

Monthly Indicators

Activity for El Paso and Teller Counties Only



May 2025

Percent changes calculated using year-over-year comparisons.

New Listings were up 8.7 percent for single family-patio homes but decreased 7.6 percent for townhouse-condo properties. Pending Sales increased 15.3 percent for single family-patio homes and 18.5 percent for townhouse-condo properties.

The Median Sales Price was down 1.4 percent to \$500,000 for single family-patio homes and 1.0 percent to \$340,000 for townhouse-condo properties. Days on Market increased 24.2 percent for single family-patio homes and 48.6 percent for townhouse-condo properties.

There were 1.45 million units actively for sale heading into May, a 9.0% increase from the previous month and a 20.8% improvement from the same time last year, for a 4.4-month supply at the current sales pace, according to NAR. The median existing-home price edged up 1.8% year-over-year to \$414,000 as of last measure, the 22nd consecutive month of annual price increases and a new record high for the month.

Activity Snapshot

+ 0.3%	+ 1.0%	+ 27.7%
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	5-2024	5-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		1,583	1,721	+ 8.7%	5,843	6,717	+ 15.0%
Pending Sales (PEND, UC, UCSS, RGT)		988	1,139	+ 15.3%	4,448	4,888	+ 9.9%
Sold Listings		991	1,015	+ 2.4%	3,923	4,129	+ 5.3%
Median Sales Price		\$507,000	\$500,000	- 1.4%	\$479,900	\$495,000	+ 3.1%
Average Sales Price		\$570,388	\$580,559	+ 1.8%	\$546,247	\$564,294	+ 3.3%
Pct. of List Price Received		99.7%	99.4%	- 0.3%	99.5%	99.2%	- 0.3%
Days on Market		33	41	+ 24.2%	45	53	+ 17.8%
Housing Affordability Index		70	72	+ 2.9%	74	73	- 1.4%
Active Listings		2,401	3,132	+ 30.4%	--	--	--
Months Supply of Inventory		2.9	3.7	+ 27.6%	--	--	--

Townhouse-Condo Market Overview

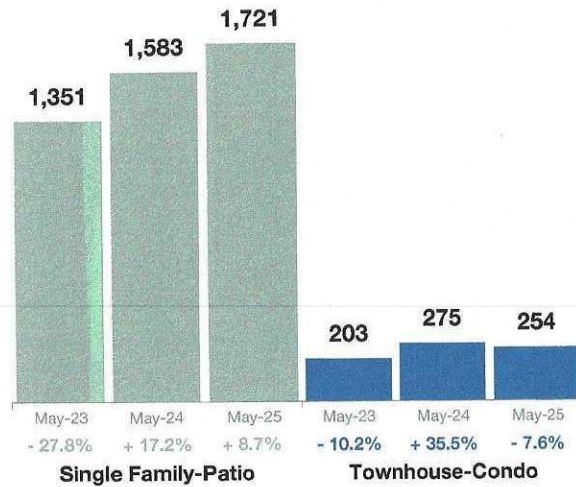
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



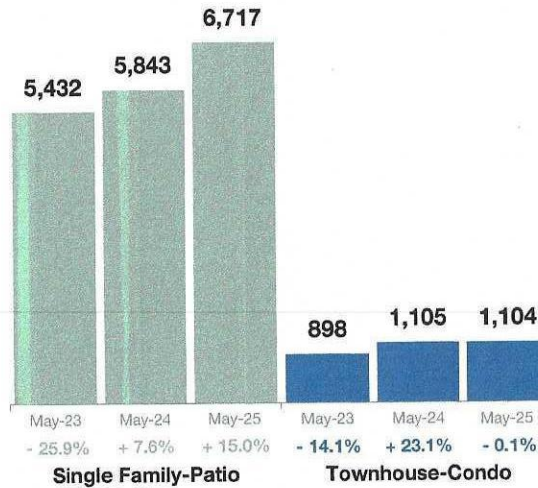
Key Metrics	Historical Sparkbars	5-2024	5-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		275	254	- 7.6%	1,105	1,104	- 0.1%
Pending Sales (PEND, UC, UCSS, RGT)		146	173	+ 18.5%	708	734	+ 3.7%
Sold Listings		176	156	- 11.4%	657	615	- 6.4%
Median Sales Price		\$343,500	\$340,000	- 1.0%	\$338,000	\$342,500	+ 1.3%
Average Sales Price		\$371,911	\$362,163	- 2.6%	\$363,185	\$361,280	- 0.5%
Pct. of List Price Received		99.0%	99.3%	+ 0.3%	99.3%	98.8%	- 0.5%
Days on Market		37	55	+ 48.6%	45	65	+ 44.4%
Housing Affordability Index		104	106	+ 1.9%	106	106	0.0%
Active Listings		522	602	+ 15.3%	--	--	--
Months Supply of Inventory		3.9	4.7	+ 20.5%	--	--	--

