

Monthly Indicators

Activity for El Paso and Teller Counties Only



June 2025

Percent changes calculated using year-over-year comparisons.

New Listings were up 9.1 percent for single family-patio homes but decreased 4.8 percent for townhouse-condo properties. Pending Sales increased 20.9 percent for single family-patio homes and 10.4 percent for townhouse-condo properties.

The Median Sales Price was up 1.0 percent to \$510,000 for single family-patio homes but decreased 9.0 percent to \$330,000 for townhouse-condo properties. Days on Market increased 26.7 percent for single family-patio homes and 42.9 percent for townhouse-condo properties.

Heading into June, there were 1.54 million units for sale across the country, a 6.2% increase from the previous month and a 20.3% improvement over the same period last year, representing a 4.6-month supply at the current sales pace, according to NAR. Despite the additional supply, home prices have continued to rise nationwide, albeit at a slower pace than during the pandemic, climbing 1.3% year-over-year to \$422,800 as of last measure.

Activity Snapshot

+ 6.5%

One-Year Change in
Sold Listings
All Properties

+ 0.3%

One-Year Change in
Median Sales Price
All Properties

+ 25.7%

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	6-2024	6-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		1,437	1,568	+ 9.1%	7,280	8,298	+ 14.0%
Pending Sales (PEND, UC, UCSS, RGT)		941	1,138	+ 20.9%	5,389	5,911	+ 9.7%
Sold Listings		983	1,065	+ 8.3%	4,906	5,193	+ 5.8%
Median Sales Price		\$505,000	\$510,000	+ 1.0%	\$485,000	\$497,500	+ 2.6%
Average Sales Price		\$569,410	\$580,655	+ 2.0%	\$550,888	\$567,652	+ 3.0%
Pct. of List Price Received		99.7%	99.5%	- 0.2%	99.5%	99.3%	- 0.2%
Days on Market		30	38	+ 26.7%	42	50	+ 19.0%
Housing Affordability Index		72	72	0.0%	75	73	- 2.7%
Active Listings		2,672	3,432	+ 28.4%	--	--	--
Months Supply of Inventory		3.3	4.0	+ 21.2%	--	--	--

Townhouse-Condo Market Overview

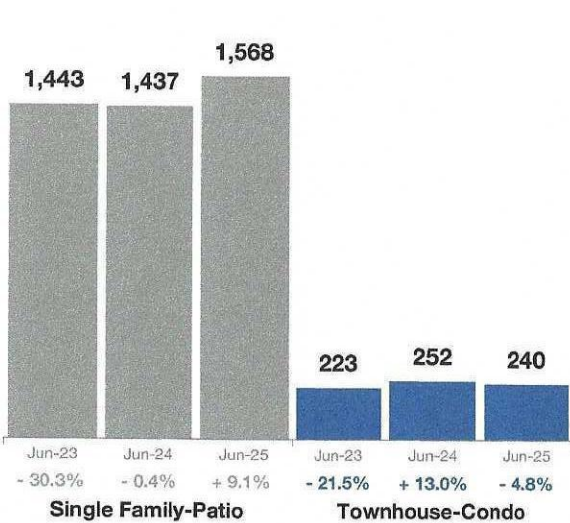
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



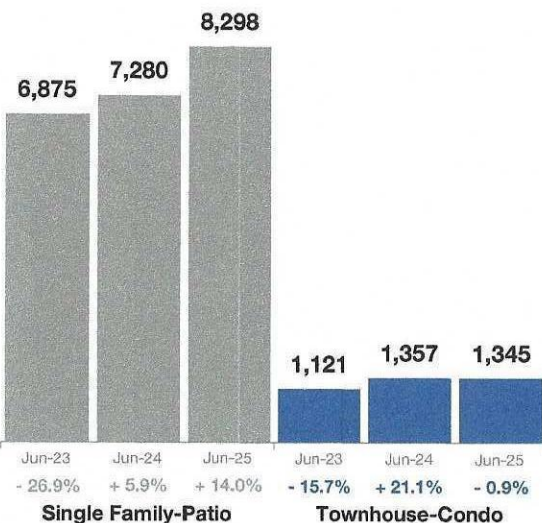
Key Metrics	Historical Sparkbars	6-2024	6-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		252	240	- 4.8%	1,357	1,345	- 0.9%
Pending Sales (PEND, UC, UCSS, RGT)		144	159	+ 10.4%	852	865	+ 1.5%
Sold Listings		142	133	- 6.3%	799	748	- 6.4%
Median Sales Price		\$362,500	\$330,000	- 9.0%	\$340,000	\$340,000	0.0%
Average Sales Price		\$385,655	\$349,519	- 9.4%	\$367,178	\$359,189	- 2.2%
Pct. of List Price Received		98.9%	99.2%	+ 0.3%	99.2%	98.9%	- 0.3%
Days on Market		42	60	+ 42.9%	45	64	+ 42.2%
Housing Affordability Index		100	111	+ 11.0%	107	107	0.0%
Active Listings		572	647	+ 13.1%	--	--	--
Months Supply of Inventory		4.4	5.1	+ 15.9%	--	--	--

