12.1%
Nov-2024	74	0.0%	105	0.0%
Dec-2024	73	-7.6%	107	-4.5%
Jan-2025	74	-9.8%	107	+4.9%
Feb-2025	77	-1.3%	112	+3.7%
Mar-2025	75	-2.6%	101	-7.3%
Apr-2025	74	+4.2%	104	0.0%

Historical Housing Affordability Index by Month



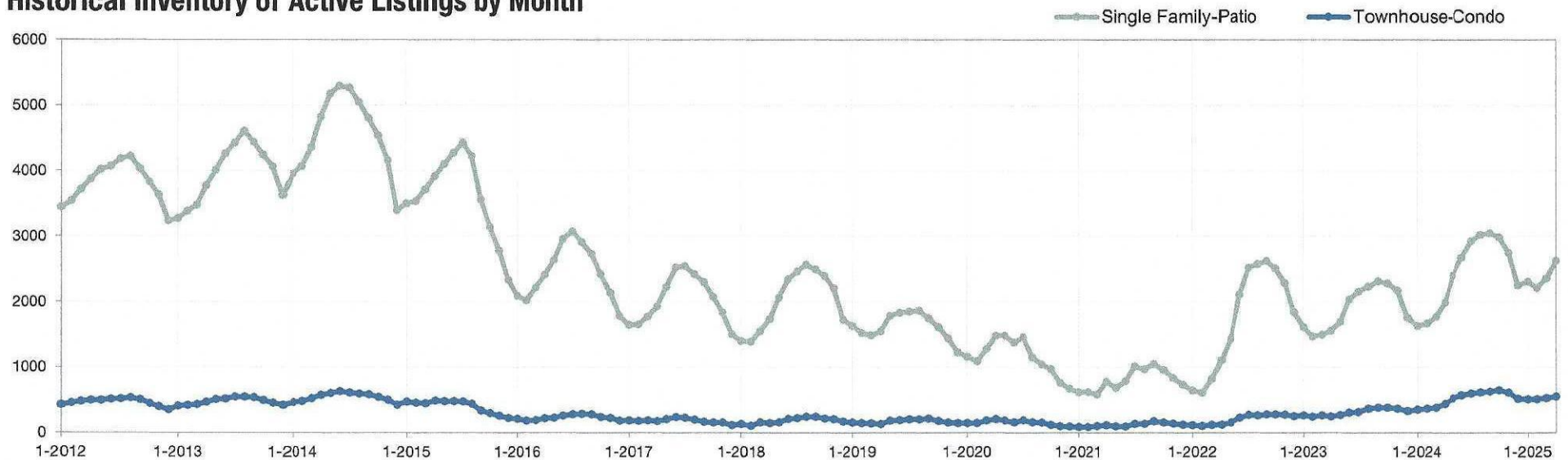
Inventory of Active Listings

April



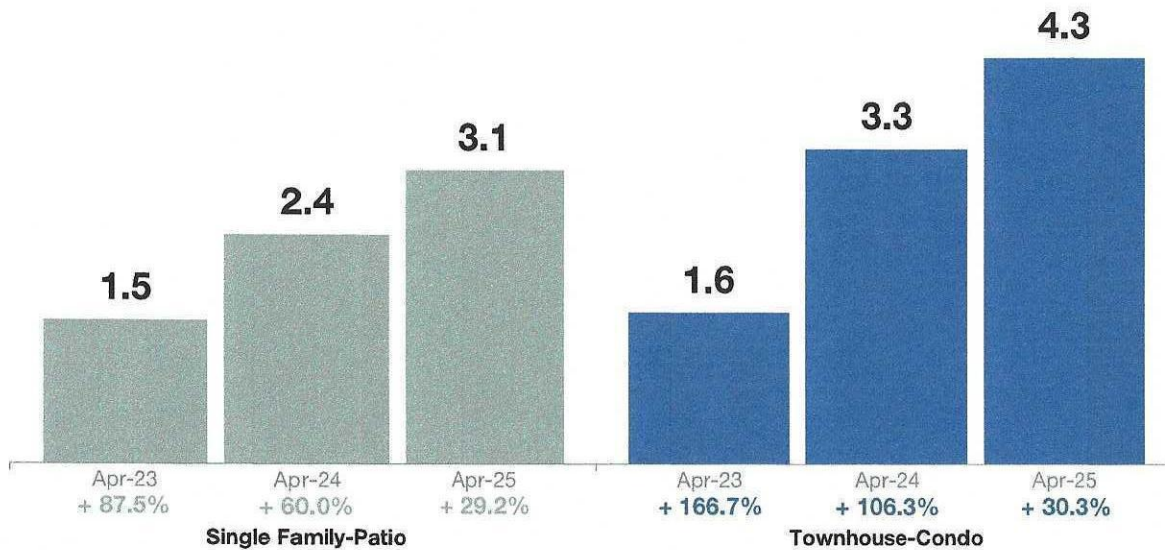
Inventory of Active Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2024	2,402	+41.9%	522	+97.0%
Jun-2024	2,672	+31.5%	572	+87.5%
Jul-2024	2,925	+36.0%	600	+91.1%
Aug-2024	3,024	+35.5%	615	+67.1%
Sep-2024	3,050	+31.9%	626	+63.9%
Oct-2024	2,986	+30.9%	648	+68.8%
Nov-2024	2,746	+26.4%	609	+65.9%
Dec-2024	2,252	+28.2%	518	+57.0%
Jan-2025	2,308	+41.9%	509	+45.0%
Feb-2025	2,211	+32.6%	510	+39.3%
Mar-2025	2,357	+32.9%	528	+38.2%
Apr-2025	2,625	+32.0%	552	+25.5%