New Listings

May

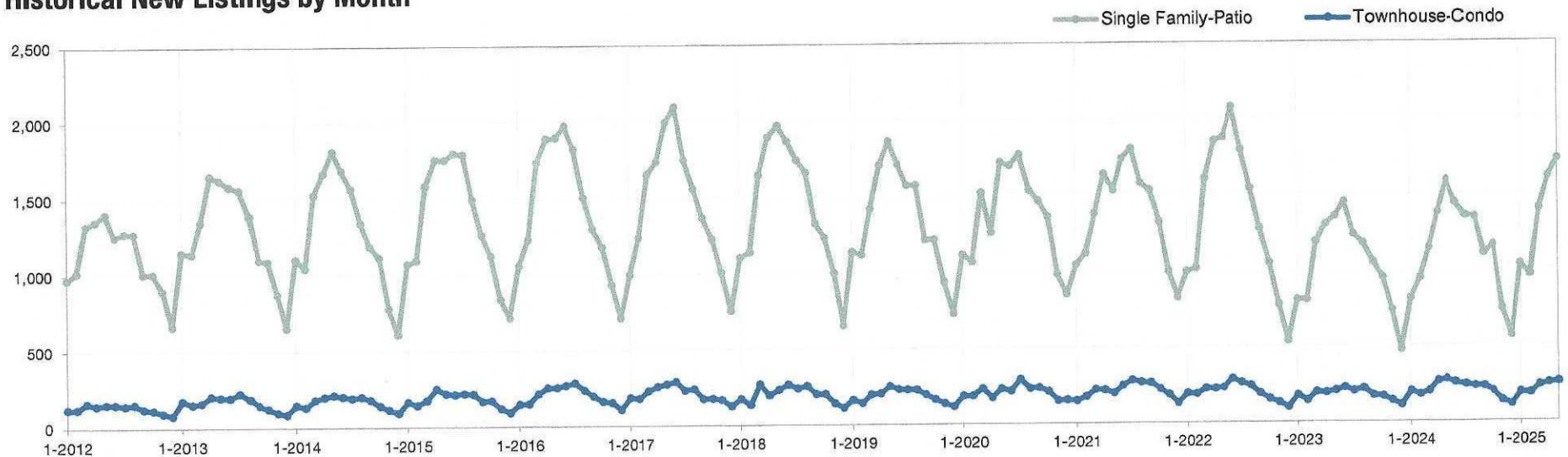


Year to Date



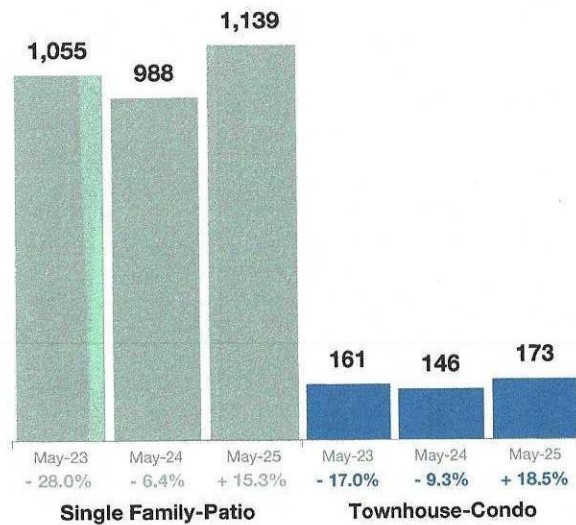
New Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2024	1,437	-0.4%	252	+13.0%
Jul-2024	1,351	+9.7%	238	+19.0%
Aug-2024	1,342	+14.4%	229	+6.0%
Sep-2024	1,101	+5.2%	227	+34.3%
Oct-2024	1,157	+22.4%	192	+17.1%
Nov-2024	739	+0.8%	131	-3.7%
Dec-2024	561	+19.1%	108	+1.9%
Jan-2025	1,030	+27.5%	187	-4.1%
Feb-2025	962	+2.4%	181	+4.0%
Mar-2025	1,397	+22.7%	234	+18.2%
Apr-2025	1,607	+17.0%	248	-5.7%
May-2025	1,721	+8.7%	254	-7.6%

Historical New Listings by Month

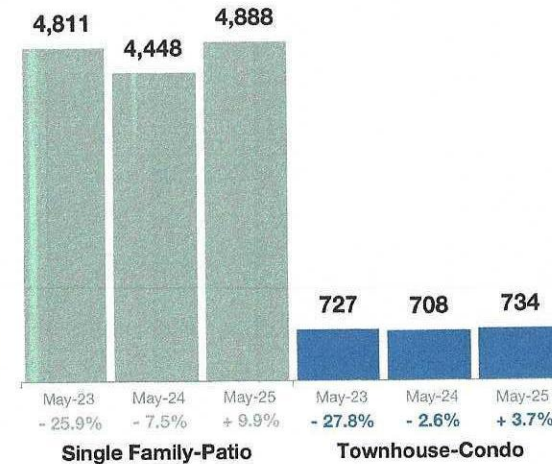


Pending Sales (PEND, UC, UCSS, RGT)

May

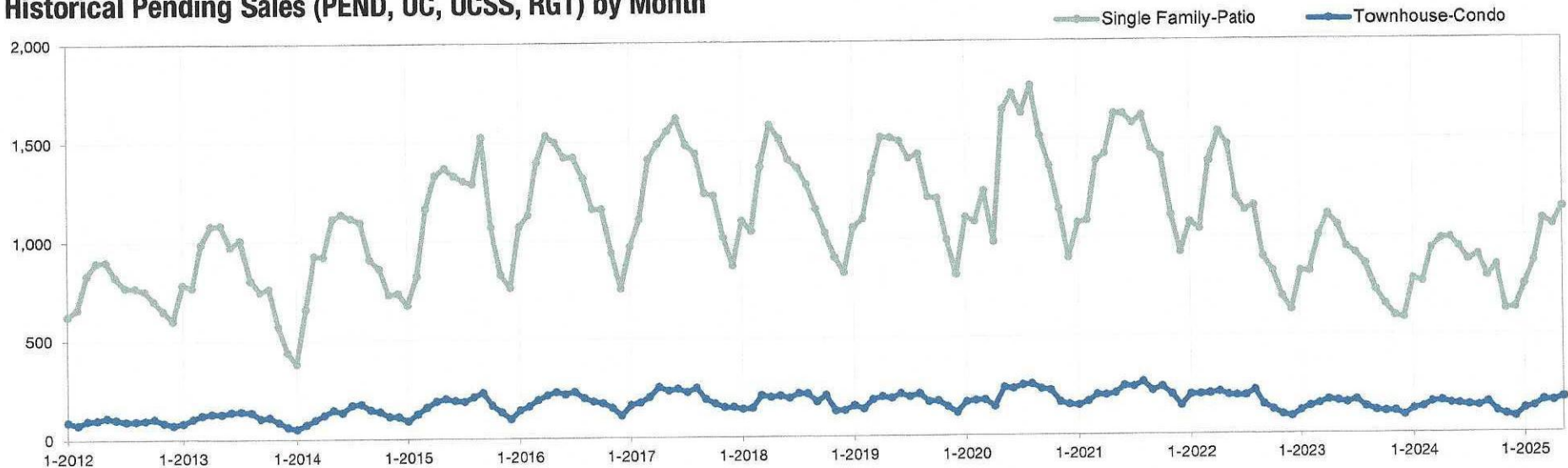


Year to Date



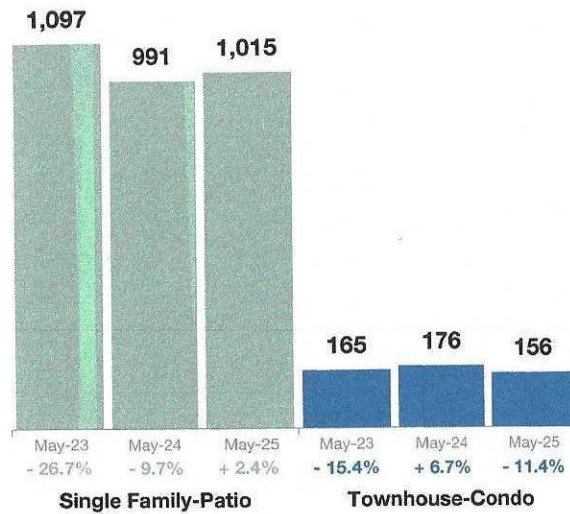
Pending Sales (PEND, UC, UCSS, RGT)	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2024	941	-0.5%	144	-6.5%
Jul-2024	875	-4.1%	137	-18.5%
Aug-2024	900	+4.9%	133	+1.5%
Sep-2024	792	+9.2%	150	+32.7%
Oct-2024	847	+29.7%	105	-1.9%
Nov-2024	624	+5.2%	88	-19.3%
Dec-2024	629	+7.9%	76	-12.6%
Jan-2025	750	-3.7%	118	-0.8%
Feb-2025	865	+13.2%	129	0.0%
Mar-2025	1,081	+15.7%	159	+3.2%
Apr-2025	1,053	+7.1%	155	-3.1%
May-2025	1,139	+15.3%	173	+18.5%