New Listings

June

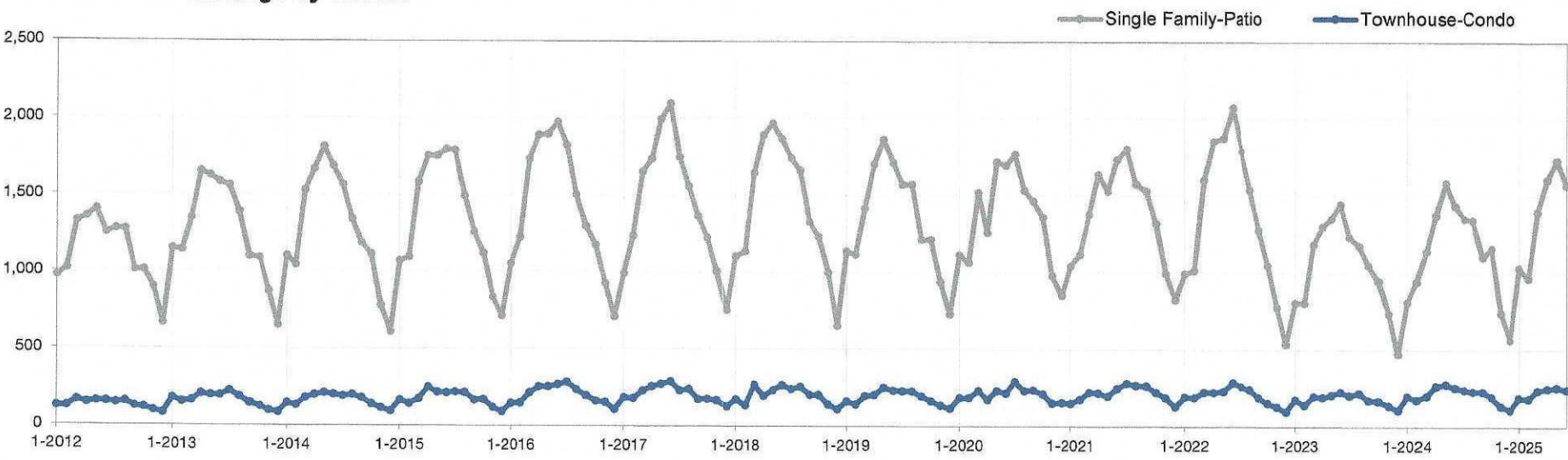


Year to Date



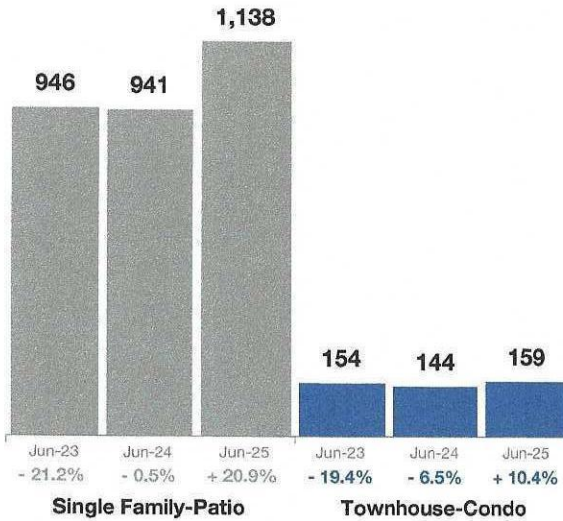
New Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2024	1,352	+9.8%	238	+19.0%
Aug-2024	1,342	+14.4%	229	+6.0%
Sep-2024	1,101	+5.2%	227	+34.3%
Oct-2024	1,157	+22.4%	192	+17.1%
Nov-2024	739	+0.8%	131	-3.7%
Dec-2024	562	+19.3%	108	+1.9%
Jan-2025	1,030	+27.5%	187	-4.1%
Feb-2025	965	+2.8%	181	+4.0%
Mar-2025	1,398	+22.7%	235	+18.7%
Apr-2025	1,607	+17.0%	248	-5.7%
May-2025	1,730	+9.3%	254	-7.6%
Jun-2025	1,568	+9.1%	240	-4.8%

