

Monthly Indicators

Activity for El Paso and Teller Counties Only



May 2026

Percent changes calculated using year-over-year comparisons.

New Listings were down 12.8 percent for single family-patio homes and 9.8 percent for townhouse-condo properties. Pending Sales increased 16.3 percent for single family-patio homes and 14.5 percent for townhouse-condo properties.

The Median Sales Price was up 0.2 percent to \$501,000 for single family-patio homes but decreased 1.5 percent to \$334,900 for townhouse-condo properties. Days on Market remained flat for single family-patio homes but increased 12.7 percent for townhouse-condo properties.

National inventory climbed 5.8% month-over-month and 1.4% year-over-year, with approximately 1.47 million properties listed for sale heading into May, NAR reported. At the current sales pace, that represents a 4.4-month supply, reflecting a modest improvement in inventory conditions compared to a year earlier. Homes spent a median of 32 days on the market, down from 41 days the previous month, while the median existing-home price increased to \$417,700, up 0.9% from a year ago.

Activity Snapshot

+ 8.0%	+ 0.8%	- 2.0%
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	5-2025	5-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		1,744	1,521	- 12.8%	6,760	6,932	+ 2.5%
Pending Sales (PEND, UC, UCSS, RGT)		1,016	1,182	+ 16.3%	4,699	5,131	+ 9.2%
Sold Listings		1,014	1,125	+ 10.9%	4,128	4,248	+ 2.9%
Median Sales Price		\$500,000	\$501,000	+ 0.2%	\$494,950	\$485,000	- 2.0%
Average Sales Price		\$580,570	\$582,909	+ 0.4%	\$564,291	\$555,821	- 1.5%
Pct. of List Price Received		99.4%	99.3%	- 0.1%	99.2%	99.1%	- 0.1%
Days on Market		41	41	0.0%	53	56	+ 5.7%
Housing Affordability Index		77	79	+ 2.6%	78	82	+ 5.1%
Active Listings		3,288	3,164	- 3.8%	--	--	--
Months Supply of Inventory		3.9	3.7	- 5.1%	--	--	--

Townhouse-Condo Market Overview

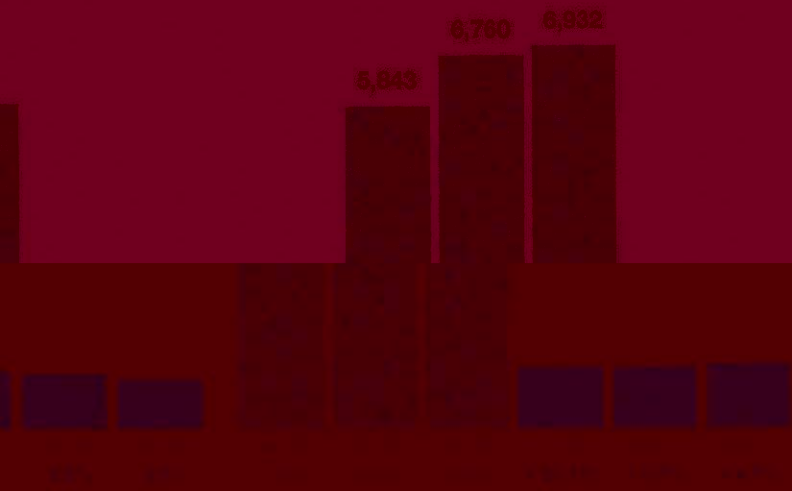
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	5-2025	5-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		256	231	- 9.8%	1,112	1,167	+ 4.9%
Pending Sales (PEND, UC, UCSS, RGT)		145	166	+ 14.5%	685	687	+ 0.3%
Sold Listings		156	139	- 10.9%	615	556	- 9.6%
Median Sales Price		\$340,000	\$334,900	- 1.5%	\$342,500	\$325,000	- 5.1%
Average Sales Price		\$362,163	\$337,617	- 6.8%	\$361,280	\$342,159	- 5.3%
Pct. of List Price Received		99.3%	98.6%	- 0.7%	98.8%	98.5%	- 0.3%
Days on Market		55	62	+ 12.7%	65	73	+ 12.3%
Housing Affordability Index		113	118	+ 4.4%	112	122	+ 8.9%
Active Listings		632	677	+ 7.1%	--	--	--
Months Supply of Inventory		4.9	5.7	+ 16.3%	--	--	--

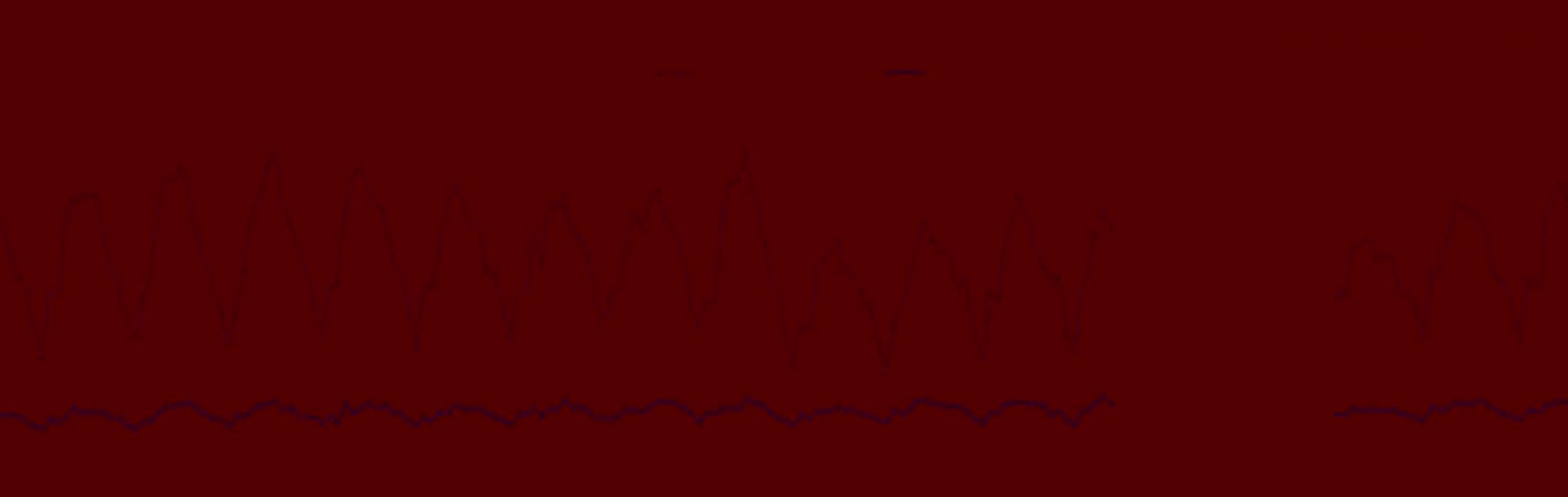
New Listings

Year to Date



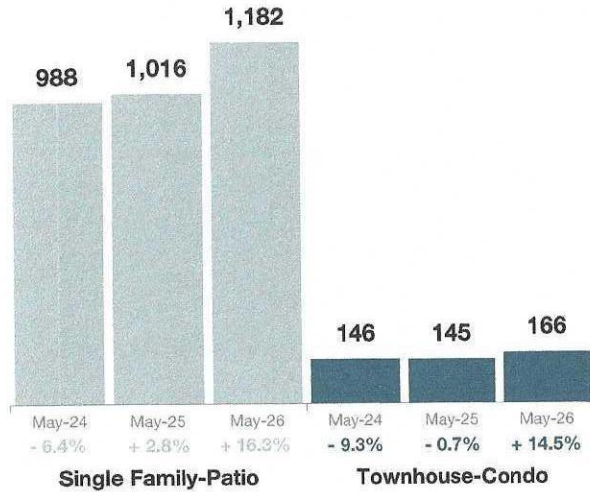
New Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	1,591	+10.7%	246	-2.4%
Jul-2025	1,406	+4.0%	238	0.0%
Aug-2025	1,252	-6.8%	233	+1.7%
Sep-2025	1,109	+0.6%	156	-31.3%
Oct-2025	1,176	+1.5%	180	-4.7%
Nov-2025	735	-0.7%	132	+0.9%
Dec-2025	602	+6.9%	81	-25.0%
Jan-2025	3,326	-2.5%	400	-1.0%