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

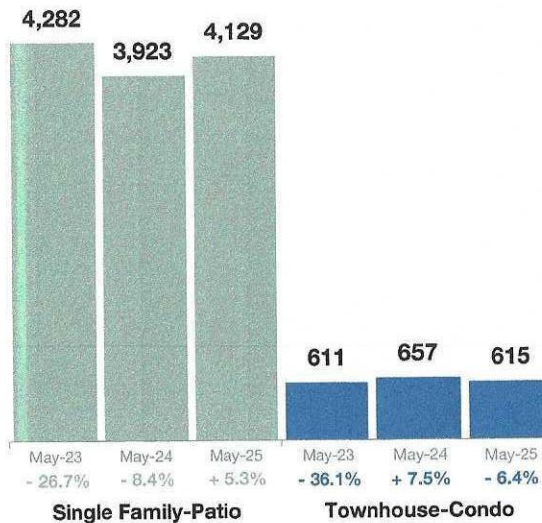


Sold Listings

May

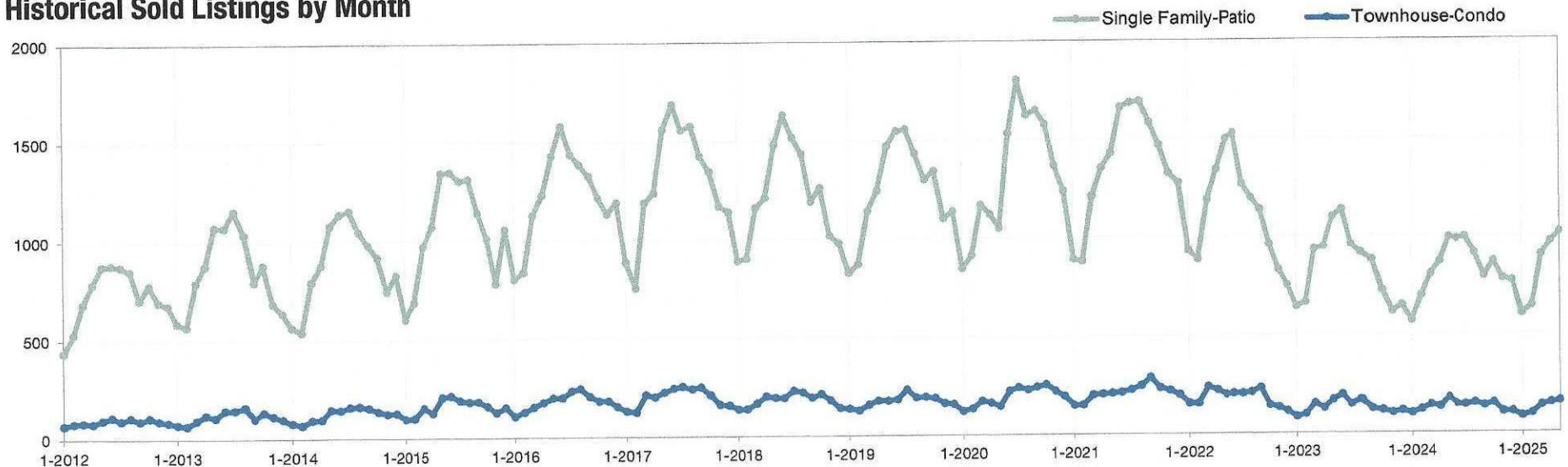


Year to Date



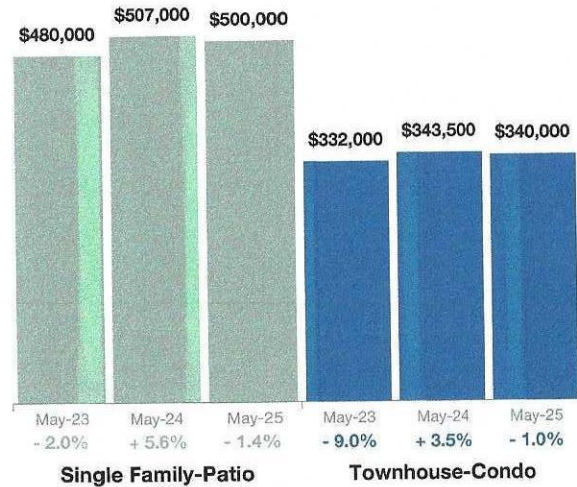
Sold Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2024	983	-13.3%	142	-26.4%
Jul-2024	994	+3.6%	140	-2.1%
Aug-2024	911	-0.5%	149	-11.3%
Sep-2024	794	-9.7%	134	+10.7%
Oct-2024	868	+20.1%	147	+30.1%
Nov-2024	780	+26.8%	103	+3.0%
Dec-2024	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%
May-2025	1,015	+2.4%	156	-11.4%