Historical New Listings by Month

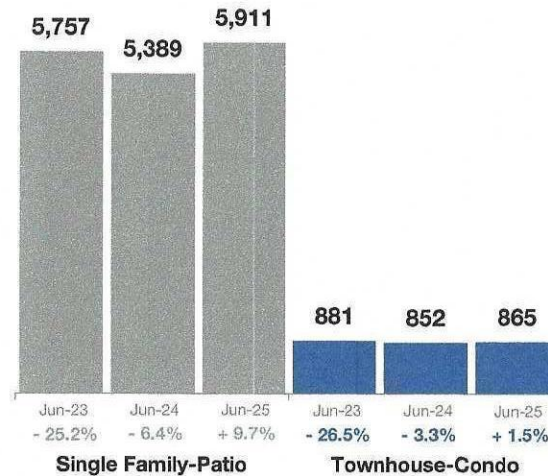


Pending Sales (PEND, UC, UCSS, RGT)

June

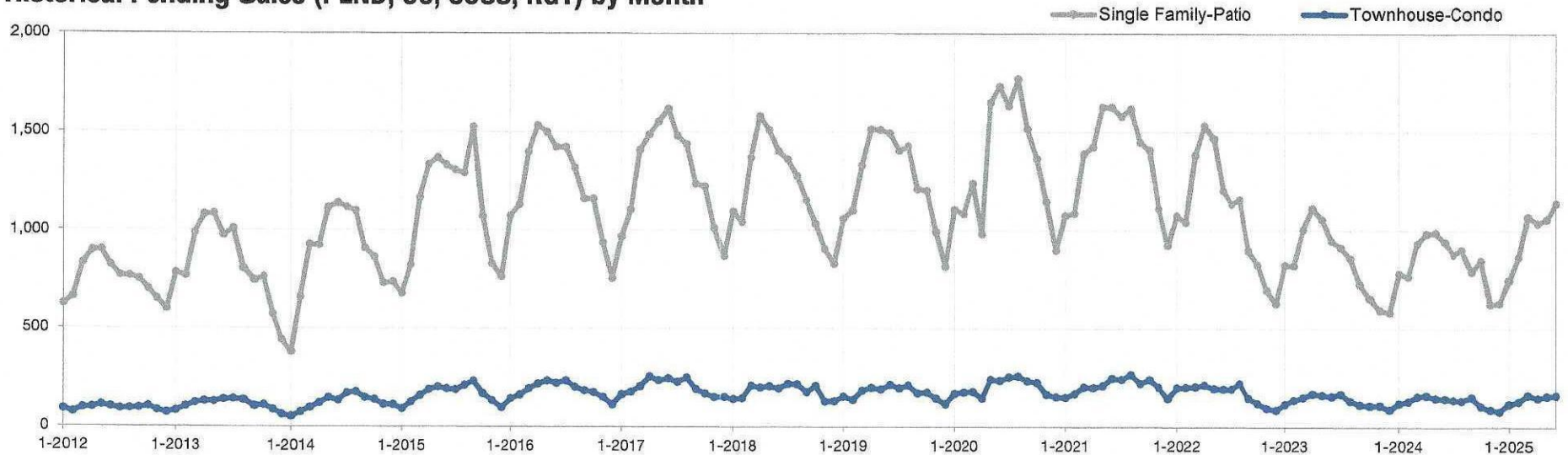


Year to Date



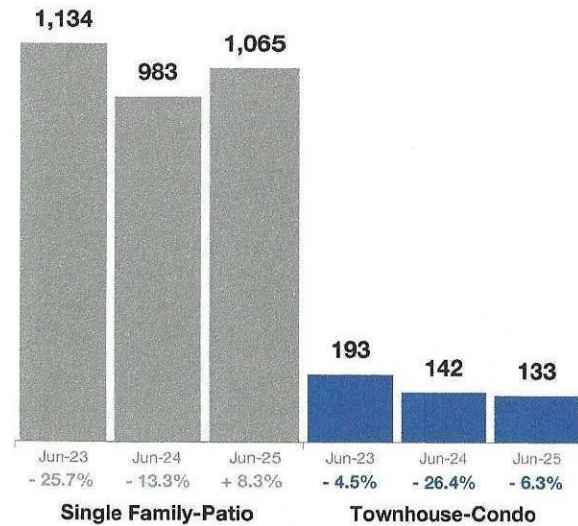
Pending Sales (PEND, UC, UCSS, RGT)	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2024	876	-3.9%	137	-18.5%
Aug-2024	900	+4.9%	133	+1.5%
Sep-2024	790	+9.0%	150	+32.7%
Oct-2024	846	+29.6%	105	-1.9%
Nov-2024	624	+5.2%	88	-19.3%
Dec-2024	629	+7.9%	78	-10.3%
Jan-2025	746	-4.2%	115	-3.4%
Feb-2025	863	+13.0%	129	0.0%
Mar-2025	1,070	+14.6%	161	+4.5%
Apr-2025	1,037	+5.5%	146	-8.8%
May-2025	1,057	+7.0%	155	+6.2%
Jun-2025	1,138	+20.9%	159	+10.4%