Historical Inventory of Active Listings by Month



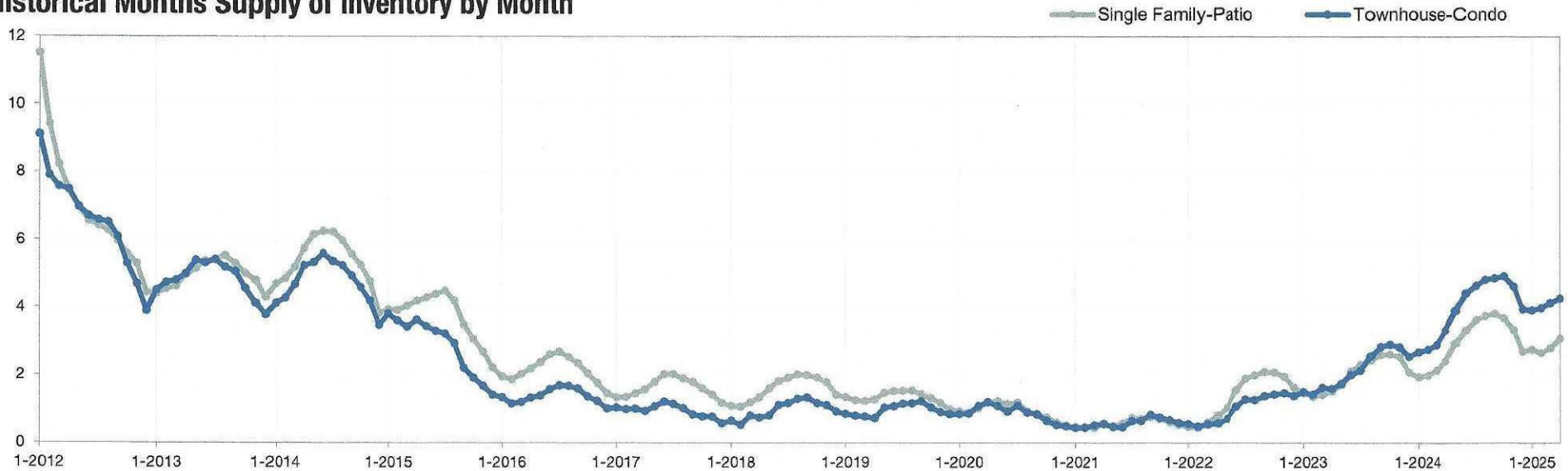
Months Supply of Inventory

April



Months Supply of Inventory	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2024	2.9	+70.6%	3.9	+129.4%
Jun-2024	3.3	+57.1%	4.4	+120.0%
Jul-2024	3.6	+56.5%	4.6	+119.0%
Aug-2024	3.8	+58.3%	4.8	+84.6%
Sep-2024	3.8	+46.2%	4.9	+75.0%
Oct-2024	3.7	+42.3%	4.9	+69.0%
Nov-2024	3.3	+32.0%	4.6	+64.3%
Dec-2024	2.7	+28.6%	3.9	+56.0%
Jan-2025	2.8	+47.4%	3.9	+44.4%
Feb-2025	2.7	+35.0%	4.0	+42.9%
Mar-2025	2.8	+33.3%	4.1	+41.4%
Apr-2025	3.1	+29.2%	4.3	+30.3%

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.