Historical Sold Listings by Month

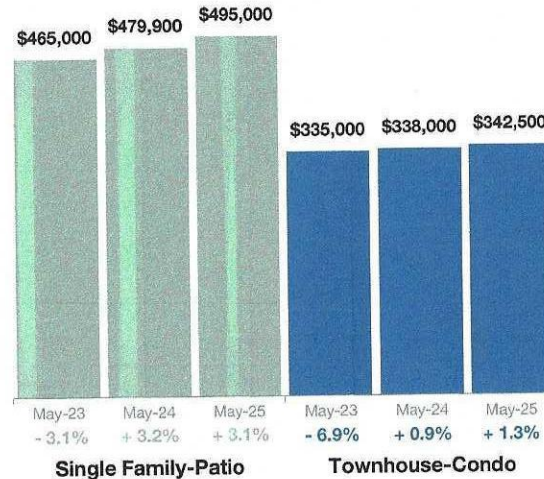


Median Sales Price

May

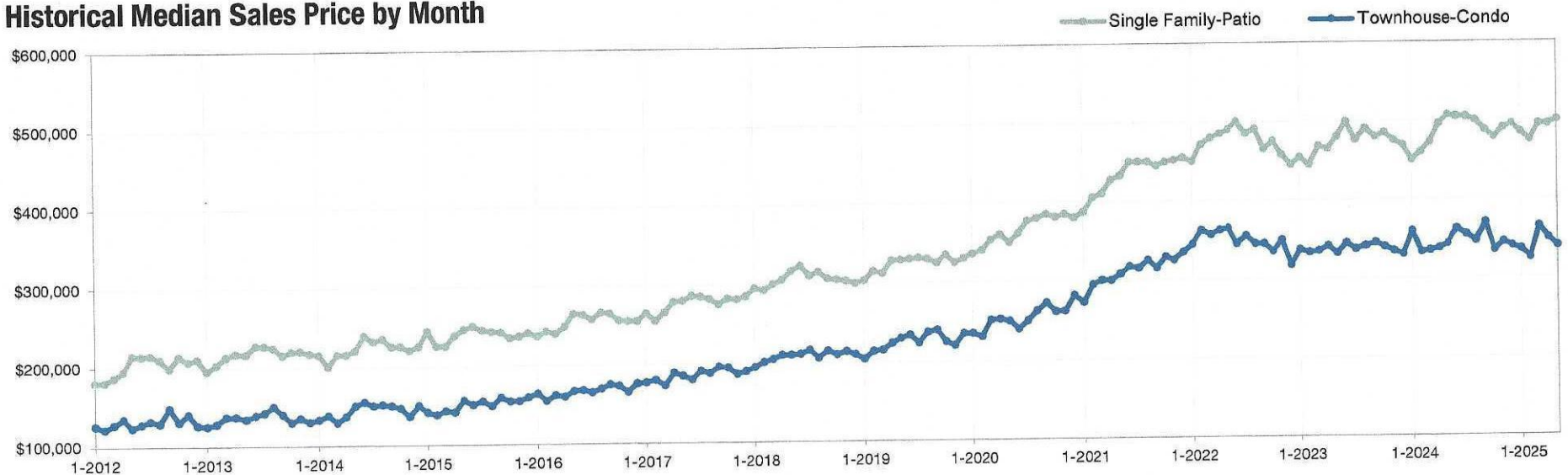


Year to Date



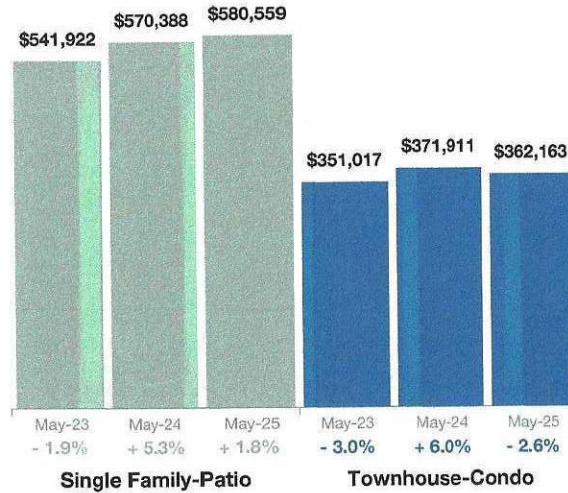
Median Sales Price	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2024	\$505,000	+1.2%	\$362,500	+5.1%
Jul-2024	\$504,593	+6.0%	\$355,000	+5.2%
Aug-2024	\$500,000	+2.0%	\$347,200	+1.7%
Sep-2024	\$487,460	+1.6%	\$370,000	+7.1%
Oct-2024	\$478,000	-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%
May-2025	\$500,000	-1.4%	\$340,000	-1.0%

Historical Median Sales Price by Month

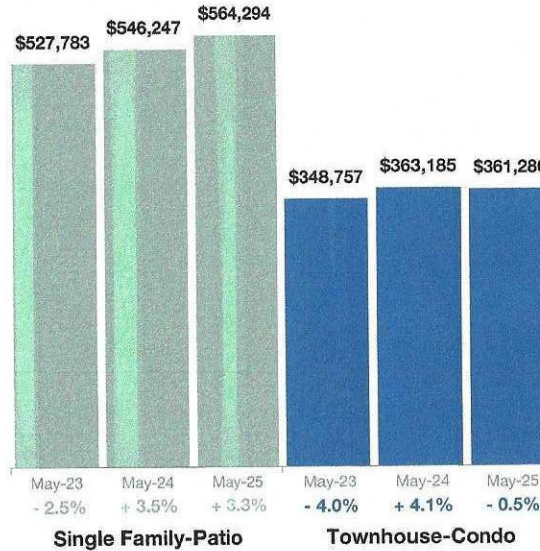


Average Sales Price

May

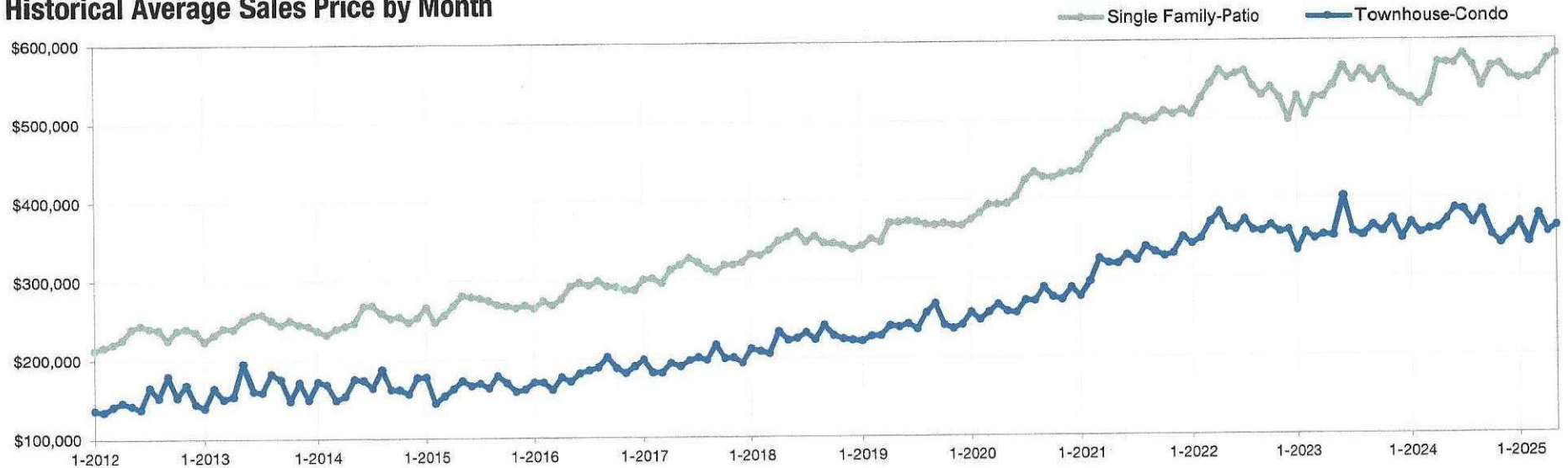


Year to Date



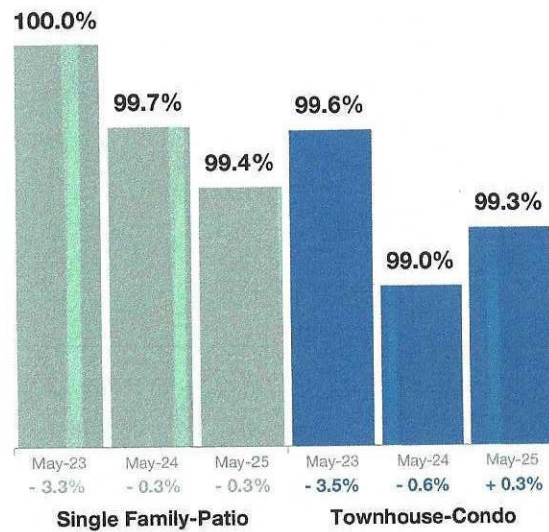
Avg. Sales Price	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2024	\$569,410	+0.6%	\$385,655	-3.9%
Jul-2024	\$581,609	+6.0%	\$383,382	+7.6%
Aug-2024	\$566,953	+0.9%	\$366,343	+4.3%
Sep-2024	\$540,618	-1.3%	\$382,854	+5.1%
Oct-2024	\$565,147	+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	\$555,866	+5.0%	\$377,361	+5.0%
Apr-2025	\$573,834	+0.5%	\$354,320	-1.7%
May-2025	\$580,559	+1.8%	\$362,163	-2.6%