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

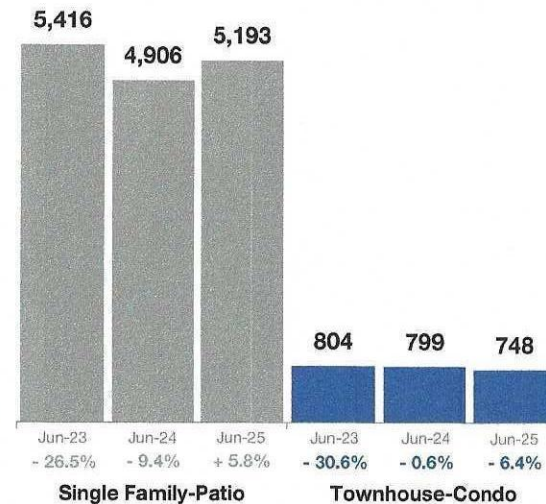


Sold Listings

June

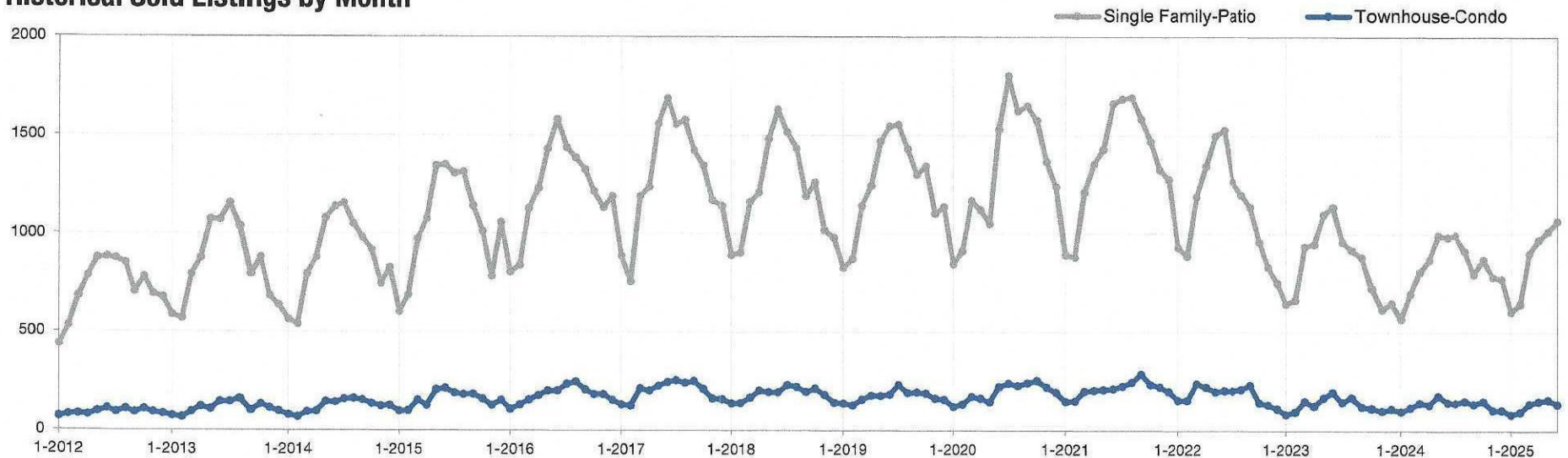


Year to Date



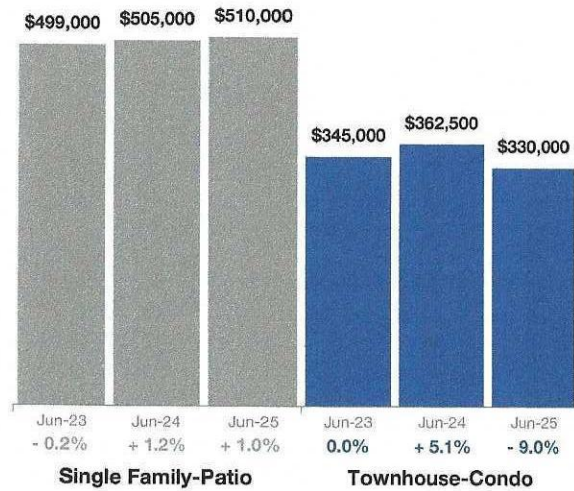
Sold Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2024	994	+3.6%	140	-2.1%
Aug-2024	911	-0.5%	149	-11.3%
Sep-2024	794	-9.7%	134	+10.7%
Oct-2024	868	+20.1%	147	+30.1%
Nov-2024	780	+26.8%	103	+3.0%
Dec-2024	769	+19.0%	103	-6.4%
Jan-2025	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	1,014	+2.3%	156	-11.4%
Jun-2025	1,065	+8.3%	133	-6.3%