May

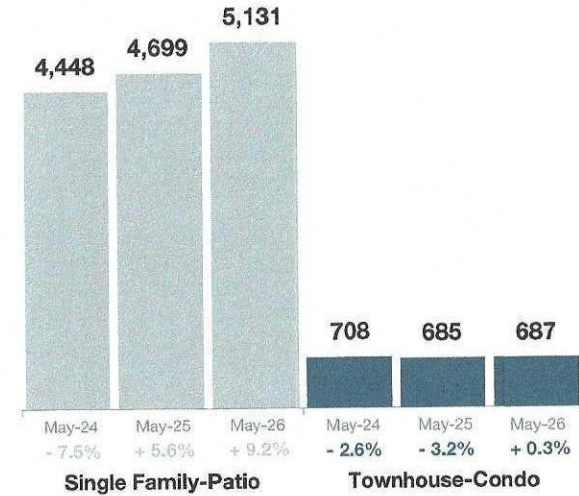


Pending Sales (PEND, UC, UCSS, RGT)

May

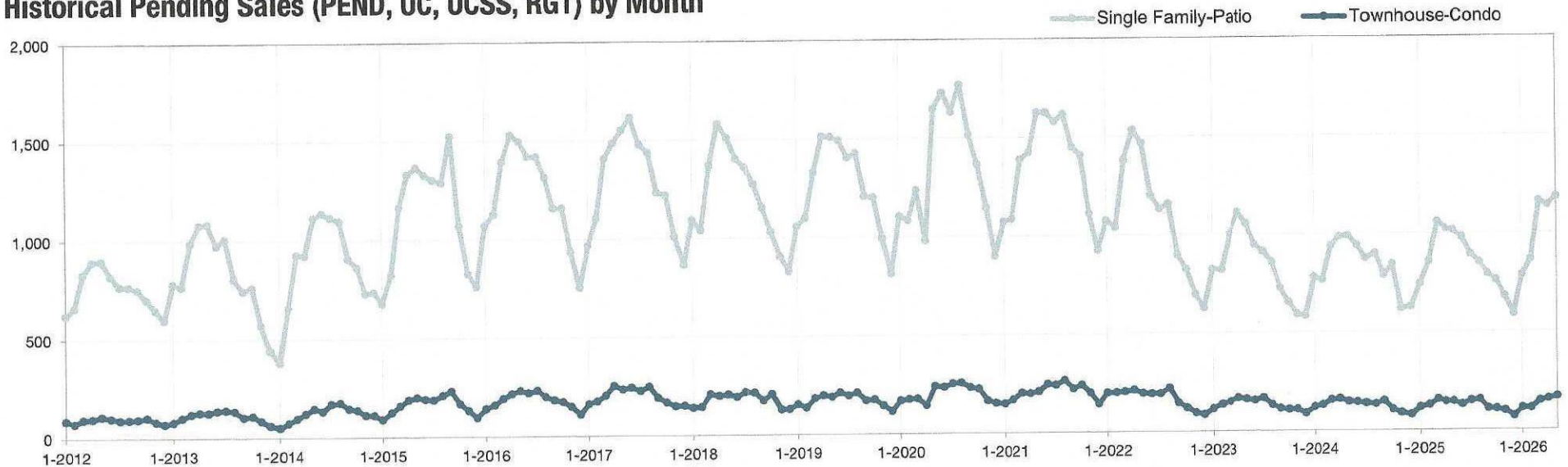


Year to Date



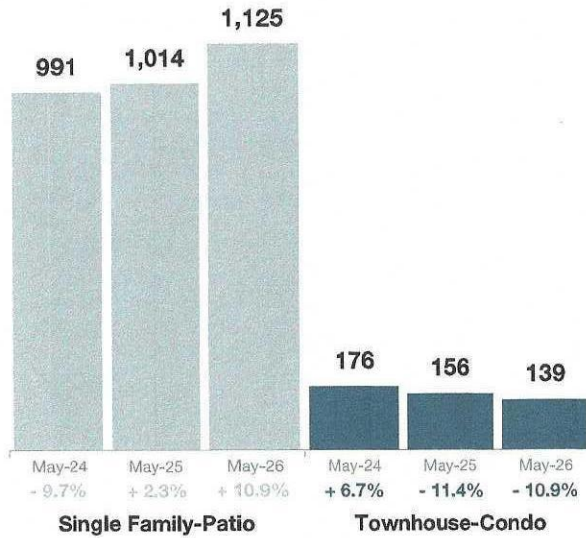
Pending Sales (PEND, UC, UCSS, RGT)	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	980	+4.4%	129	-10.4%
Jul-2025	892	+1.9%	148	+8.0%
Aug-2025	851	-5.2%	153	+15.0%
Sep-2025	792	+0.5%	108	-27.5%
Oct-2025	760	-9.8%	105	0.0%
Nov-2025	678	+9.5%	95	+8.0%
Dec-2025	588	-6.1%	69	-11.5%
Jan-2026	784	+5.5%	110	-4.3%
Feb-2026	864	+0.6%	109	-13.5%
Mar-2026	1,161	+9.7%	146	-6.4%
Apr-2026	1,140	+11.4%	156	+9.1%
May-2026	1,182	+16.3%	166	+14.5%