Historical Average Sales Price by Month

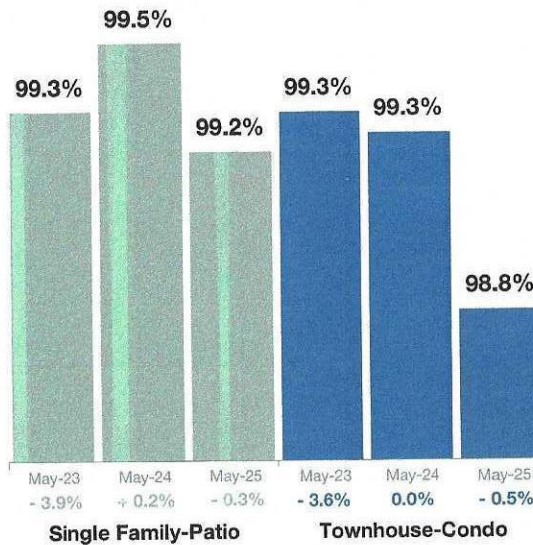


Percent of List Price Received

May

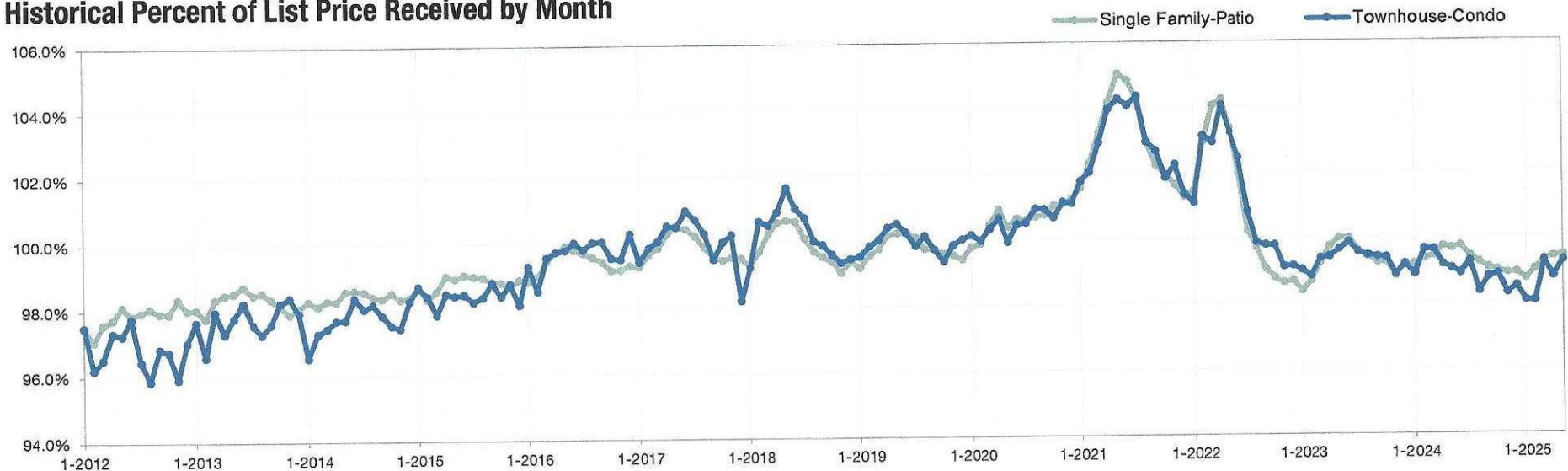


Year to Date



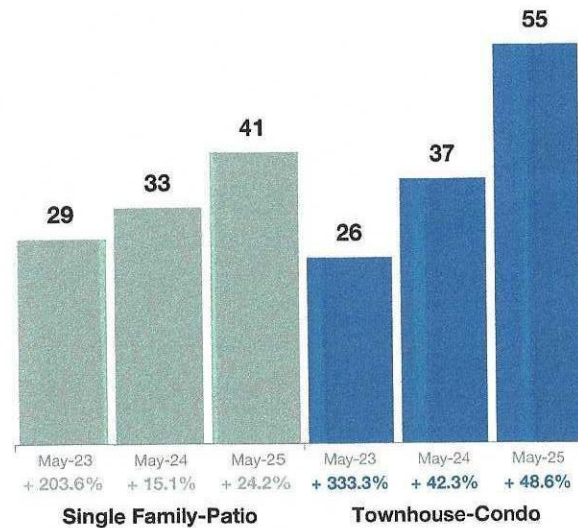
Pct. of List Price Received	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2024	99.7%	-0.3%	98.9%	-0.9%
Jul-2024	99.4%	-0.2%	99.3%	-0.2%
Aug-2024	99.2%	-0.2%	98.3%	-1.1%
Sep-2024	99.1%	-0.1%	98.8%	-0.6%
Oct-2024	99.0%	-0.2%	98.9%	-0.5%
Nov-2024	98.9%	+0.1%	98.3%	-0.5%
Dec-2024	98.9%	-0.2%	98.5%	-0.7%
Jan-2025	98.7%	-0.5%	98.0%	-0.9%
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%

Historical Percent of List Price Received by Month

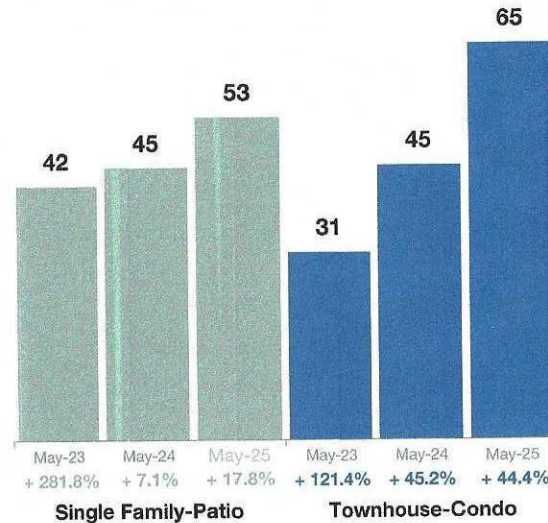


Days on Market Until Sale

May

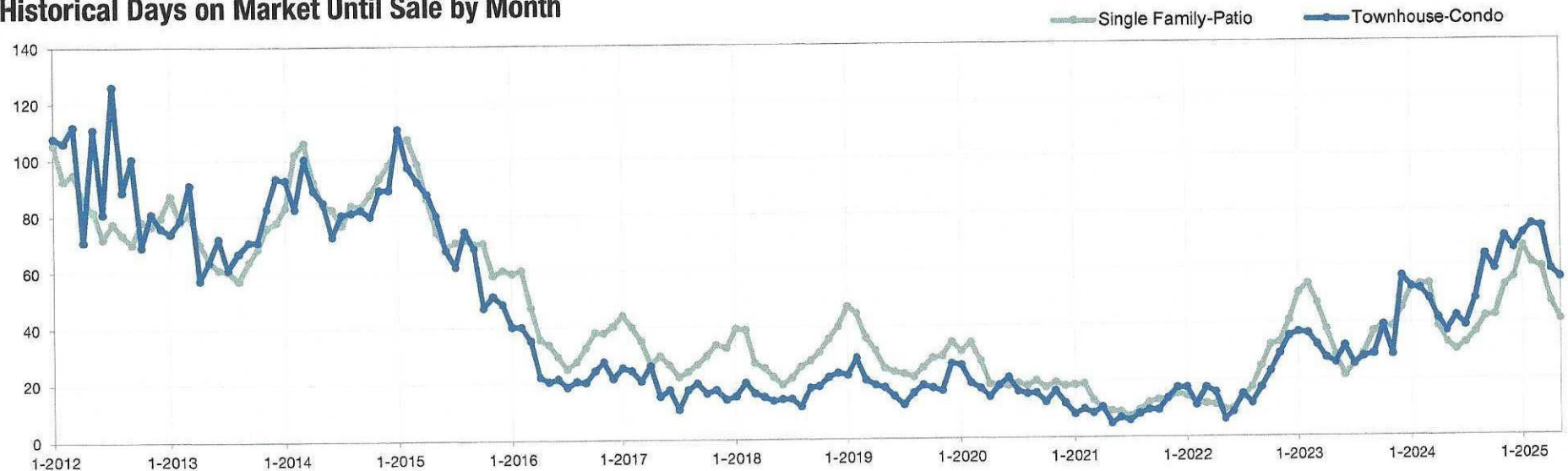


Year to Date



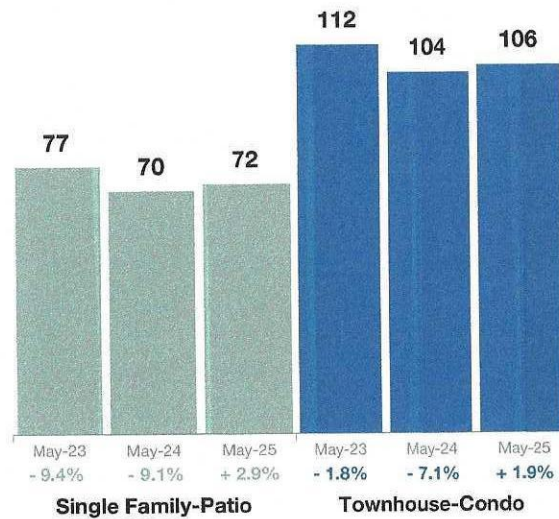
Days on Market Until Sale	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2024	30	+42.9%	42	+31.3%
Jul-2024	33	+32.0%	39	+56.0%
Aug-2024	36	+24.1%	48	+71.4%
Sep-2024	42	+13.5%	64	+120.7%
Oct-2024	42	+7.7%	59	+51.3%
Nov-2024	53	+35.9%	70	+141.4%
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%
May-2025	41	+24.2%	55	+48.6%

