

Monthly Indicators

Activity for El Paso and Teller Counties Only



April 2026

Percent changes calculated using year-over-year comparisons.

New Listings were up 1.6 percent for single family-patio homes and 14.7 percent for townhouse-condo properties. Pending Sales increased 20.8 percent for single family-patio homes and 16.8 percent for townhouse-condo properties.

The Median Sales Price was down 2.0 percent to \$485,000 for single family-patio homes and 5.0 percent to \$332,500 for townhouse-condo properties. Days on Market increased 10.6 percent for single family-patio homes but decreased 5.2 percent for townhouse-condo properties.

Nationally, the median existing-home price rose 1.4% from a year earlier to \$408,800, marking the 33rd consecutive month of year-over-year price increases as limited inventory continued to put upward pressure on prices, NAR said. There were 1.36 million homes for sale heading into April, up 2.3% from a year earlier, representing a 4.1-month supply at the current sales pace.

Activity Snapshot

+ 1.8%	- 2.7%	+ 6.3%
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.

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	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		1,613	1,639	+ 1.6%	5,016	5,387	+ 7.4%
Pending Sales (PEND, UC, UCSS, RGT)		1,023	1,236	+ 20.8%	3,683	4,076	+ 10.7%
Sold Listings		968	993	+ 2.6%	3,114	3,124	+ 0.3%
Median Sales Price		\$495,000	\$485,000	- 2.0%	\$490,000	\$477,500	- 2.6%
Average Sales Price		\$573,829	\$563,733	- 1.8%	\$558,990	\$546,037	- 2.3%
Pct. of List Price Received		99.4%	99.1%	- 0.3%	99.1%	99.0%	- 0.1%
Days on Market		47	52	+ 10.6%	57	61	+ 7.0%
Housing Affordability Index		78	84	+ 7.7%	79	85	+ 7.6%
Active Listings		2,809	2,952	+ 5.1%	--	--	--
Months Supply of Inventory		3.3	3.4	+ 3.0%	--	--	--

Townhouse-Condo Market Overview

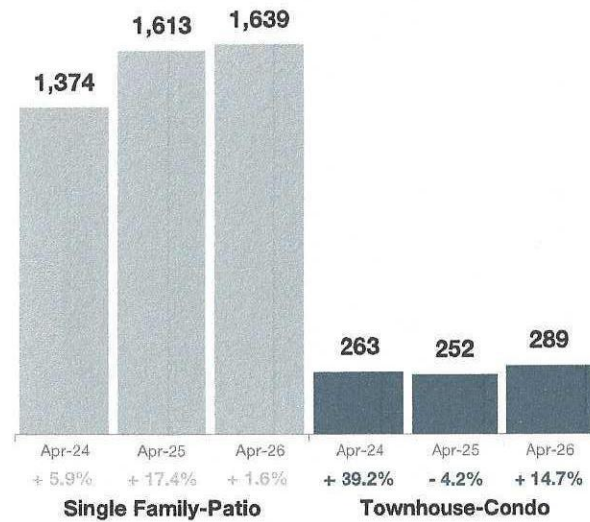


Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

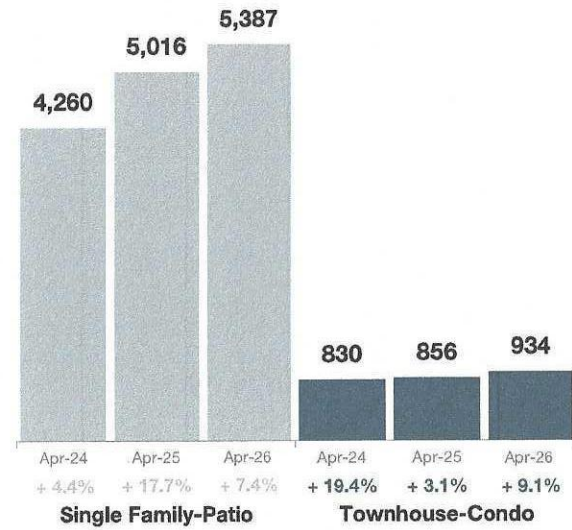
Key Metrics	Historical Sparkbars			4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings				252	289	+ 14.7%	856	934	+ 9.1%
Pending Sales (PEND, UC, UCSS, RGT)				143	167	+ 16.8%	540	533	- 1.3%
				148	143	- 3.4%	459	417	- 9.2%
				\$350,000	\$332,500	- 5.0%	\$345,000	\$323,000	- 6.4%
				\$354,320	\$351,418	- 0.8%	\$360,980	\$343,674	- 4.8%
				98.8%	98.4%	- 0.4%	98.6%	98.5%	- 0.1%
				58	55	- 5.2%	68	77	+ 13.2%
				111	122	+ 9.9%	112	126	+ 12.5%
				591	663	+ 12.2%	--	--	--
				4.6	5.5	+ 19.6%	--	--	--