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

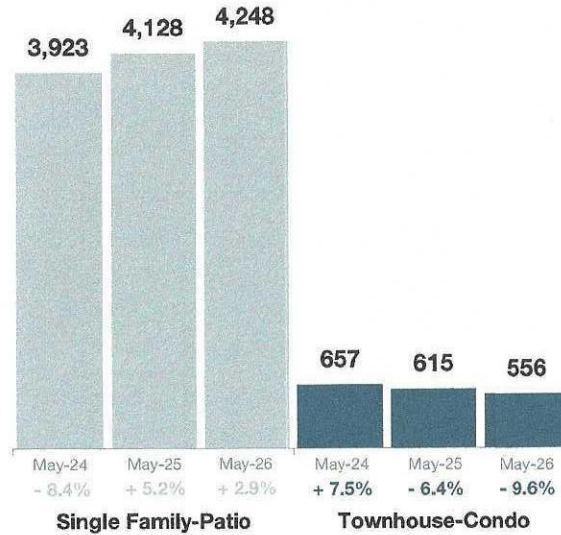


Sold Listings

May

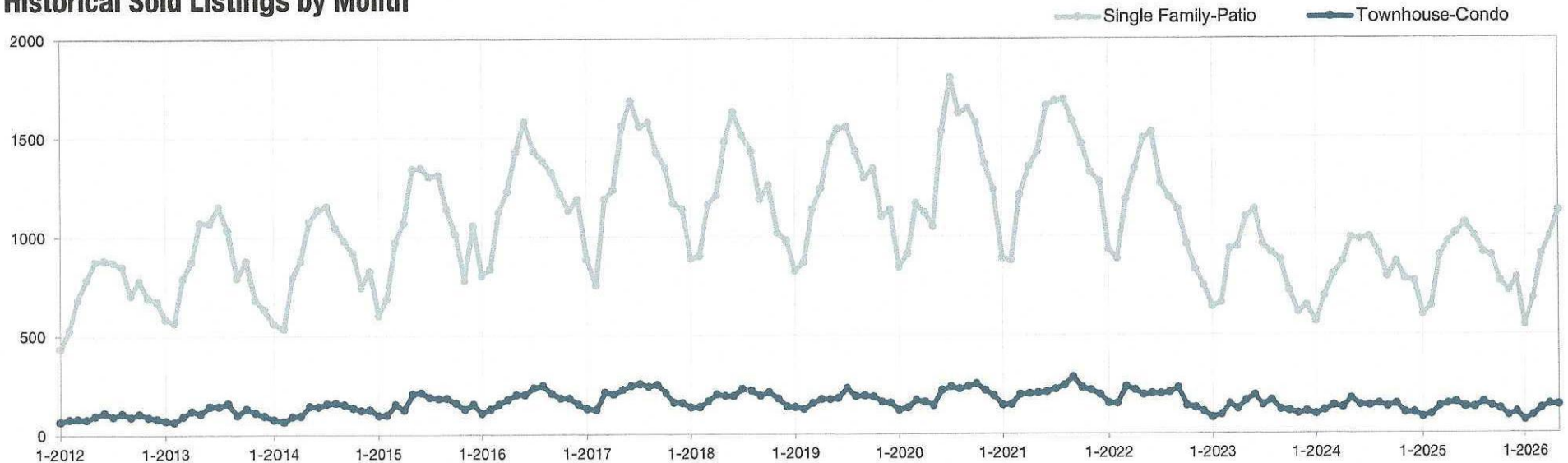


Year to Date



Sold Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-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	904	+0.4%	123	-9.6%
Apr-2026	993	+2.6%	143	-3.4%
May-2026	1,125	+10.9%	139	-10.9%

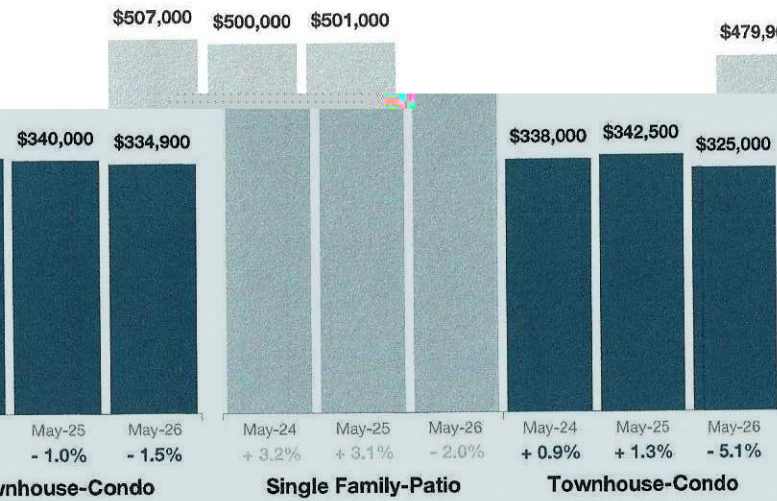
Historical Sold Listings by Month



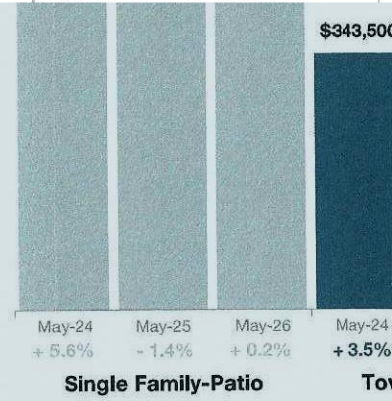
Median Sales Price

May

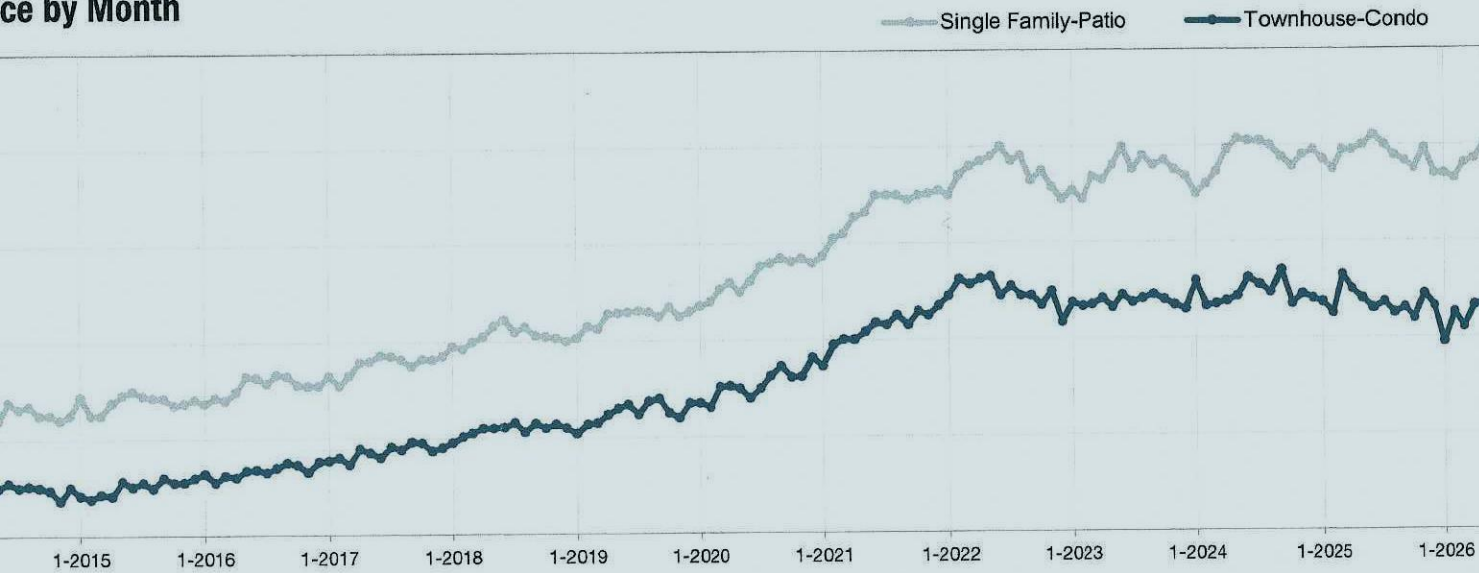
Year to Date



Month	Median Sales Price	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$480,618	-2.9%	\$310,000	-15.1%	
Apr-2026	\$485,000	-2.0%	\$332,500	-5.0%	
May-2026	\$501,000	+0.2%	\$334,900	-1.5%	