Historical Sold Listings by Month

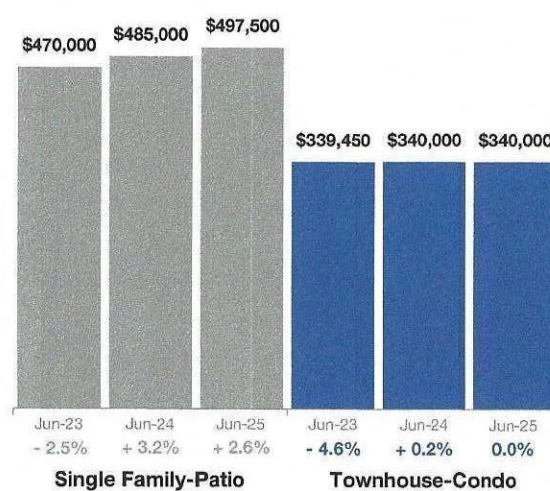


Median Sales Price

June

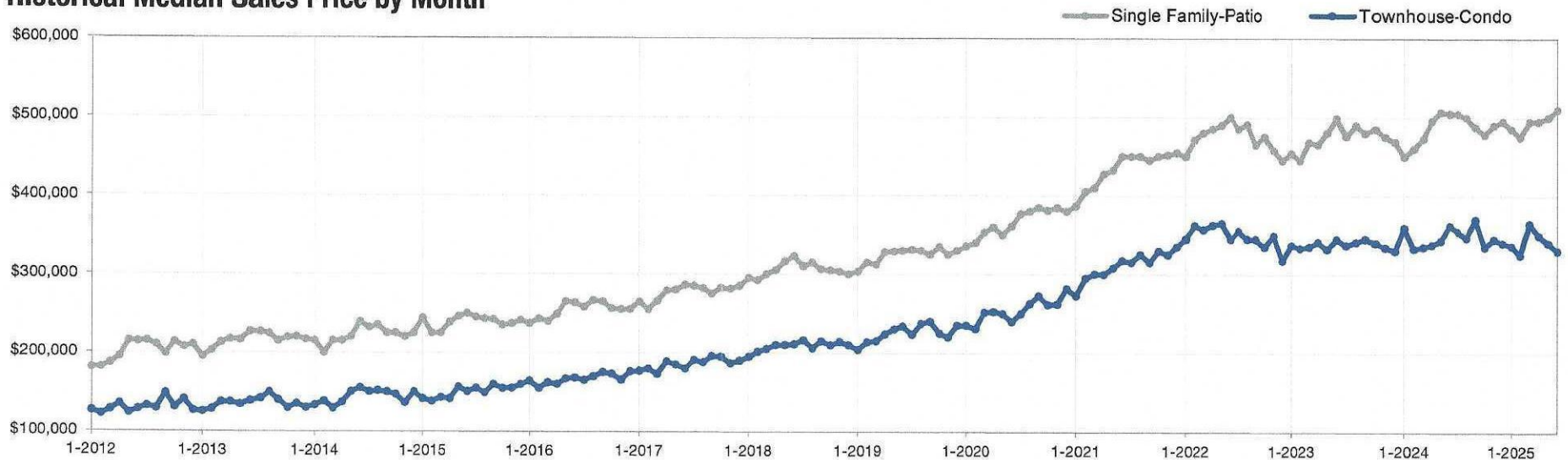


Year to Date



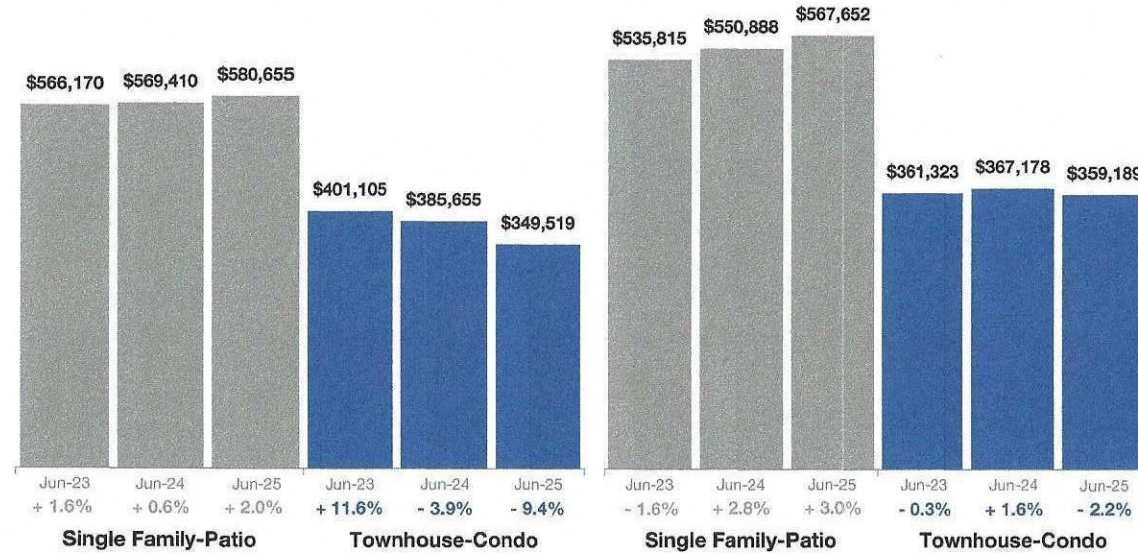
Median Sales Price	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2024	\$504,593	+6.0%	\$355,000	+5.2%
Aug-2024	\$500,000	+2.0%	\$347,200	+1.7%
Sep-2024	\$487,460	+1.6%	\$370,000	+7.1%
Oct-2024	\$478,000	-1.4%	\$335,000	-1.5%
Nov-2024	\$490,000	+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%
Jun-2025	\$510,000	+1.0%	\$330,000	-9.0%