New Listings

April

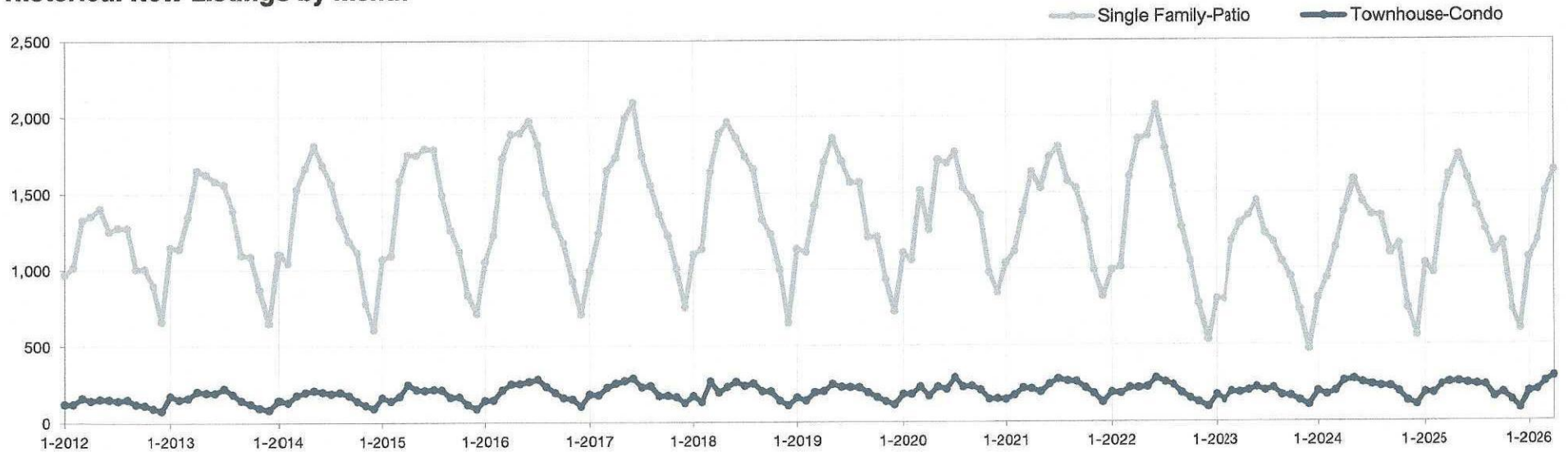


Year to Date



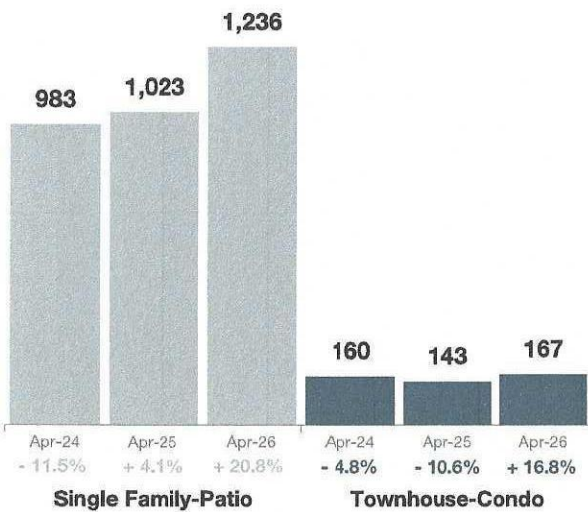
New Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	1,744	+10.2%	256	-6.9%
Jun-2025	1,591	+10.7%	246	-2.4%
Jul-2025	1,406	+4.0%	238	0.0%
Aug-2025	1,252	-6.8%	233	+1.7%
Sep-2025	1,109	+0.6%	156	-31.3%
Oct-2025	1,174	+1.3%	183	-4.7%
Nov-2025	732	-1.1%	133	+1.5%
Dec-2025	602	+6.9%	81	-25.0%
Jan-2026	1,070	+3.5%	190	+1.6%
Feb-2026	1,181	+21.9%	200	+10.5%
Mar-2026	1,497	+6.9%	255	+8.1%
Apr-2026	1,639	+1.6%	289	+14.7%

Historical New Listings by Month

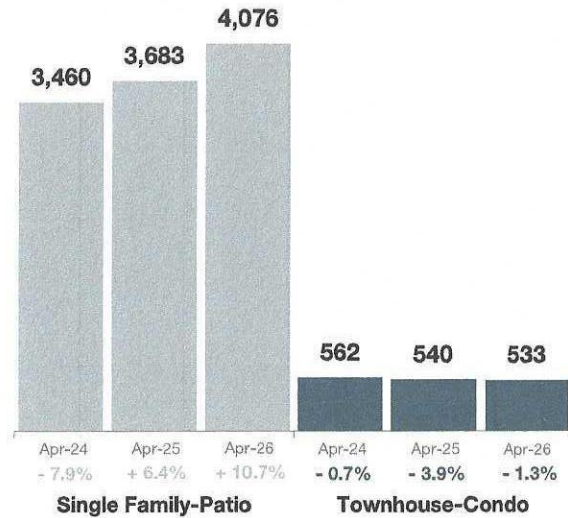


Pending Sales (PEND, UC, UCSS, RGT)

April

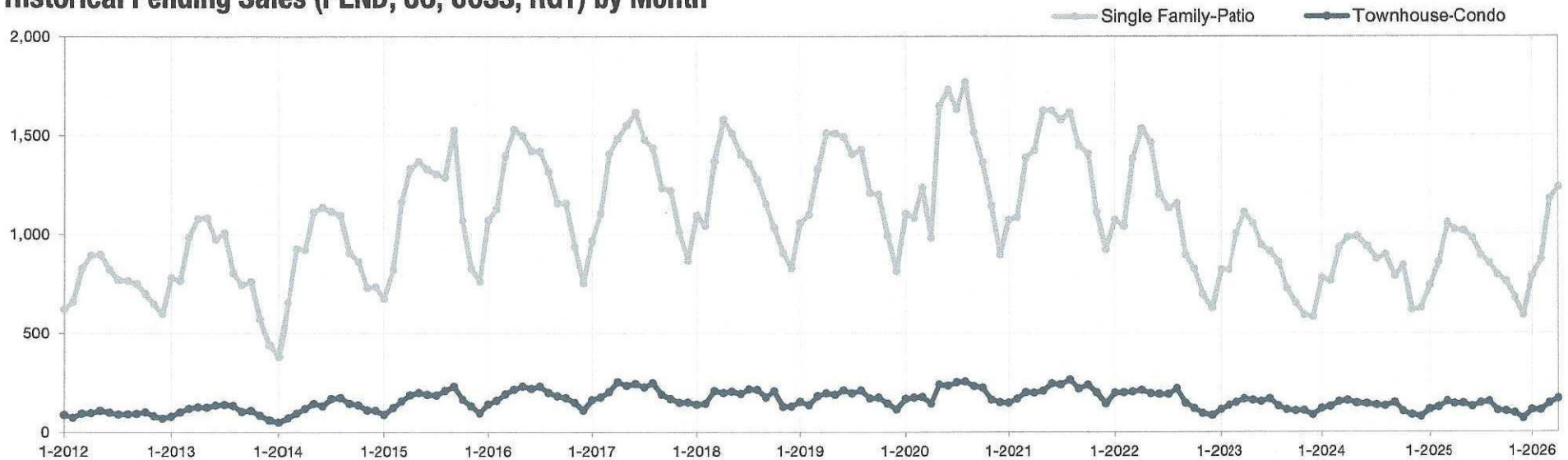


Year to Date



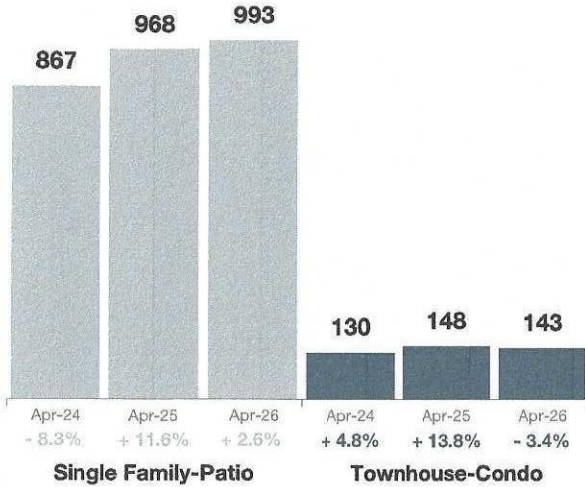
Pending Sales (PEND, UC, UCSS, RGT)	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	1,017	+2.9%	145	-0.7%
Jun-2025	980	+4.4%	129	-10.4%
Jul-2025	893	+2.1%	148	+8.0%
Aug-2025	852	-5.1%	154	+15.8%
Sep-2025	793	+0.5%	109	-26.8%
Oct-2025	762	-9.6%	105	0.0%
Nov-2025	678	+9.5%	95	+8.0%
Dec-2025	591	-5.6%	69	-11.5%
Jan-2026	789	+6.2%	111	-3.5%
Feb-2026	872	+1.5%	110	-12.7%
Mar-2026	1,179	+11.4%	145	-7.1%
Apr-2026	1,236	+20.8%	167	+16.8%