Price by Month

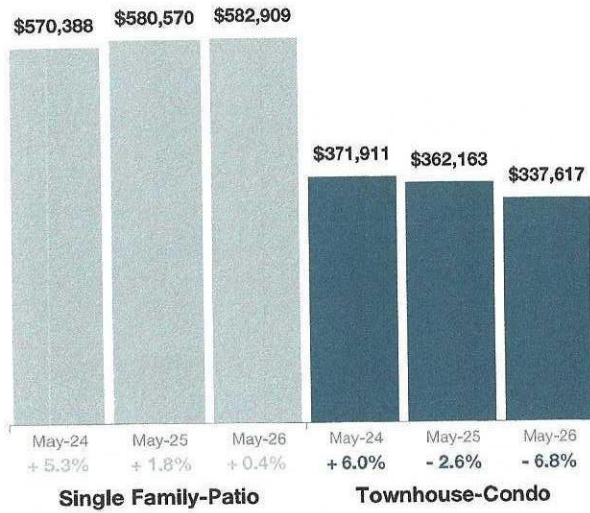


Historical Median Sales Price

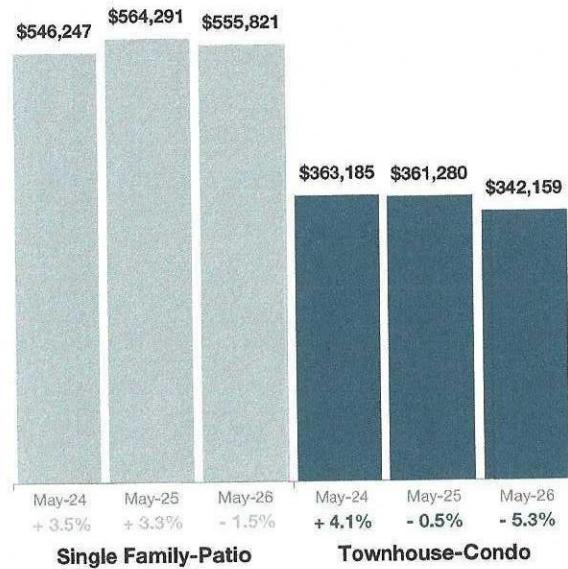


Average Sales Price

May

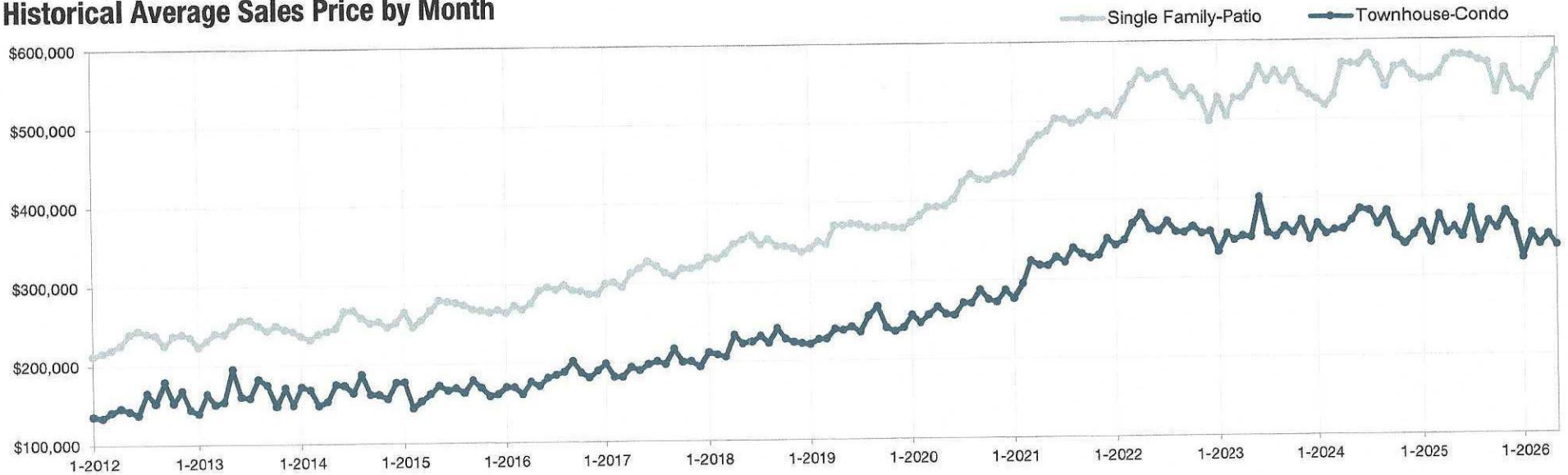


Year to Date



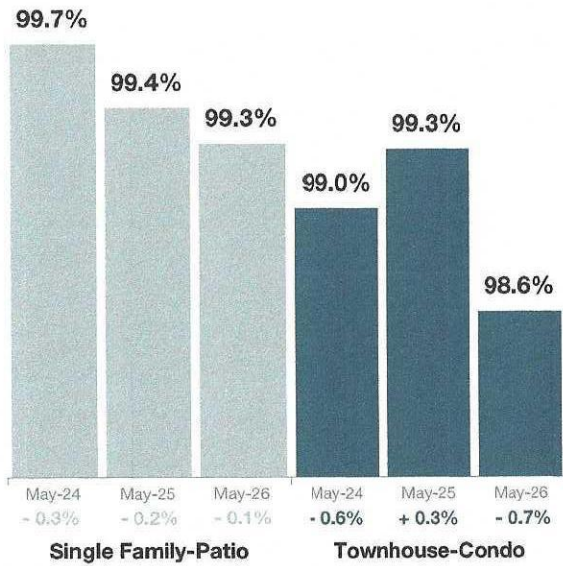
Avg. Sales Price	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	\$580,037	+1.9%	\$349,519	-9.4%
Jul-2025	\$578,243	-0.6%	\$384,650	+0.3%
Aug-2025	\$573,090	+1.1%	\$343,646	-6.2%
Sep-2025	\$570,023	+5.4%	\$368,889	-3.6%
Oct-2025	\$531,629	-5.9%	\$359,827	+2.5%
Nov-2025	\$562,478	-0.9%	\$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	\$550,326	-1.0%	\$339,083	-10.1%
Apr-2026	\$563,723	-1.8%	\$351,418	-0.8%
May-2026	\$582,909	+0.4%	\$337,617	-6.8%