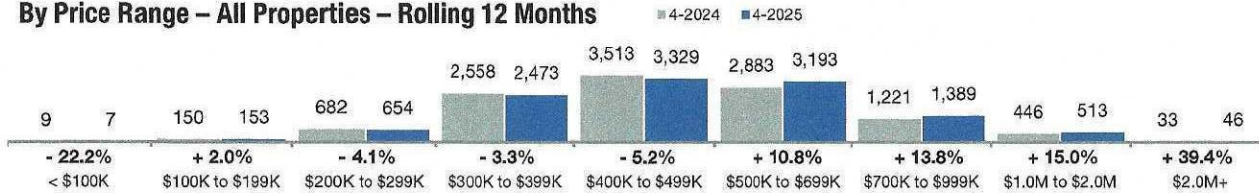
Key Metrics	Historical Sparkbars	4-2024	4-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		1,637	1,823	+ 11.4%	5,090	5,807	+ 14.1%
Pending Sales (PEND, UC, UCSS, RGT)		1,145	1,319	+ 15.2%	4,023	4,456	+ 10.8%
Sold Listings		997	1,116	+ 11.9%	3,413	3,573	+ 4.7%
Median Sales Price		\$473,490	\$473,000	- 0.1%	\$450,875	\$469,900	+ 4.2%
Average Sales Price		\$543,547	\$544,863	+ 0.2%	\$512,988	\$533,587	+ 4.0%
Pct. of List Price Received		99.6%	99.3%	- 0.3%	99.4%	99.1%	- 0.3%
Days on Market		39	48	+ 23.1%	49	59	+ 20.4%
Housing Affordability Index		75	77	+ 2.7%	78	77	- 1.3%
Active Listings		2,428	3,177	+ 30.8%	--	--	--
Months Supply of Inventory		2.5	3.2	+ 28.0%	--	--	--

Sold Listings

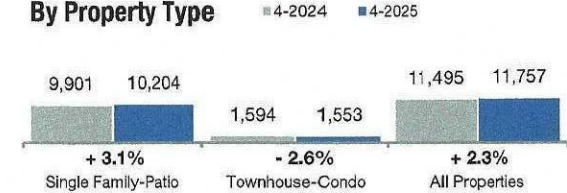
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family-Patio Homes			Townhouse-Condo		
	4-2024	4-2025	Change	4-2024	4-2025	Change
\$99,999 and Below	9	6	-33.3%	0	1	--
\$100,000 to \$199,999	55	51	-7.3%	95	102	+7.4%
\$200,000 to \$299,999	311	289	-7.1%	371	365	-1.6%
\$300,000 to \$399,999	1,916	1,867	-2.6%	642	606	-5.6%
\$400,000 to \$499,999	3,176	3,000	-5.5%	337	329	-2.4%
\$500,000 to \$699,999	2,766	3,079	+11.3%	117	114	-2.6%
\$700,000 to \$999,999	1,201	1,364	+13.6%	20	25	+25.0%
\$1,000,000 to \$1,999,999	435	505	+16.1%	11	8	-27.3%
\$2,000,000 and Above	32	43	+34.4%	1	3	+200.0%
All Price Ranges	9,901	10,204	+3.1%	1,594	1,553	-2.6%

Compared to Prior Month

	Single Family-Patio Homes			Townhouse-Condo		
	3-2025	4-2025	Change	3-2025	4-2025	Change
\$99,999 and Below	1	0	-100.0%	0	0	--
\$100,000 to \$199,999	2	4	+100.0%	9	7	-22.2%
\$200,000 to \$299,999	20	27	+35.0%	33	42	+27.3%
\$300,000 to \$399,999	178	178	0.0%	54	56	+3.7%
\$400,000 to \$499,999	262	284	+8.4%	30	27	-10.0%
\$500,000 to \$699,999	292	290	-0.7%	6	13	+116.7%
\$700,000 to \$999,999	104	124	+19.2%	1	3	+200.0%
\$1,000,000 to \$1,999,999	36	53	+47.2%	3	0	-100.0%
\$2,000,000 and Above	5	8	+60.0%	0	0	--
All Price Ranges	900	968	+7.6%	136	148	+8.8%