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

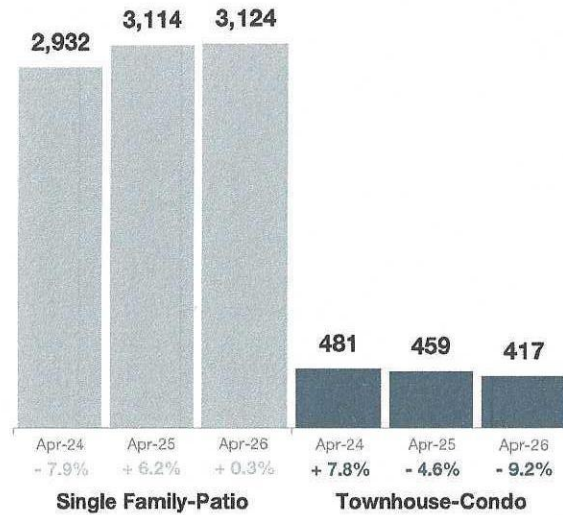


Sold Listings

April

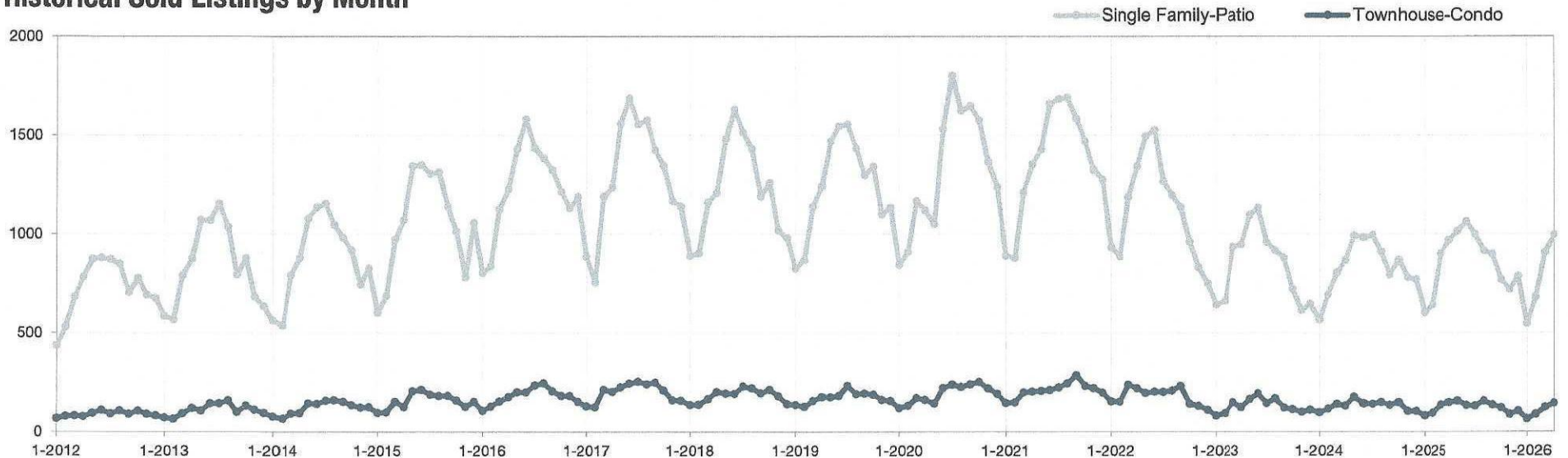


Year to Date



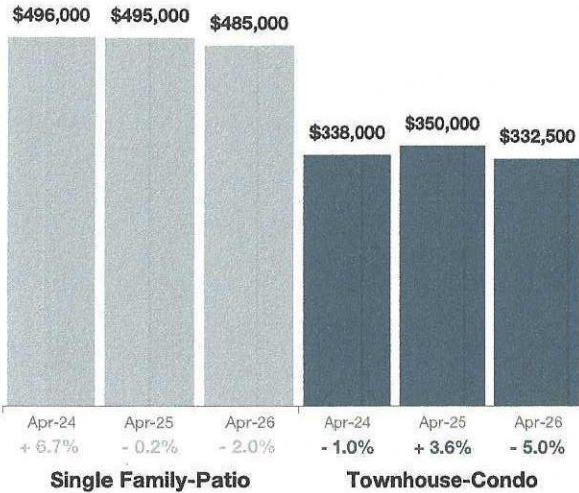
Sold Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	1,014	+2.3%	156	-11.4%
Jun-2025	1,064	+8.2%	133	-6.3%
Jul-2025	997	+0.3%	130	-7.1%
Aug-2025	915	+0.4%	155	+4.0%
Sep-2025	898	+13.1%	136	+1.5%
Oct-2025	768	-11.5%	121	-17.7%
Nov-2025	720	-7.7%	88	-14.6%
Dec-2025	786	+2.2%	105	+1.9%
Jan-2026	546	-9.5%	64	-21.0%
Feb-2026	680	+5.8%	87	-7.4%
Mar-2026	905	+0.6%	123	-9.6%
Apr-2026	993	+2.6%	143	-3.4%