Historical Average Sales Price by Month

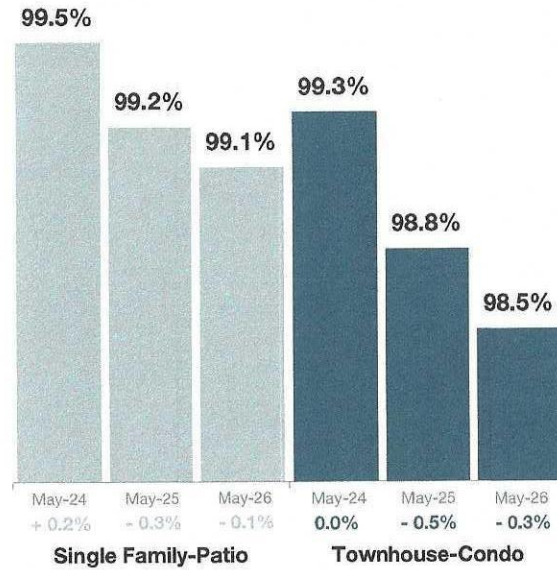


Percent of List Price Received

May

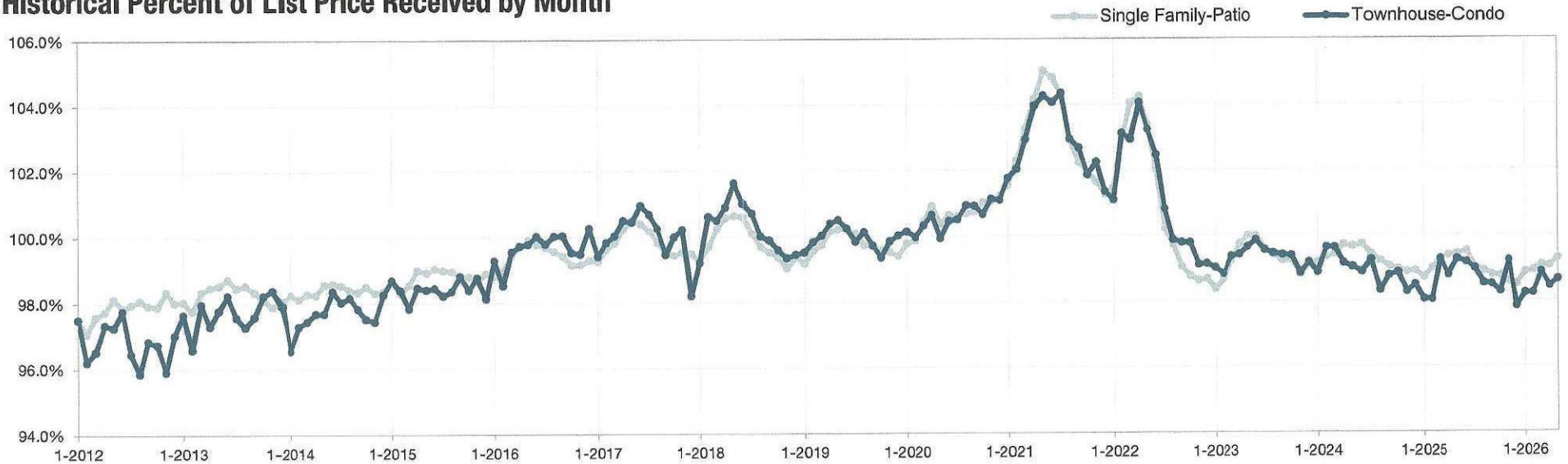


Year to Date



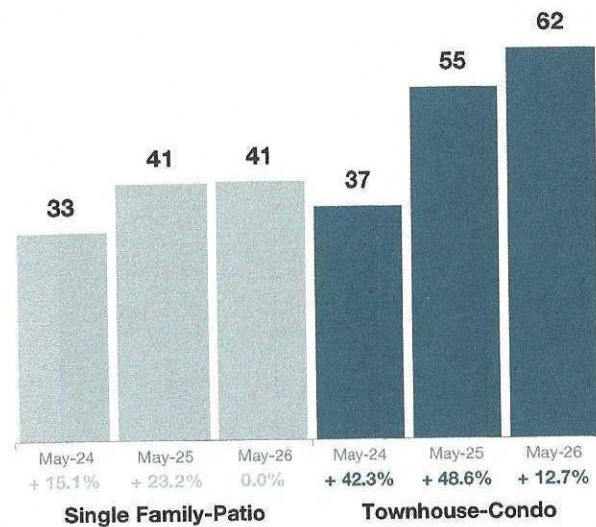
Pct. of List Price Received	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	99.5%	-0.2%	99.2%	+0.3%
Jul-2025	99.0%	-0.4%	99.0%	-0.3%
Aug-2025	98.9%	-0.3%	98.5%	+0.2%
Sep-2025	98.8%	-0.3%	98.5%	-0.3%
Oct-2025	98.8%	-0.2%	98.3%	-0.6%
Nov-2025	98.6%	-0.3%	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%
May-2026	99.3%	-0.1%	98.6%	-0.7%

Historical Percent of List Price Received by Month

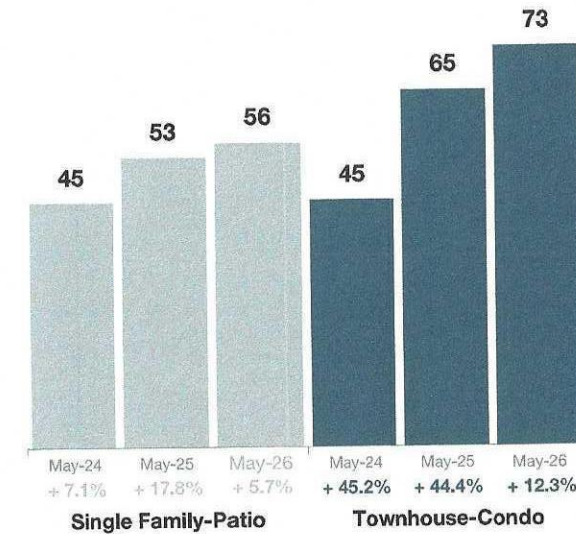


Days on Market Until Sale

May

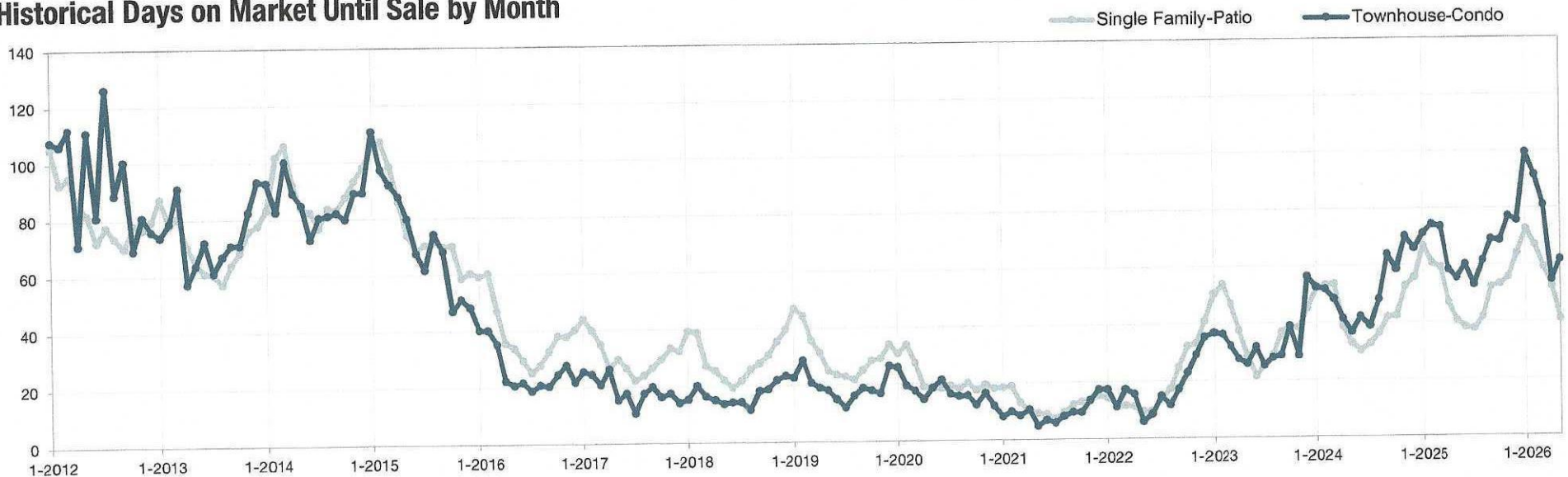


Year to Date



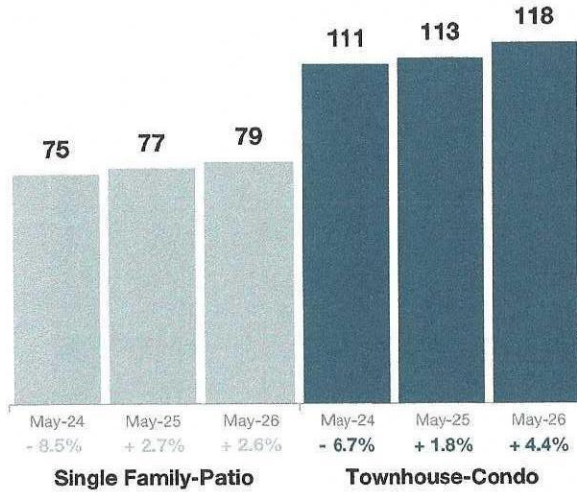
Days on Market Until Sale	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	38	+26.7%	60	+42.9%
Jul-2025	38	+15.2%	53	+35.9%
Aug-2025	42	+16.7%	62	+29.2%
Sep-2025	52	+23.8%	69	+7.8%
Oct-2025	53	+26.2%	69	+16.9%
Nov-2025	56	+5.7%	77	+10.0%
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%
May-2026	41	0.0%	62	+12.7%