Historical Days on Market Until Sale by Month

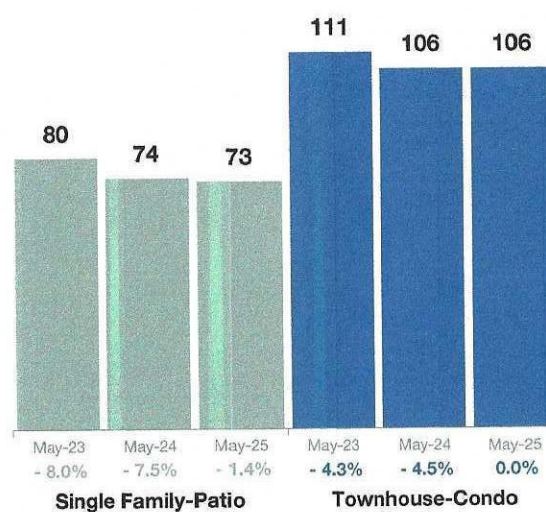


Housing Affordability Index

May

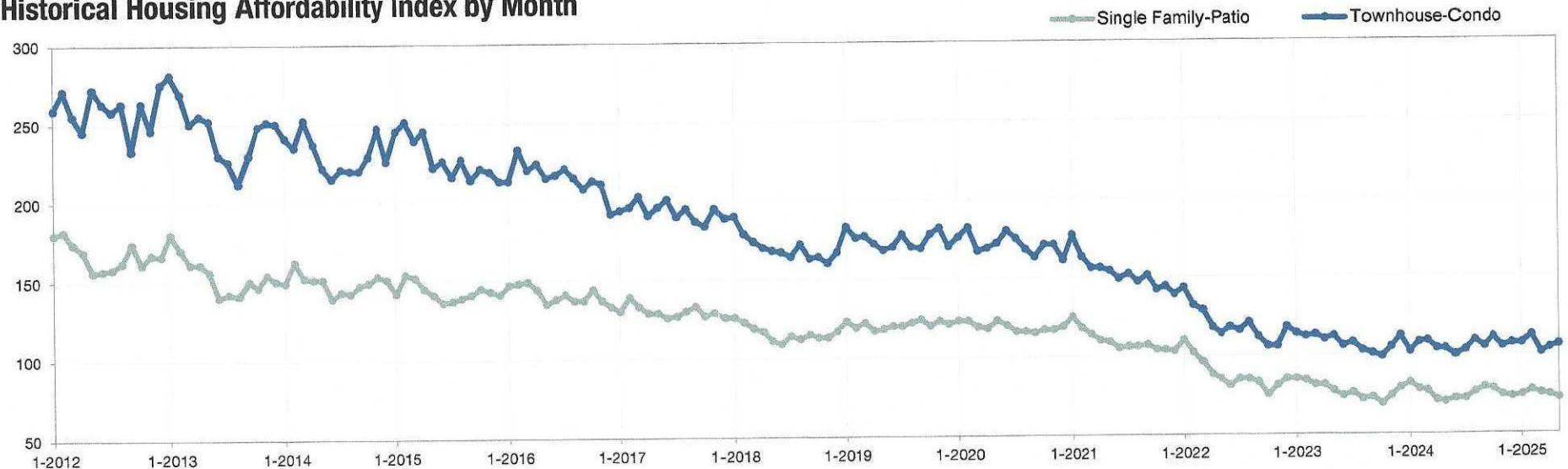


Year to Date



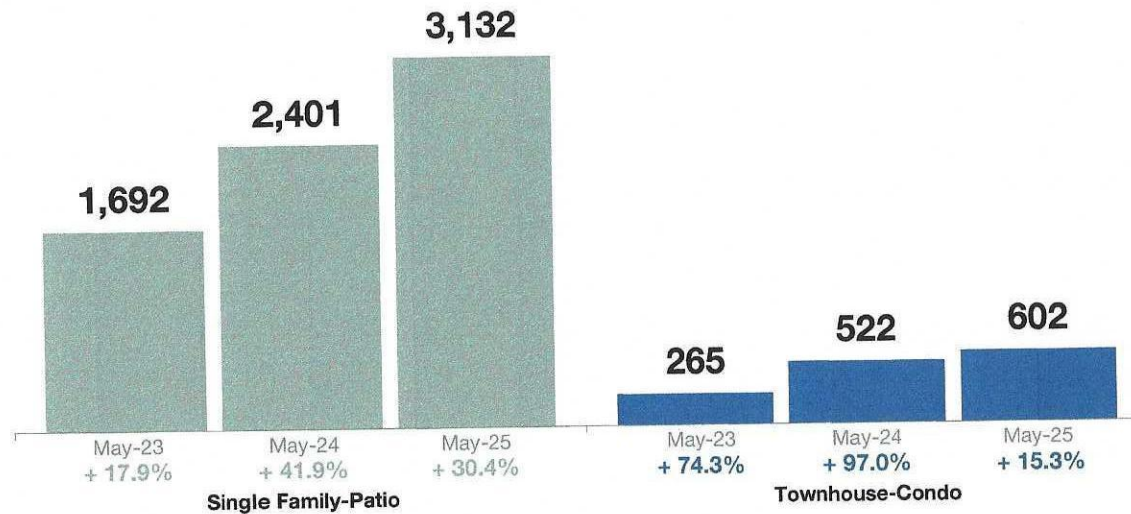
Housing Affordability Index	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2024	72	-2.7%	100	-5.7%
Jul-2024	72	-5.3%	103	-4.6%
Aug-2024	76	+5.6%	109	+5.8%
Sep-2024	79	+8.2%	105	+4.0%
Oct-2024	78	+13.0%	111	+12.1%
Nov-2024	74	0.0%	105	0.0%
Dec-2024	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%
May-2025	72	+2.9%	106	+1.9%