Historical Sold Listings by Month

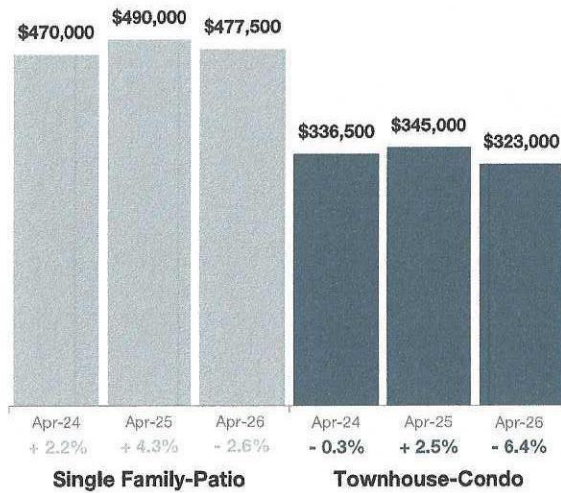


Median Sales Price

April

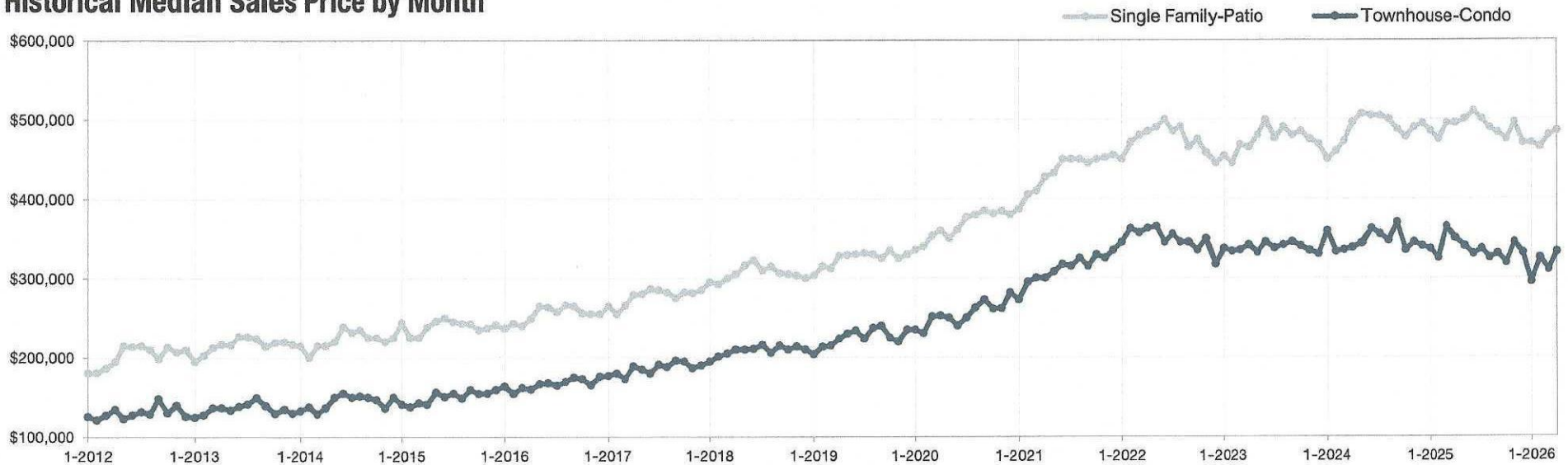


Year to Date



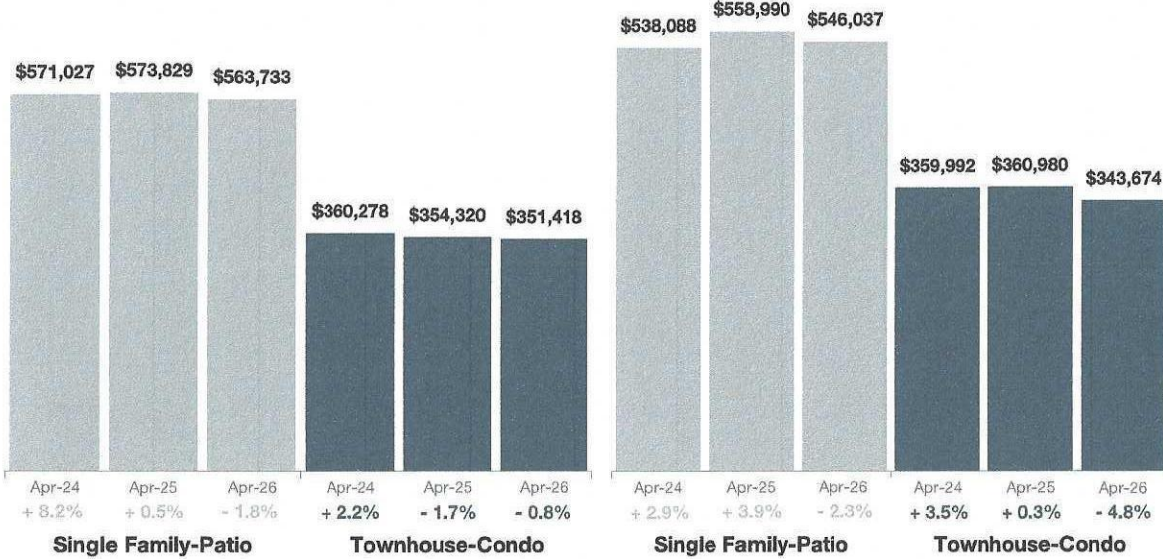
Median Sales Price	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	\$500,000	-1.4%	\$340,000	-1.0%
Jun-2025	\$509,975	+1.0%	\$330,000	-9.0%
Jul-2025	\$500,000	-0.9%	\$336,500	-5.2%
Aug-2025	\$489,000	-2.2%	\$325,000	-6.4%
Sep-2025	\$482,905	-0.9%	\$330,500	-10.7%
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%	\$331,500	-2.5%
Jan-2026	\$469,975	-3.1%	\$294,898	-12.4%
Feb-2026	\$465,000	-2.1%	\$325,000	0.0%
Mar-2026	\$480,000	-3.0%	\$310,000	-15.1%
Apr-2026	\$485,000	-2.0%	\$332,500	-5.0%

Historical Median Sales Price by Month



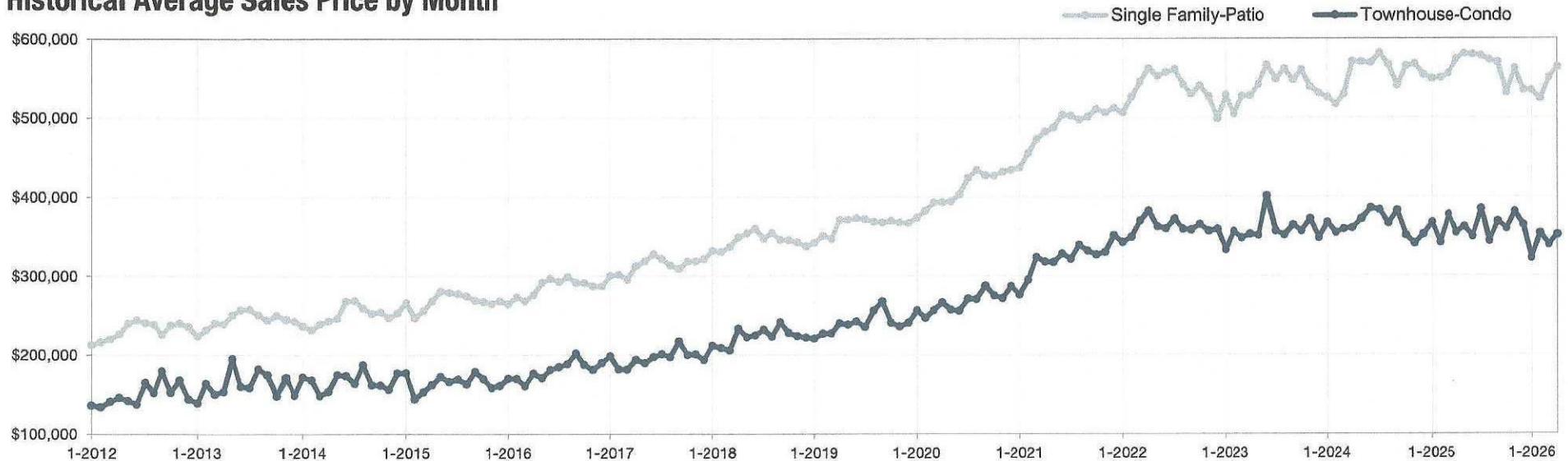
Average Sales Price

April



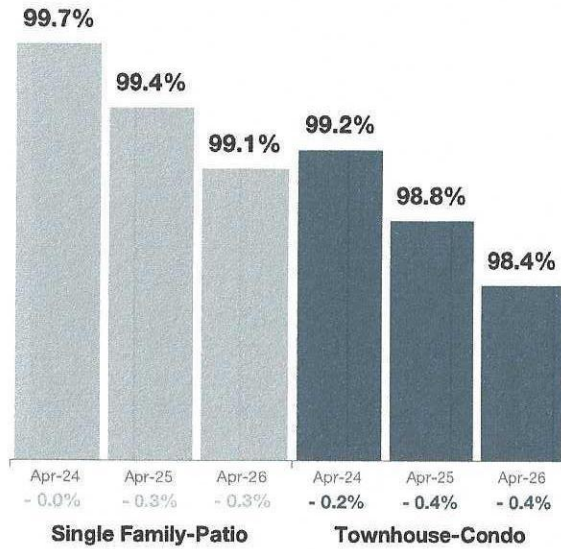
Avg. Sales Price	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	\$580,570	+1.8%	\$362,163	-2.6%
Jun-2025	\$580,037	+1.9%	\$349,519	-9.4%
Jul-2025	\$578,243	-0.6%	\$384,650	+0.3%
Aug-2025	\$573,090	+1.1%	\$343,646	-6.2%
Sep-2025	\$570,023	+5.4%	\$368,889	-3.6%
Oct-2025	\$531,629	-5.9%	\$359,827	+2.5%
Nov-2025	\$562,340	-1.0%	\$381,003	+11.8%
Dec-2025	\$534,807	-3.5%	\$364,533	+3.4%
Jan-2026	\$534,193	-2.7%	\$321,953	-12.4%
Feb-2026	\$524,141	-4.7%	\$353,413	+3.3%
Mar-2026	\$550,219	-1.0%	\$339,083	-10.1%
Apr-2026	\$563,733	-1.8%	\$351,418	-0.8%