Historical Days on Market Until Sale by Month

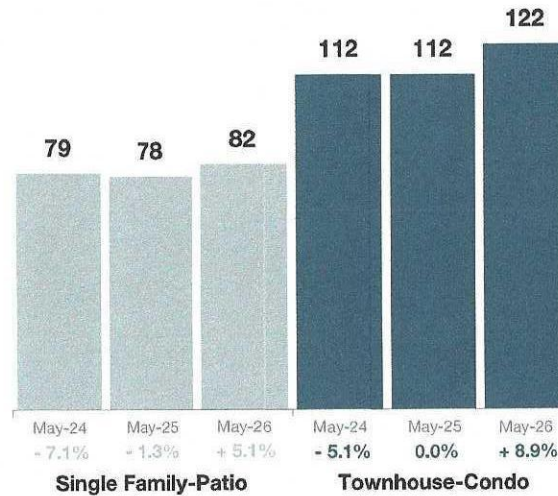


Housing Affordability Index

May

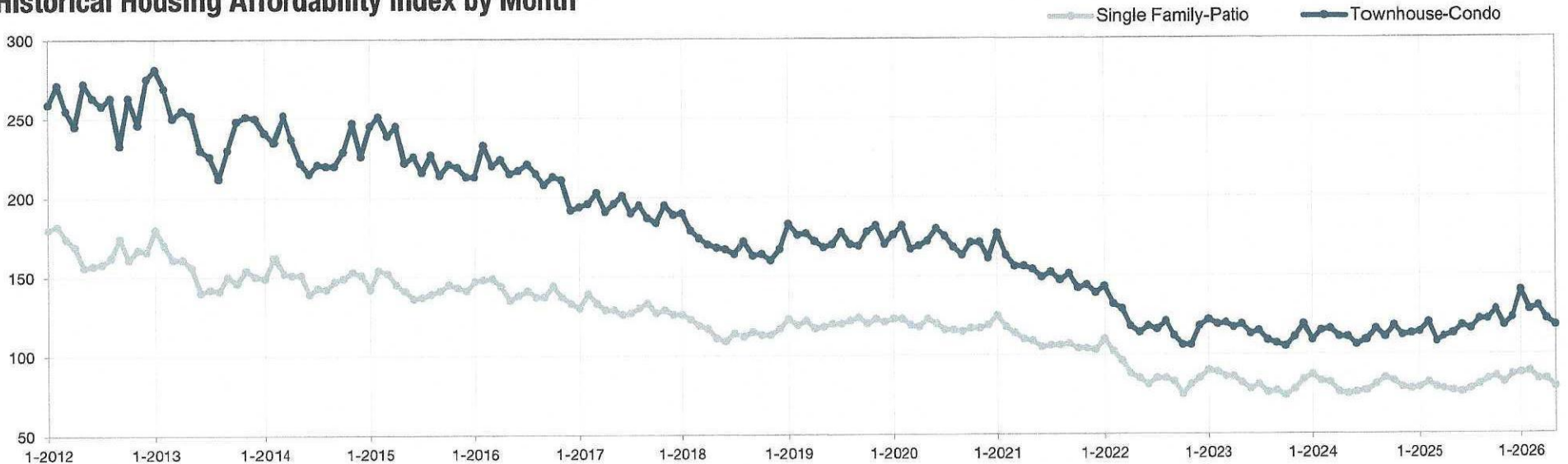


Year to Date



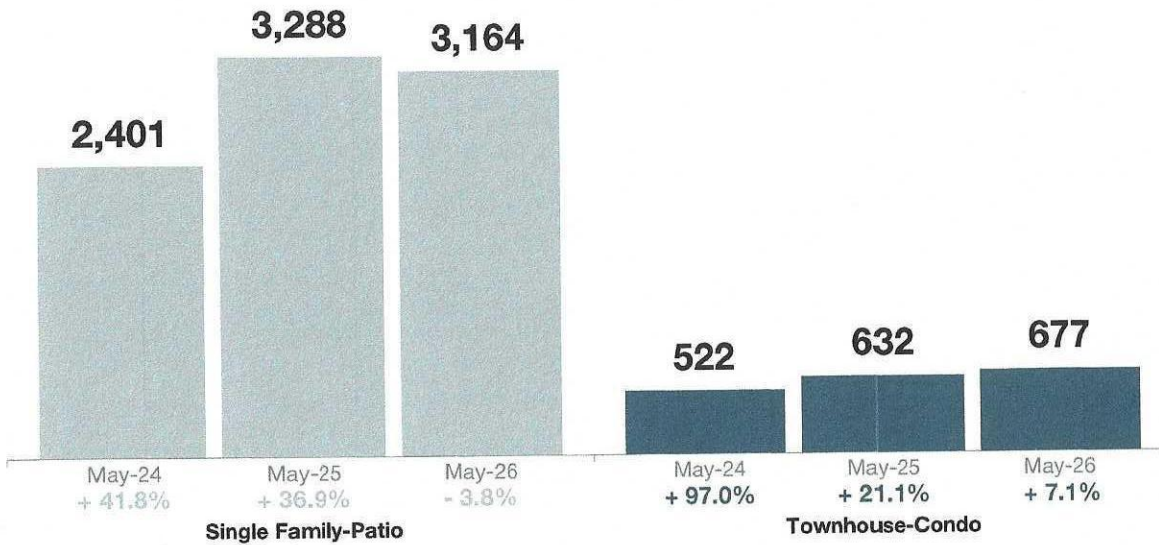
Housing Affordability Index	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	76	0.0%	118	+11.3%
Jul-2025	78	+1.3%	116	+6.4%
Aug-2025	81	0.0%	122	+5.2%
Sep-2025	84	-1.2%	122	+9.9%
Oct-2025	86	+3.6%	128	+8.5%
Nov-2025	82	+3.8%	118	+5.4%
Dec-2025	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%
May-2026	79	+2.6%	118	+4.4%