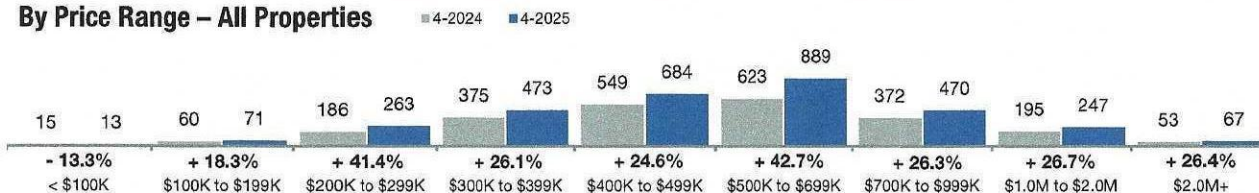
Year to Date

	Single Family-Patio Homes			Townhouse-Condo		
	4-2024	4-2025	Change	4-2024	4-2025	Change
\$99,999 and Below	3	1	-66.7%	0	0	--
\$100,000 to \$199,999	10	11	+10.0%	27	26	-3.7%
\$200,000 to \$299,999	95	89	-6.3%	117	125	+6.8%
\$300,000 to \$399,999	595	617	+3.7%	189	180	-4.8%
\$400,000 to \$499,999	976	911	-6.7%	104	89	-14.4%
\$500,000 to \$699,999	787	941	+19.6%	34	30	-11.8%
\$700,000 to \$999,999	347	382	+10.1%	6	4	-33.3%
\$1,000,000 to \$1,999,999	110	144	+30.9%	4	4	0.0%
\$2,000,000 and Above	9	18	+100.0%	0	1	--
All Price Ranges	2,932	3,114	+6.2%	481	459	-4.6%

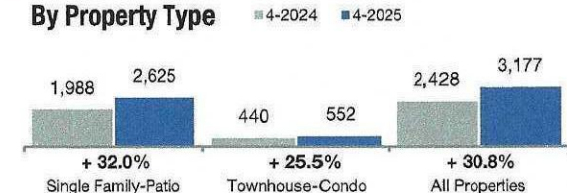
Inventory of Active Listings

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		
	4-2024	4-2025	Change	4-2024	4-2025	Change
\$99,999 and Below	12	9	-25.0%	3	4	+33.3%
\$100,000 to \$199,999	34	31	-8.8%	26	40	+53.8%
\$200,000 to \$299,999	90	109	+21.1%	96	154	+60.4%
\$300,000 to \$399,999	234	284	+21.4%	141	189	+34.0%
\$400,000 to \$499,999	443	584	+31.8%	106	100	-5.7%
\$500,000 to \$699,999	576	840	+45.8%	47	49	+4.3%
\$700,000 to \$999,999	352	460	+30.7%	20	10	-50.0%
\$1,000,000 to \$1,999,999	194	244	+25.8%	1	3	+200.0%
\$2,000,000 and Above	53	64	+20.8%	0	3	--
All Price Ranges	1,988	2,625	+32.0%	440	552	+25.5%

Compared to Prior Month

	Single Family-Patio Homes			Townhouse-Condo		
	3-2025	4-2025	Change	3-2025	4-2025	Change
\$99,999 and Below	8	9	+12.5%	3	4	+33.3%
\$100,000 to \$199,999	34	31	-8.8%	35	40	+14.3%
\$200,000 to \$299,999	106	109	+2.8%	144	154	+6.9%
\$300,000 to \$399,999	285	284	-0.4%	179	189	+5.6%
\$400,000 to \$499,999	504	584	+15.9%	101	100	-1.0%
\$500,000 to \$699,999	753	840	+11.6%	51	49	-3.9%
\$700,000 to \$999,999	414	460	+11.1%	10	10	0.0%
\$1,000,000 to \$1,999,999	189	244	+29.1%	3	3	0.0%
\$2,000,000 and Above	64	64	0.0%	2	3	+50.0%
All Price Ranges	2,357	2,625	+11.4%	528	552	+4.5%

Year to Date

	Single Family-Patio Homes			Townhouse-Condo		
	4-2024	4-2025	Change	4-2024	4-2025	Change
\$99,999 and Below	12	9	-25.0%	3	4	+33.3%
\$100,000 to \$199,999	34	31	-8.8%	26	40	+53.8%
\$200,000 to \$299,999	90	109	+21.1%	96	154	+60.4%
\$300,000 to \$399,999	234	284	+21.4%	141	189	+34.0%
\$400,000 to \$499,999	443	584	+31.8%	106	100	-5.7%
\$500,000 to \$699,999	576	840	+45.8%	47	49	+4.3%
\$700,000 to \$999,999	352	460	+30.7%	20	10	-50.0%
\$1,000,000 to \$1,999,999	194	244	+25.8%	1	3	+200.0%
\$2,000,000 and Above	53	64	+20.8%	0	3	--
All Price Ranges	1,988	2,625	+32.0%	440	552	+25.5%

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.