Historical Average Sales Price by Month

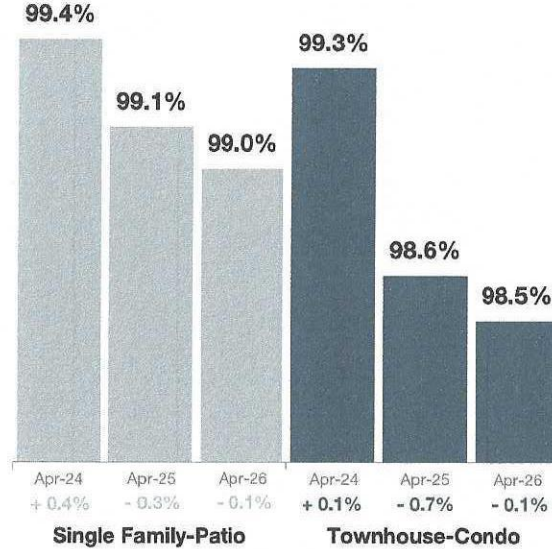


Percent of List Price Received

April

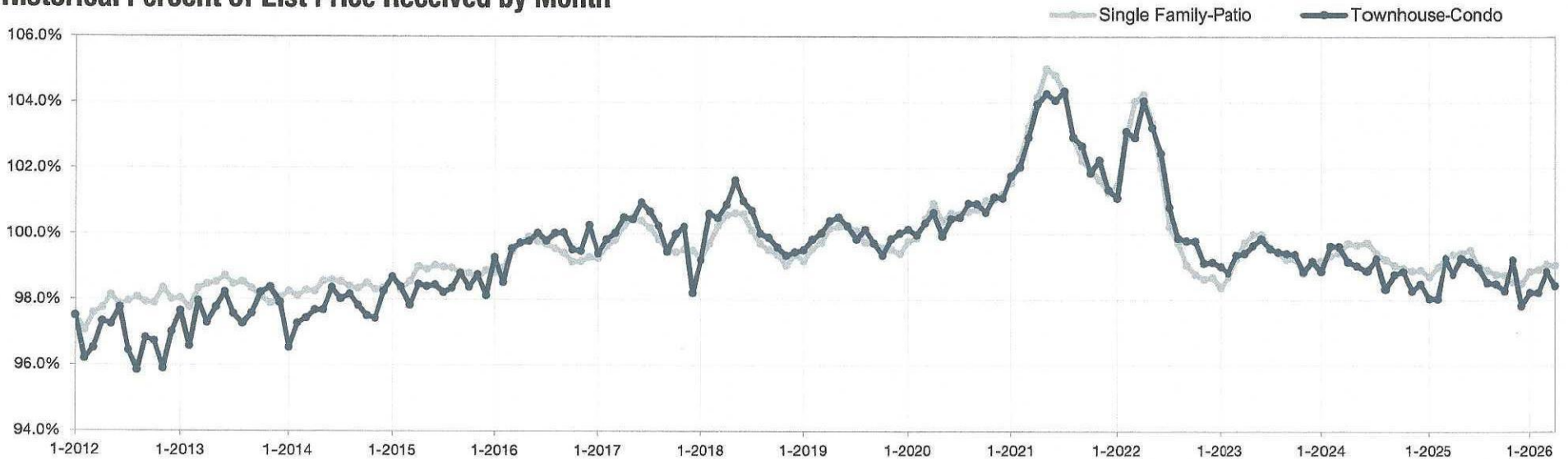


Year to Date



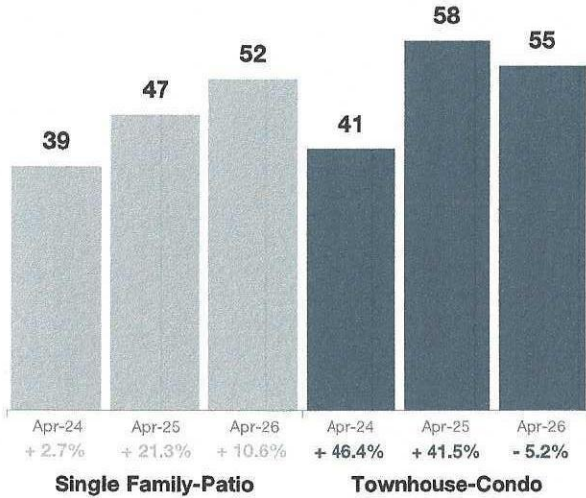
Pct. of List Price Received	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	99.4%	-0.3%	99.3%	+0.3%
Jun-2025	99.5%	-0.2%	99.2%	+0.3%
Jul-2025	99.0%	-0.4%	99.0%	-0.3%
Aug-2025	98.9%	-0.3%	98.5%	+0.2%
Sep-2025	98.8%	-0.3%	98.5%	-0.3%
Oct-2025	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%
Feb-2026	98.9%	-0.1%	98.2%	+0.2%
Mar-2026	99.1%	-0.2%	98.9%	-0.4%
Apr-2026	99.1%	-0.3%	98.4%	-0.4%