Historical Housing Affordability Index by Month



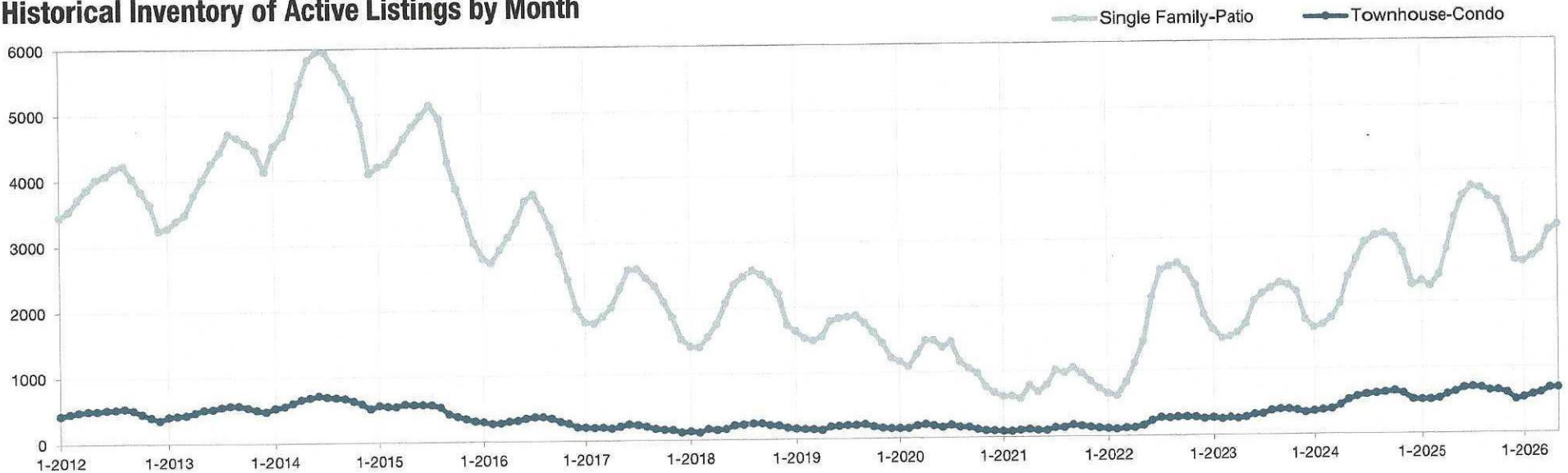
Inventory of Active Listings

May



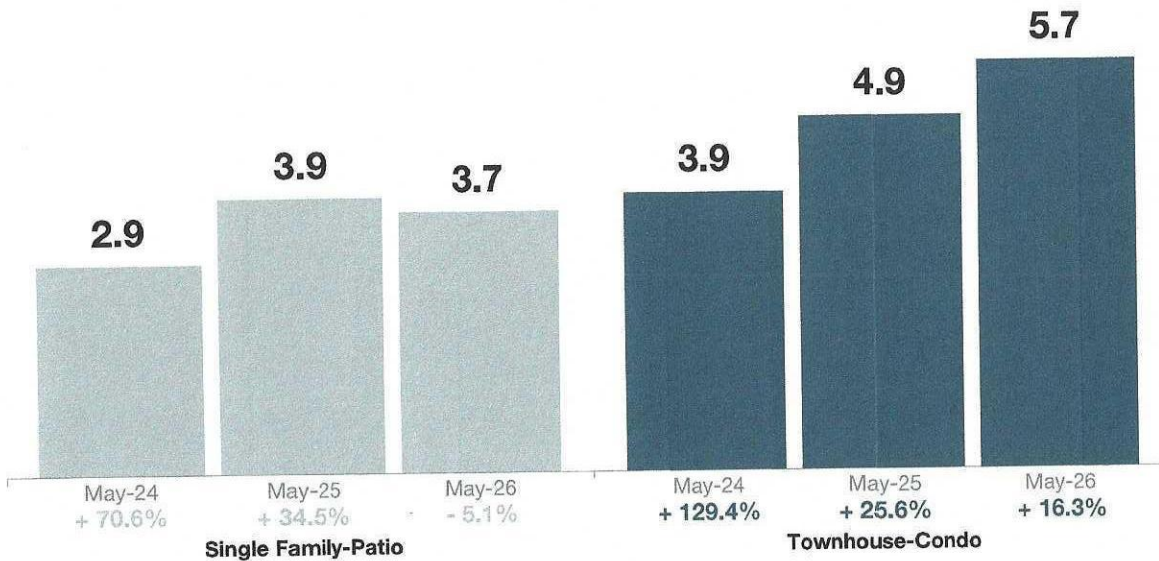
Inventory of Active Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2025	3,615	+35.3%	688	+20.3%
Jul-2025	3,758	+28.5%	700	+16.7%
Aug-2025	3,729	+23.3%	686	+11.5%
Sep-2025	3,593	+17.7%	644	+2.9%
Oct-2025	3,536	+18.2%	648	0.0%
Nov-2025	3,212	+16.6%	608	-0.2%
Dec-2025	2,634	+16.2%	504	-2.3%
Jan-2026	2,607	+12.1%	533	+4.7%
Feb-2026	2,688	+19.7%	574	+12.3%
Mar-2026	2,799	+15.8%	608	+14.3%
Apr-2026	3,084	+9.8%	673	+13.9%
May-2026	3,164	-3.8%	677	+7.1%

Historical Inventory of Active Listings by Month



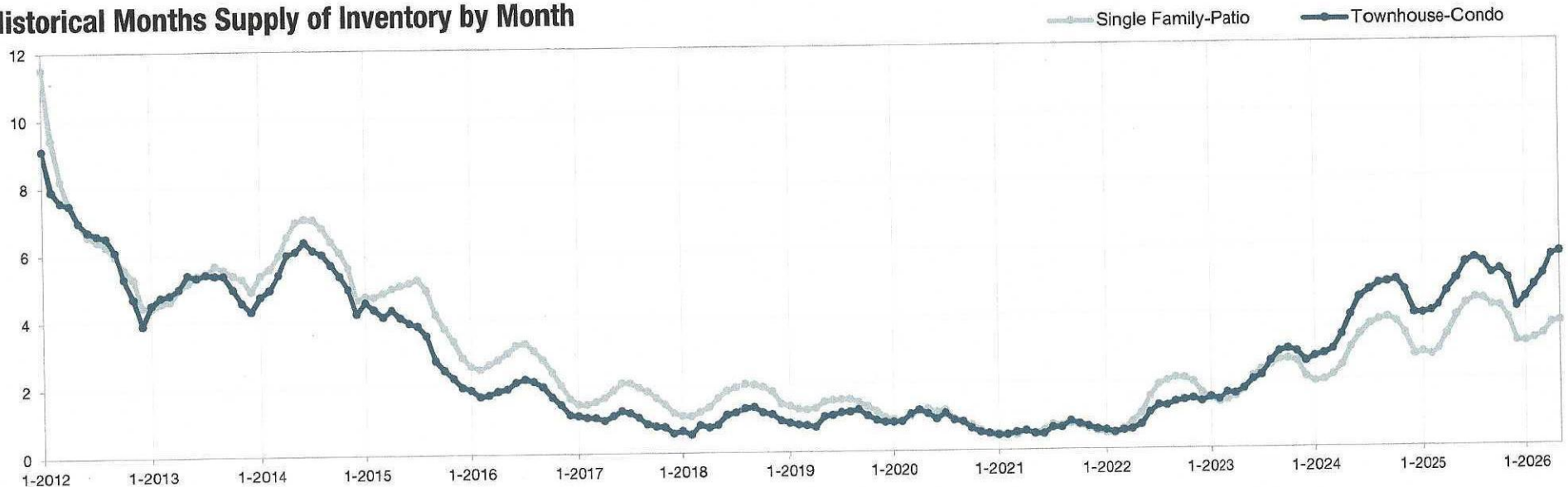
Months Supply of Inventory

May



Months Supply of Inventory	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-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	3.3	+13.8%	5.0	+19.0%
Apr-2026	3.6	+9.1%	5.6	+21.7%
May-2026	3.7	-5.1%	5.7	+16.3%

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.