Historical Housing Affordability Index by Month



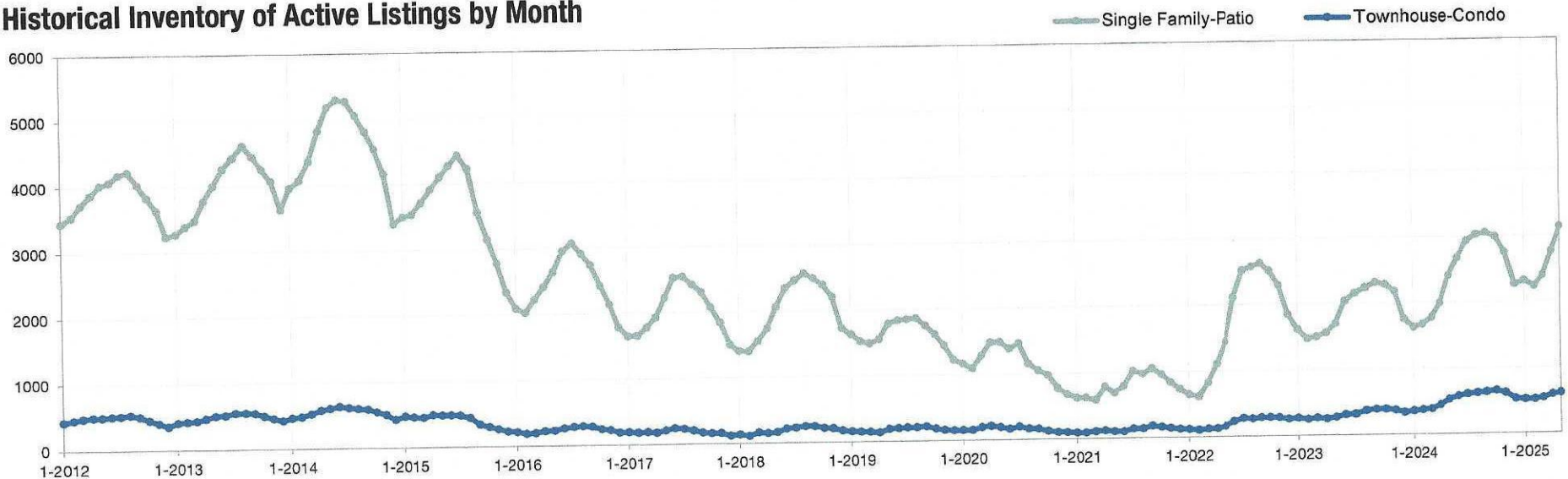
Inventory of Active Listings

May



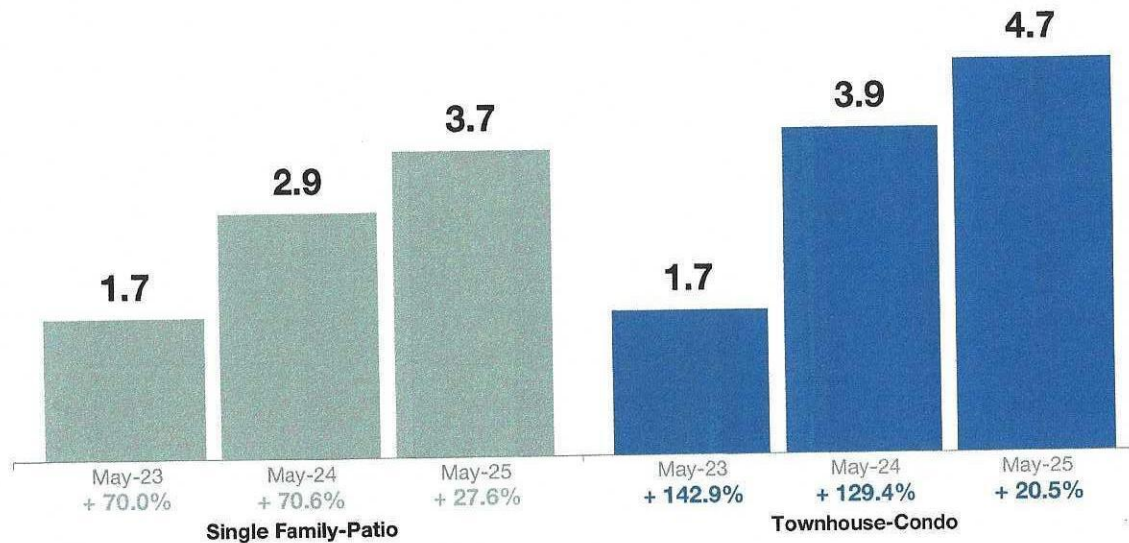
Inventory of Active Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2024	2,672	+31.6%	572	+87.5%
Jul-2024	2,925	+36.0%	600	+91.1%
Aug-2024	3,024	+35.5%	615	+67.1%
Sep-2024	3,051	+32.0%	626	+63.9%
Oct-2024	2,989	+31.1%	648	+68.8%
Nov-2024	2,752	+26.7%	609	+65.9%
Dec-2024	2,260	+28.7%	518	+57.0%
Jan-2025	2,317	+42.6%	509	+45.0%
Feb-2025	2,232	+33.9%	511	+39.6%
Mar-2025	2,391	+35.0%	531	+39.0%
Apr-2025	2,762	+39.0%	578	+31.4%
May-2025	3,132	+30.4%	602	+15.3%

Historical Inventory of Active Listings by Month



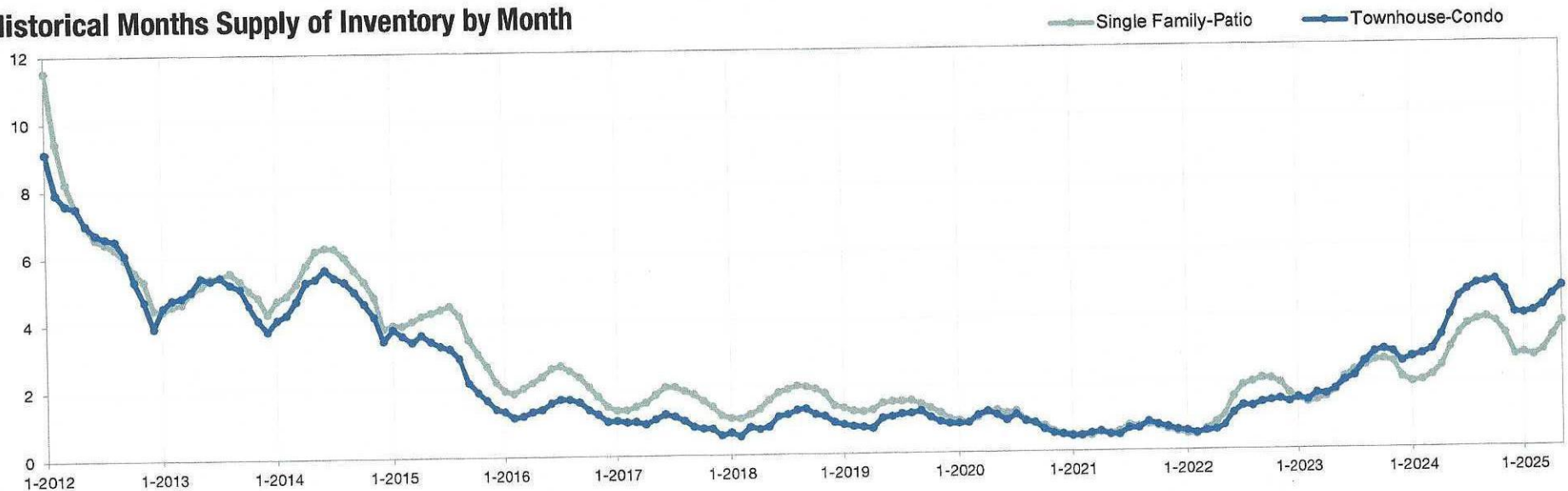
Months Supply of Inventory

May



Months Supply of Inventory	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	4.2	+44.8%
Apr-2025	3.2	+33.3%	4.5	+36.4%
May-2025	3.7	+27.6%	4.7	+20.5%

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.