Historical Percent of List Price Received by Month

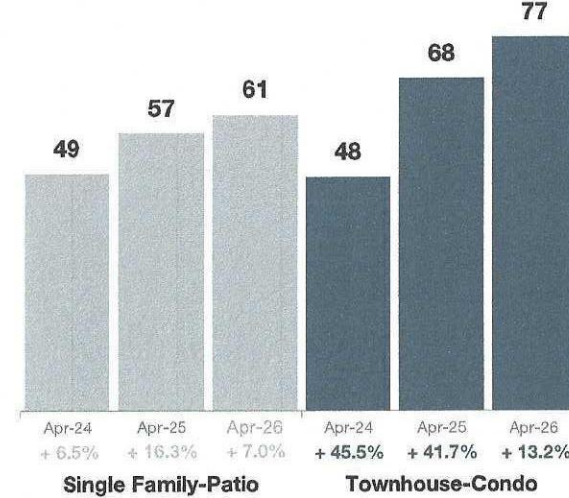


Days on Market Until Sale

April

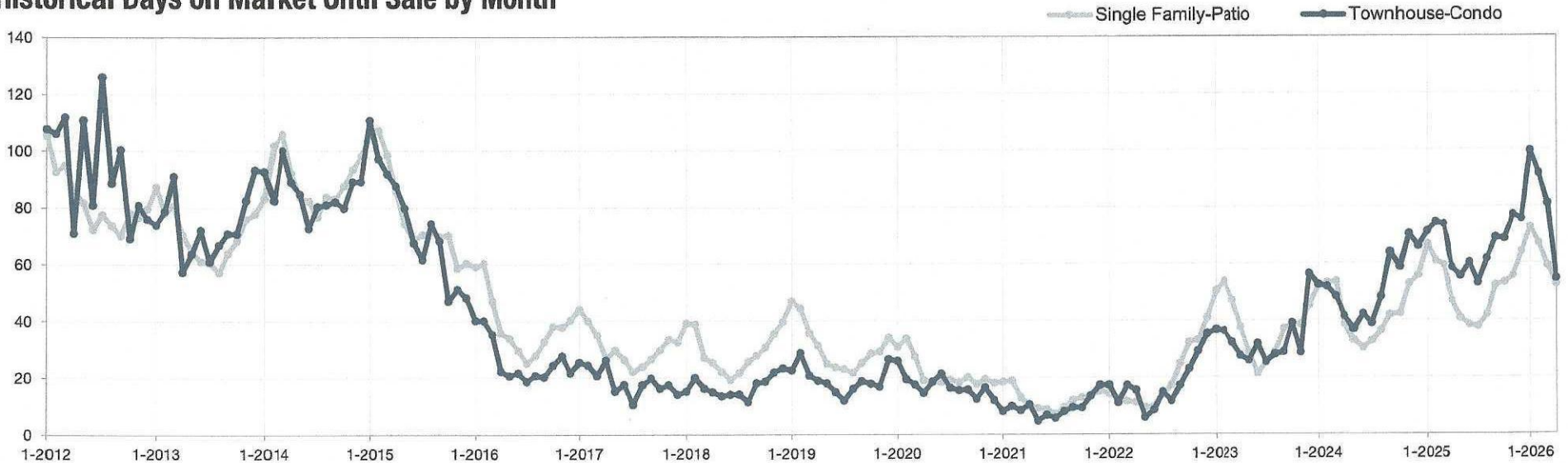


Year to Date



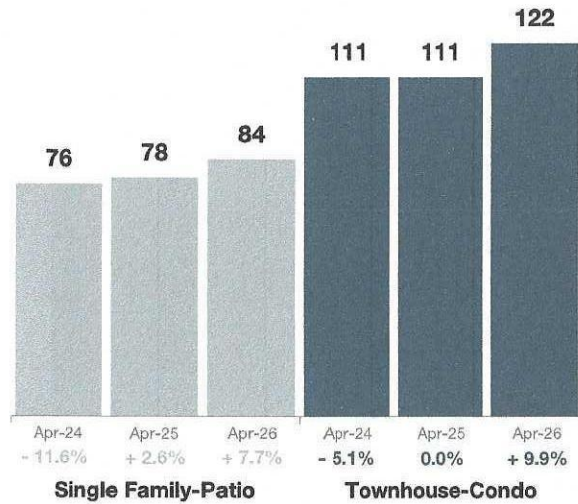
Days on Market Until Sale	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	41	+24.2%	55	+48.6%
Jun-2025	38	+26.7%	60	+42.9%
Jul-2025	38	+15.2%	53	+35.9%
Aug-2025	42	+16.7%	62	+29.2%
Sep-2025	52	+23.8%	69	+7.8%
Oct-2025	53	+26.2%	69	+16.9%
Nov-2025	56	+5.7%	77	+10.0%
Dec-2025	64	+14.3%	76	+15.2%
Jan-2026	73	+9.0%	99	+39.4%
Feb-2026	67	+9.8%	92	+24.3%
Mar-2026	59	0.0%	81	+9.5%
Apr-2026	52	+10.6%	55	-5.2%

Historical Days on Market Until Sale by Month

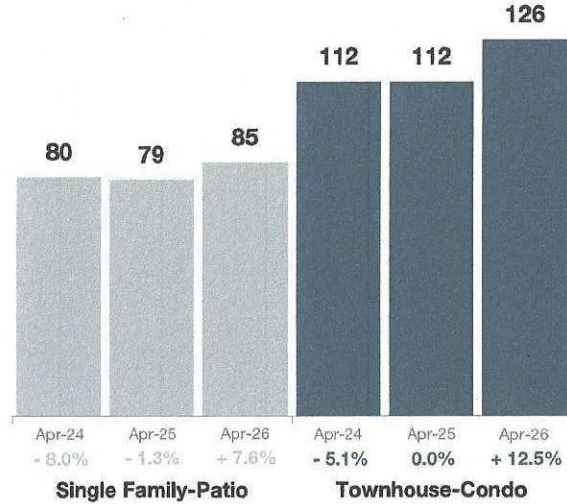


Housing Affordability Index

April

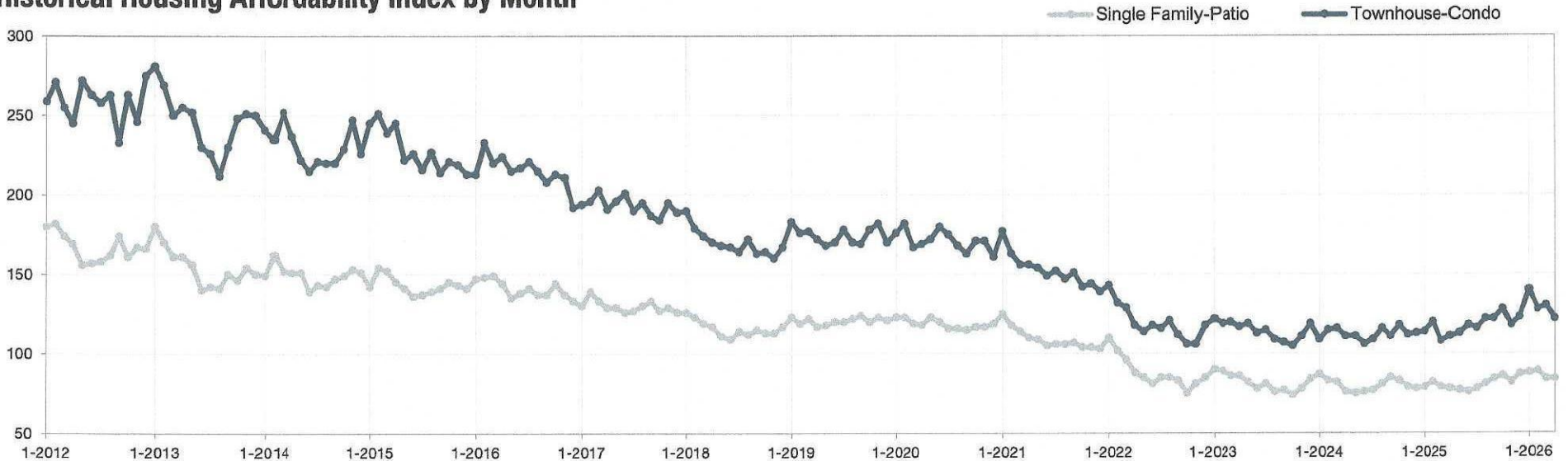


Year to Date



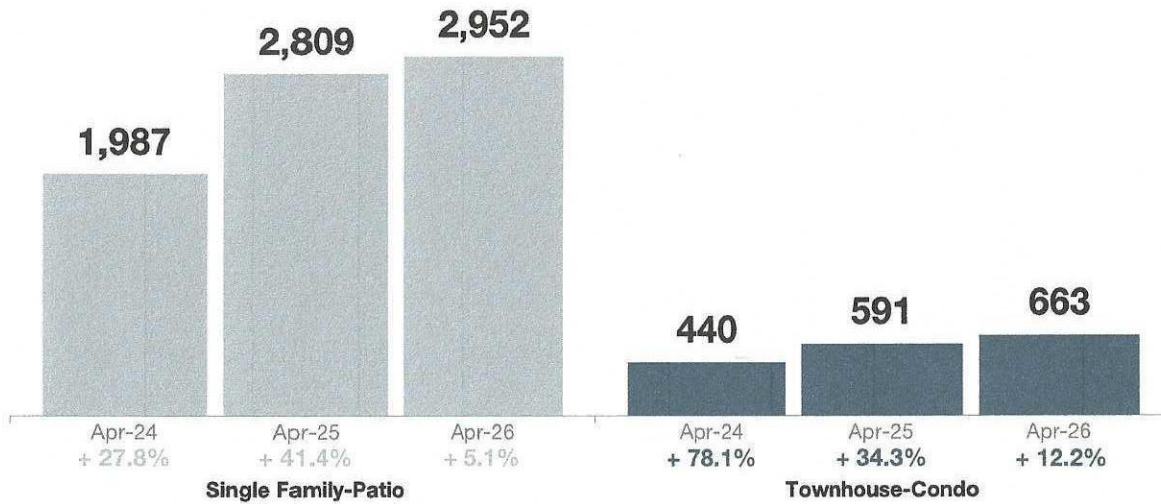
Housing Affordability Index	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	77	+2.7%	113	+1.8%
Jun-2025	76	0.0%	118	+11.3%
Jul-2025	78	+1.3%	116	+6.4%
Aug-2025	81	0.0%	122	+5.2%
Sep-2025	84	-1.2%	122	+9.9%
Oct-2025	86	+3.6%	128	+8.5%
Nov-2025	82	+3.8%	118	+5.4%
Dec-2025	87	+11.5%	123	+8.8%
Jan-2026	88	+11.4%	140	+22.8%
Feb-2026	89	+8.5%	128	+6.7%
Mar-2026	84	+6.3%	130	+20.4%
Apr-2026	84	+7.7%	122	+9.9%