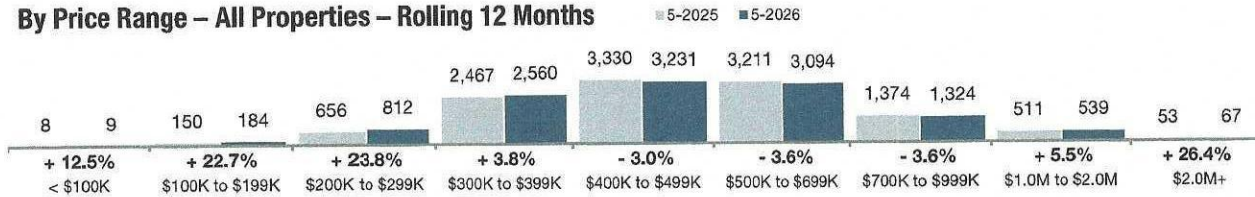
Key Metrics	Historical Sparkbars	5-2025	5-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		2,000	1,752	- 12.4%	7,872	8,099	+ 2.9%
Pending Sales (PEND, UC, UCSS, RGT)		1,161	1,348	+ 16.1%	5,384	5,818	+ 8.1%
Sold Listings		1,170	1,264	+ 8.0%	4,743	4,804	+ 1.3%
Median Sales Price		\$479,925	\$483,910	+ 0.8%	\$470,000	\$465,000	- 1.1%
Average Sales Price		\$551,449	\$555,935	+ 0.8%	\$537,968	\$531,093	- 1.3%
Pct. of List Price Received		99.4%	99.2%	- 0.2%	99.2%	99.0%	- 0.2%
Days on Market		43	43	0.0%	55	58	+ 5.5%
Housing Affordability Index		80	82	+ 2.5%	82	85	+ 3.7%
Active Listings		3,920	3,841	- 2.0%	--	--	--
Months Supply of Inventory		4.0	3.9	- 2.5%	--	--	--

Sold Listings

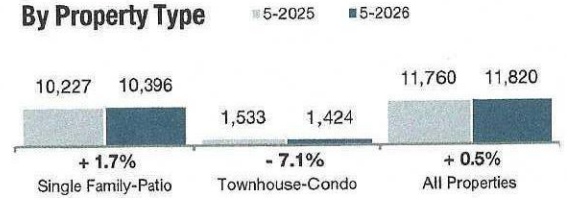
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

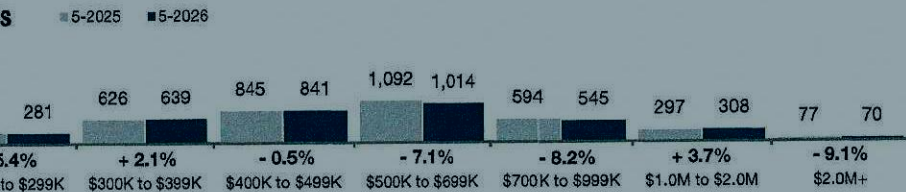
Compared to Prior Month

Year to Date

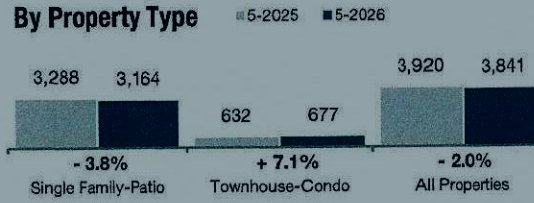
Property Type	Single Family-Patio Homes			Townhouse-Condo			Single Family-Patio Homes			Townhouse-Condo			Single Family-Patio Homes			Townhouse-Condo			By Price Range	
	5-2025	5-2026	Change	5-2025	5-2026	Change	4-2026	5-2026	Change	4-2026	5-2026	Change	5-2025	5-2026	Change	5-2025	5-2026	Change		
Low	6	5	-16.7%	2	4	+100.0%	0	0	--	0	1	--	2	0	-100.0%	1	2	+100.0%	\$99,999 and Below	
\$99,999	50	63	+26.0%	100	121	+21.0%	7	6	-14.3%	12	15	+25.0%	16	22	+37.5%	36	59	+63.9%	\$100,000 to \$199,999	
\$199,999	296	392	+32.4%	360	420	+16.7%	40	31	-22.5%	36	39	+8.3%	121	152	+25.6%	164	159	-3.0%	\$200,000 to \$299,999	
\$299,999	1,875	2,026	+8.1%	592	534	-9.8%	194	186	-4.1%	60	52	-13.3%	784	859	+9.6%	233	214	-8.2%	\$300,000 to \$399,999	
\$399,999	3,079	3,207	+4.2%	297	328	+10.4%	22	21	-4.5%	1,199	1,256	+4.8%	125	72	-42.4%	3,004	3,004	0.0%	\$400,000 to \$499,999	
\$499,999	2,999	3,116	+3.8%	276	340	+23.2%	11	9	-18.2%	1,263	1,202	-4.8%	43	36	-16.3%	3,095	3,095	0.0%	\$500,000 to \$699,999	
\$699,999	1,299	1,277	-1.7%	116	164	+41.4%	1	2	+100.0%	522	532	+1.9%	7	11	+57.1%	1,347	1,347	0.0%	\$700,000 to \$999,999	
\$999,999	531	567	+6.8%	56	58	+3.6%	1	0	-100.0%	193	199	+3.1%	5	3	-40.0%	503	503	0.0%	\$1,000,000 to \$1,999,999	
\$1,999,999	62	76	+22.6%	7	12	+71.4%	0	0	--	28	26	-7.1%	1	0	-100.0%	51	51	0.0%	\$2,000,000 and Above	
All Price Ranges	10,396	1,533	1,424	-7.1%	993	1,125	+13.3%	143	139	-2.8%	4,128	4,248	+2.9%	615	556	-9.6%	10,227	10,227	0.0%	

f Active Listings

Available for sale at a given time.



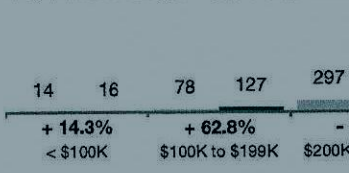
By Property Type



Inventory o

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

By Price Range – All Properties



Year over Year

Compared to Prior Month

Year to Date

Property Type	Single Family-Patio Homes			Townhouse-Condo			Single Family-Patio Homes			Townhouse-Condo			By Price Range	5-2025
	5-2026	Change	5-2025	5-2026	Change	4-2026	5-2026	Change	4-2026	5-2026	Change			
Low	10	-9.1%	3	6	+100.0%	10	10	0.0%	7	6	-14.3%	\$99,999 and Below	11	
\$99,999	43	+30.3%	45	84	+86.7%	47	43	-8.5%	82	84	+2.4%	\$100,000 to \$199,999	33	
\$199,999	112	-15.8%	164	169	+3.0%	110	112	+1.8%	173	169	-2.3%	\$200,000 to \$299,999	133	
\$299,999	397	-3.4%	215	242	+12.6%	415	397	-4.3%	224	242	+8.0%	\$300,000 to \$399,999	411	
\$399,999	746	+2.5%	117	95	-18.8%	692	746	+7.8%	110	95	-13.6%	\$400,000 to \$499,999	728	
\$499,999	950	-6.7%	74	64	-13.5%	882	950	+7.7%	61	64	+4.9%	\$500,000 to \$699,999	1,018	
\$699,999	530	-9.4%	9	15	+66.7%	560	530	-5.4%	14	15	+7.1%	\$700,000 to \$999,999	585	
\$999,999	306	+3.7%	2	2	0.0%	305	306	+0.3%	2	2	0.0%	\$1,000,000 to \$1,999,999	295	
\$1,999,999	70	-5.4%	3	0	-100.0%	63	70	+11.1%	0	0	--	\$2,000,000 and Above	74	
All Price Ranges	3,164	-3.8%	632	677	+7.1%	3,084	3,164	+2.6%	673	677	+0.6%	All Price Ranges	3,288	

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 s