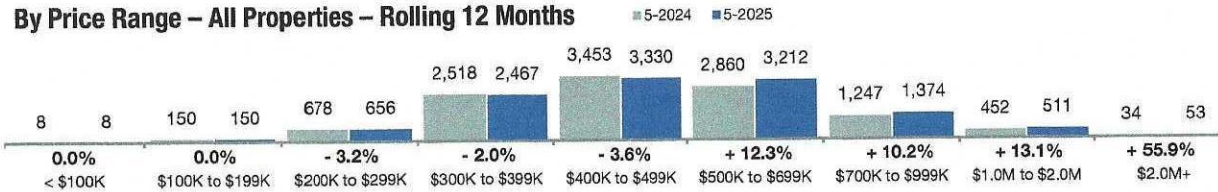


Key Metrics	Historical Sparkbars	5-2024	5-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		1,858	1,975	+ 6.3%	6,948	7,821	+ 12.6%
Pending Sales (PEND, UC, UCSS, RGT)		1,134	1,312	+ 15.7%	5,156	5,622	+ 9.0%
Sold Listings		1,167	1,171	+ 0.3%	4,580	4,744	+ 3.6%
Median Sales Price		\$475,000	\$479,950	+ 1.0%	\$456,000	\$470,000	+ 3.1%
Average Sales Price		\$540,455	\$551,464	+ 2.0%	\$519,987	\$537,976	+ 3.5%
Pct. of List Price Received		99.6%	99.4%	- 0.2%	99.5%	99.2%	- 0.3%
Days on Market		34	43	+ 26.5%	45	55	+ 22.2%
Housing Affordability Index		75	75	0.0%	78	77	- 1.3%
Active Listings		2,923	3,734	+ 27.7%	--	--	--
Months Supply of Inventory		3.1	3.8	+ 22.6%	--	--	--

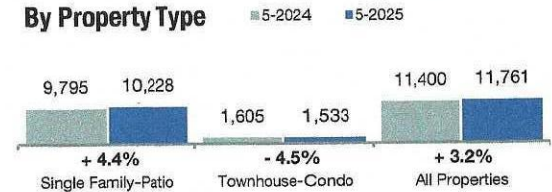
Sold Listings

Actual sales that have closed in a given month.

By Price Range – All Properties – Rolling 12 Months



By Property Type

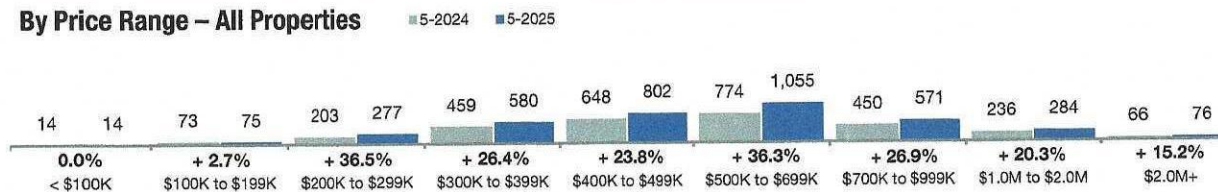


By Price Range	Rolling 12 Months						Compared to Prior Month						Year to Date					
	Single Family-Patio Homes			Townhouse-Condo			Single Family-Patio Homes			Townhouse-Condo			Single Family-Patio Homes			Townhouse-Condo		
	5-2024	5-2025	Change	5-2024	5-2025	Change	4-2025	5-2025	Change	4-2025	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025	Change
\$99,999 and Below	8	6	-25.0%	0	2	--	0	1	--	0	1	--	4	2	-50.0%	0	1	--
\$100,000 to \$199,999	57	50	-12.3%	93	100	+7.5%	4	5	+25.0%	7	10	+42.9%	16	16	0.0%	39	36	-7.7%
\$200,000 to \$299,999	302	296	-2.0%	376	360	-4.3%	27	32	+18.5%	43	38	-11.6%	120	121	+0.8%	161	164	+1.9%
\$300,000 to \$399,999	1,879	1,875	-0.2%	639	592	-7.4%	178	167	-6.2%	55	54	-1.8%	754	784	+4.0%	256	233	-9.0%
\$400,000 to \$499,999	3,106	3,004	-3.3%	347	326	-6.1%	284	288	+1.4%	27	36	+33.3%	1,260	1,199	-4.8%	143	125	-12.6%
\$500,000 to \$699,999	2,742	3,096	+12.9%	118	116	-1.7%	290	323	+11.4%	13	13	0.0%	1,093	1,264	+15.6%	45	43	-4.4%
\$700,000 to \$999,999	1,228	1,347	+9.7%	19	27	+42.1%	124	140	+12.9%	3	3	0.0%	504	522	+3.6%	7	7	0.0%
\$1,000,000 to \$1,999,999	441	503	+14.1%	11	8	-27.3%	53	49	-7.5%	0	1	--	161	193	+19.9%	5	5	0.0%
\$2,000,000 and Above	32	51	+59.4%	2	2	0.0%	8	10	+25.0%	0	0	--	11	28	+154.5%	1	1	0.0%
All Price Ranges	9,795	10,228	+4.4%	1,605	1,533	-4.5%	968	1,015	+4.9%	148	156	+5.4%	3,923	4,129	+5.3%	657	615	-6.4%

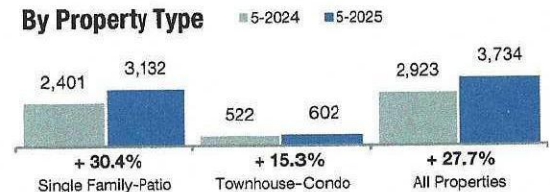
Inventory of Active Listings

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

By Price Range – All Properties



By Property Type



By Price Range	Year over Year						Compared to Prior Month						Year to Date	
	Single Family-Patio Homes			Townhouse-Condo			Single Family-Patio Homes			Townhouse-Condo			Single Family-Patio Homes	Townhouse-Condo
	5-2024	5-2025	Change	5-2024	5-2025	Change	4-2025	5-2025	Change	4-2025	5-2025	Change		
\$99,999 and Below	11	11	0.0%	3	3	0.0%	9	11	+22.2%	4	3	-25.0%		
\$100,000 to \$199,999	34	32	-5.9%	39	43	+10.3%	32	32	0.0%	41	43	+4.9%		
\$200,000 to \$299,999	93	120	+29.0%	110	157	+42.7%	117	120	+2.6%	160	157	-1.9%		
\$300,000 to \$399,999	270	372	+37.8%	189	208	+10.1%	308	372	+20.8%	196	208	+6.1%		
\$400,000 to \$499,999	534	690	+29.2%	114	112	-1.8%	621	690	+11.1%	104	112	+7.7%		
\$500,000 to \$699,999	727	990	+36.2%	47	65	+38.3%	880	990	+12.5%	56	65	+16.1%		
\$700,000 to \$999,999	432	562	+30.1%	18	9	-50.0%	474	562	+18.6%	11	9	-18.2%		
\$1,000,000 to \$1,999,999	235	282	+20.0%	1	2	+100.0%	257	282	+9.7%	3	2	-33.3%		
\$2,000,000 and Above	65	73	+12.3%	1	3	+200.0%	64	73	+14.1%	3	3	0.0%		
All Price Ranges	2,401	3,132	+30.4%	522	602	+15.3%	2,762	3,132	+13.4%	578	602	+4.2%		

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.