Historical Housing Affordability Index by Month



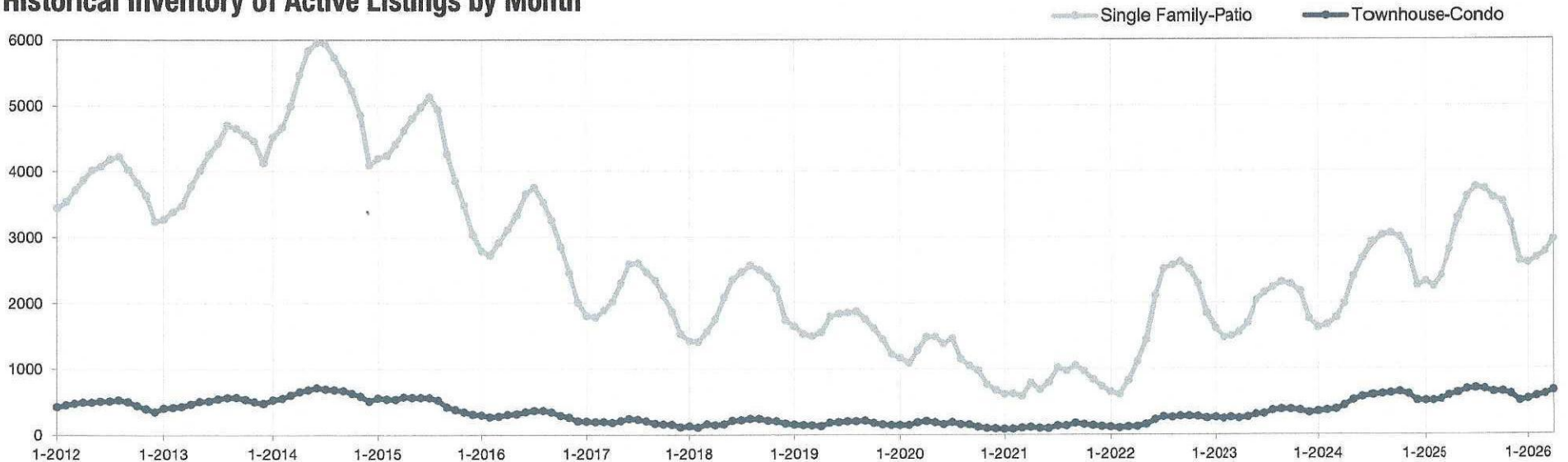
Inventory of Active Listings

April



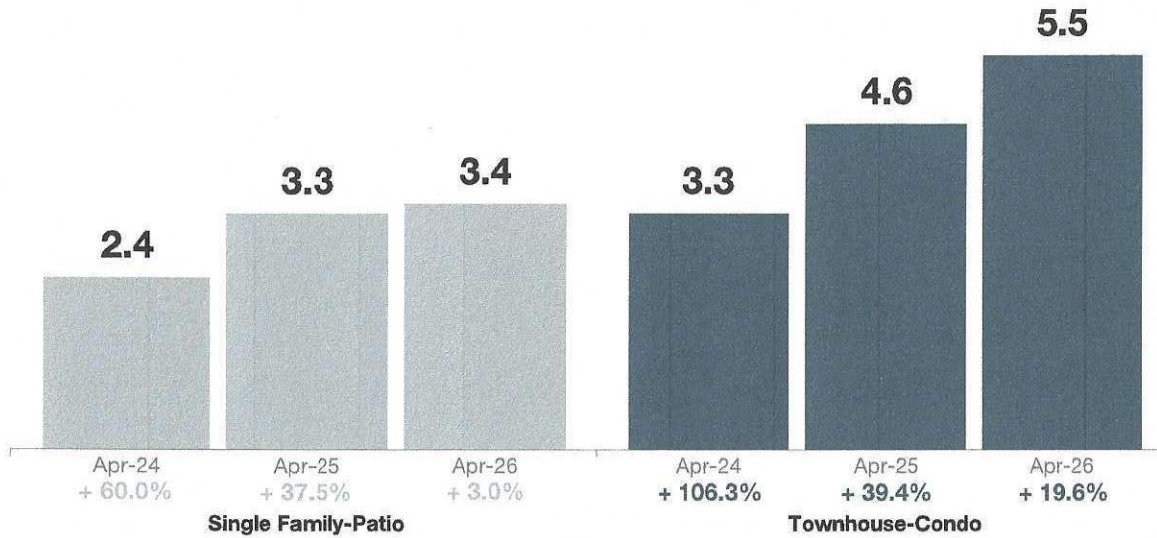
Inventory of Active Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2025	3,288	+36.9%	632	+21.1%
Jun-2025	3,615	+35.3%	688	+20.3%
Jul-2025	3,758	+28.5%	700	+16.7%
Aug-2025	3,729	+23.3%	686	+11.5%
Sep-2025	3,592	+17.7%	644	+2.9%
Oct-2025	3,532	+18.1%	648	0.0%
Nov-2025	3,207	+16.4%	609	0.0%
Dec-2025	2,627	+15.9%	505	-2.1%
Jan-2026	2,599	+11.7%	534	+4.9%
Feb-2026	2,677	+19.2%	574	+12.3%
Mar-2026	2,769	+14.6%	608	+14.3%
Apr-2026	2,952	+5.1%	663	+12.2%

Historical Inventory of Active Listings by Month



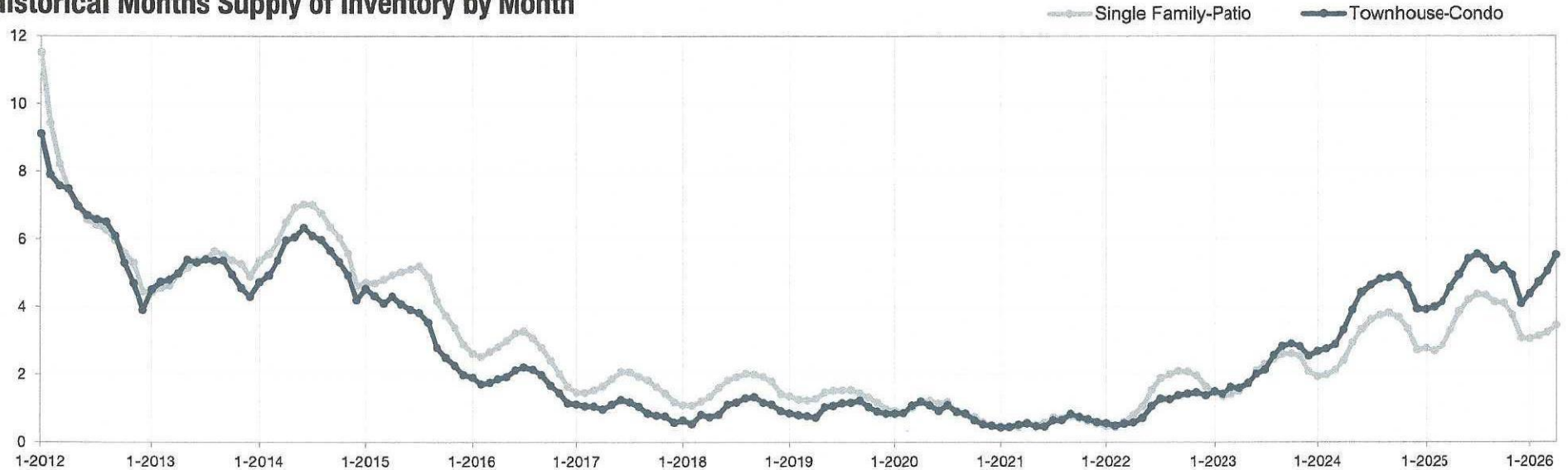
Months Supply of Inventory

April



Months Supply of Inventory	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-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	3.8	+15.2%	4.9	+6.5%
Dec-2025	3.1	+14.8%	4.1	+5.1%
Jan-2026	3.1	+10.7%	4.4	+12.8%
Feb-2026	3.1	+14.8%	4.7	+17.5%
Mar-2026	3.2	+10.3%	5.0	+19.0%
Apr-2026	3.4	+3.0%	5.5	+19.6%

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.

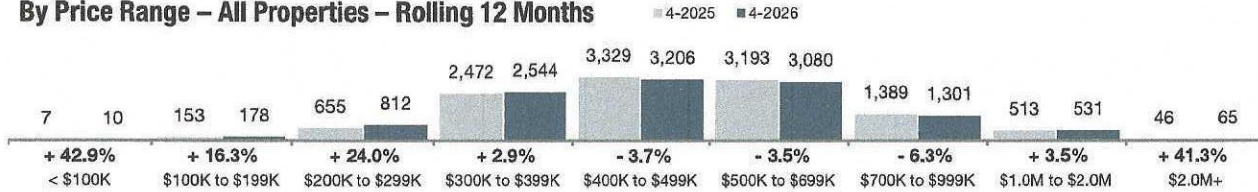
Key Metrics	Historical Sparkbars	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		1,865	1,928	+ 3.4%	5,872	6,321	+ 7.6%
Pending Sales (PEND, UC, UCSS, RGT)		1,166	1,403	+ 20.3%	4,223	4,609	+ 9.1%
Sold Listings		1,116	1,136	+ 1.8%	3,573	3,541	- 0.9%
Median Sales Price		\$473,000	\$460,296	- 2.7%	\$469,900	\$459,000	- 2.3%
Average Sales Price		\$544,718	\$537,007	- 1.4%	\$533,553	\$522,206	- 2.1%
Pct. of List Price Received		99.3%	99.0%	- 0.3%	99.1%	98.9%	- 0.2%
Days on Market		48	53	+ 10.4%	59	63	+ 6.8%
Housing Affordability Index		82	88	+ 7.3%	82	89	+ 8.5%
Active Listings		3,400	3,615	+ 6.3%	--	--	--
Months Supply of Inventory		3.5	3.7	+ 5.7%	--	--	--

Sold Listings

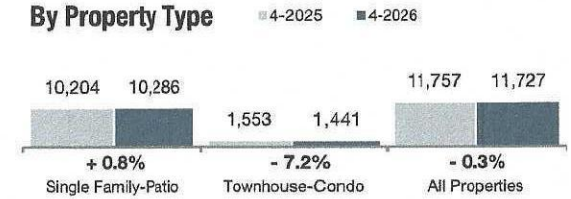
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

Compared to Prior Month

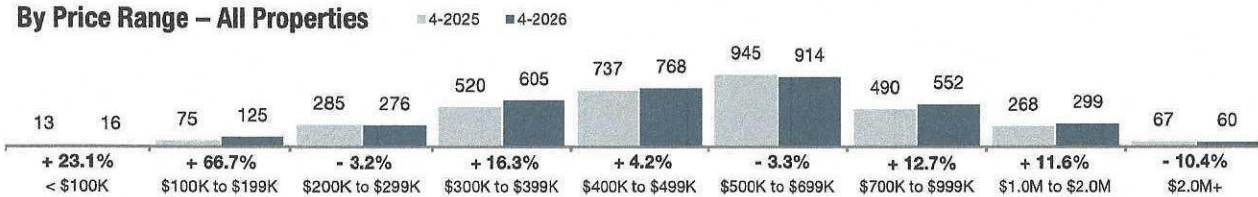
Year to Date

By Price Range	Single Family-Patio Homes			Townhouse-Condo			Single Family-Patio Homes			Townhouse-Condo			Single Family-Patio Homes			Townhouse-Condo		
	4-2025	4-2026	Change	4-2025	4-2026	Change	3-2026	4-2026	Change	3-2026	4-2026	Change	4-2025	4-2026	Change	4-2025	4-2026	Change
\$99,999 and Below	6	6	0.0%	1	4	+300.0%	0	0	--	1	0	-100.0%	1	0	-100.0%	0	1	--
\$100,000 to \$199,999	51	62	+21.6%	102	116	+13.7%	5	7	+40.0%	13	12	-7.7%	11	16	+45.5%	26	44	+69.2%
\$200,000 to \$299,999	289	393	+36.0%	366	419	+14.5%	30	40	+33.3%	41	36	-12.2%	89	121	+36.0%	126	120	-4.8%
\$300,000 to \$399,999	1,867	2,008	+7.6%	605	536	-11.4%	189	194	+2.6%	41	60	+46.3%	617	673	+9.1%	179	162	-9.5%
\$400,000 to \$499,999	3,000	2,979	-0.7%	329	227	-31.0%	265	297	+12.1%	14	22	+57.1%	911	929	+2.0%	89	51	-42.7%
\$500,000 to \$699,999	3,079	2,981	-3.2%	114	99	-13.2%	259	276	+6.6%	7	11	+57.1%	941	862	-8.4%	30	27	-10.0%
\$700,000 to \$999,999	1,364	1,275	-6.5%	25	26	+4.0%	107	116	+8.4%	6	1	-83.3%	382	368	-3.7%	4	9	+125.0%
\$1,000,000 to \$1,999,999	505	522	+3.4%	8	9	+12.5%	46	56	+21.7%	0	1	--	144	141	-2.1%	4	3	-25.0%
\$2,000,000 and Above	43	60	+39.5%	3	5	+66.7%	4	7	+75.0%	0	0	--	18	14	-22.2%	1	0	-100.0%
All Price Ranges	10,204	10,286	+0.8%	1,553	1,441	-7.2%	905	993	+9.7%	123	143	+16.3%	3,114	3,124	+0.3%	459	417	-9.2%

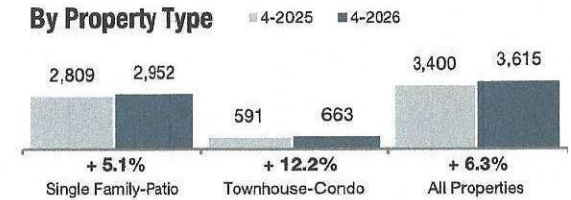
Inventory of Active Listings

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		
	4-2025	4-2026	Change	4-2025	4-2026	Change	3-2026	4-2026	Change	3-2026	4-2026	Change	4-2025	4-2026	Change	4-2025	4-2026	Change
\$99,999 and Below	9	10	+11.1%	4	6	+50.0%	10	10	0.0%	6	6	0.0%						
\$100,000 to \$199,999	33	45	+36.4%	42	80	+90.5%	42	45	+7.1%	72	80	+11.1%						
\$200,000 to \$299,999	124	105	-15.3%	161	171	+6.2%	117	105	-10.3%	156	171	+9.6%						
\$300,000 to \$399,999	322	383	+18.9%	198	222	+12.1%	362	383	+5.8%	197	222	+12.7%						
\$400,000 to \$499,999	631	658	+4.3%	106	110	+3.8%	635	658	+3.6%	99	110	+11.1%						
\$500,000 to \$699,999	882	857	-2.8%	63	57	-9.5%	797	857	+7.5%	62	57	-8.1%						
\$700,000 to \$999,999	479	537	+12.1%	11	15	+36.4%	473	537	+13.5%	13	15	+15.4%						
\$1,000,000 to \$1,999,999	265	297	+12.1%	3	2	-33.3%	275	297	+8.0%	3	2	-33.3%						
\$2,000,000 and Above	64	60	-6.3%	3	0	-100.0%	58	60	+3.4%	0	0	--						
All Price Ranges	2,809	2,952	+5.1%	591	663	+12.2%	2,769	2,952	+6.6%	608	663	+9.0%						

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.