Historical Median Sales Price by Month

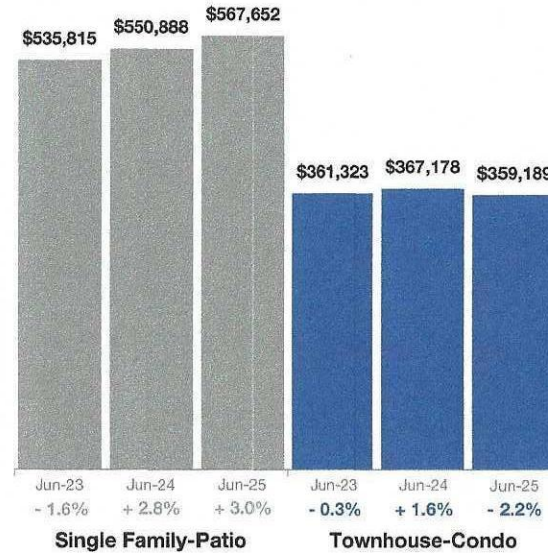


Average Sales Price

June

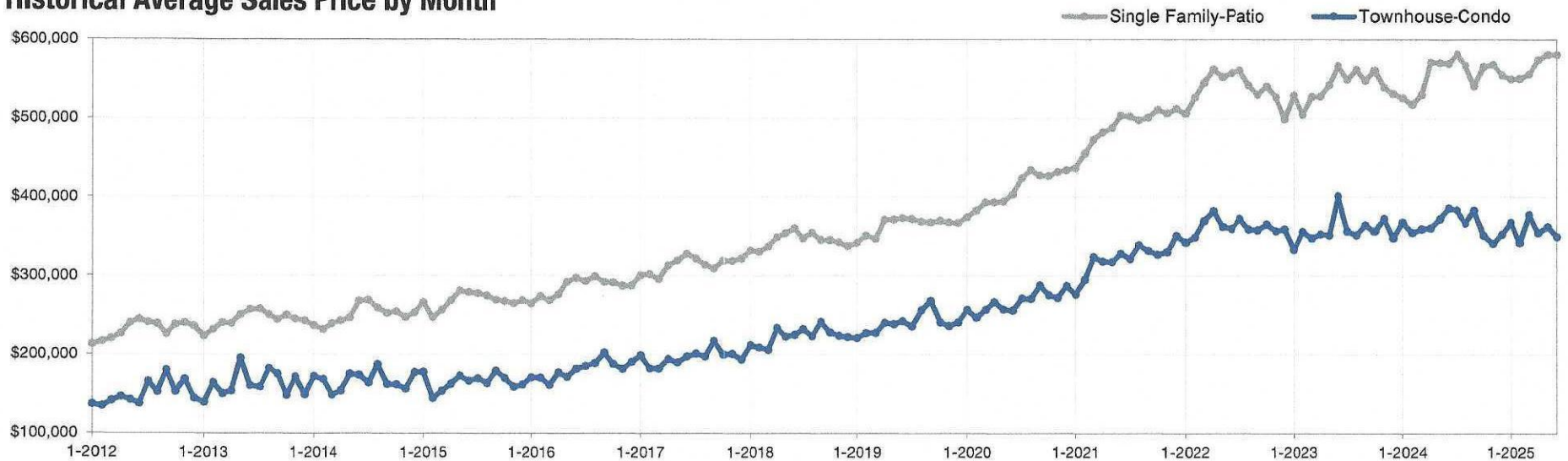


Year to Date



Avg. Sales Price	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$580,590	+1.8%	\$362,163	-2.6%
Jun-2025	\$580,655	+2.0%	\$349,519	-9.4%

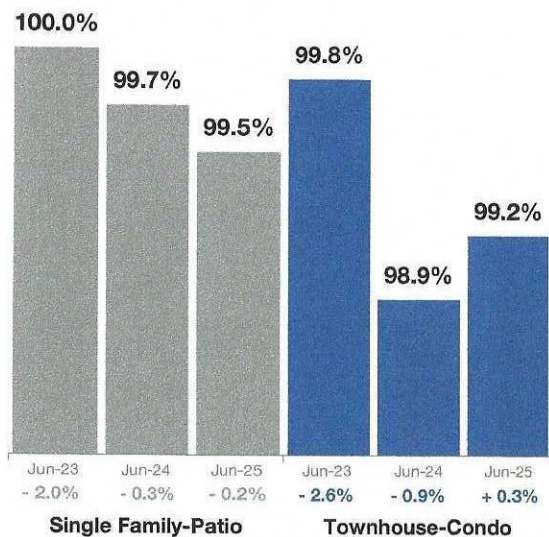
Historical Average Sales Price by Month



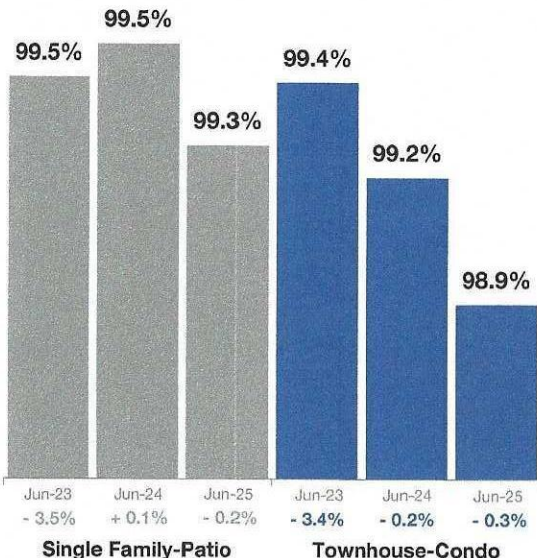
Percent of List Price Received



June

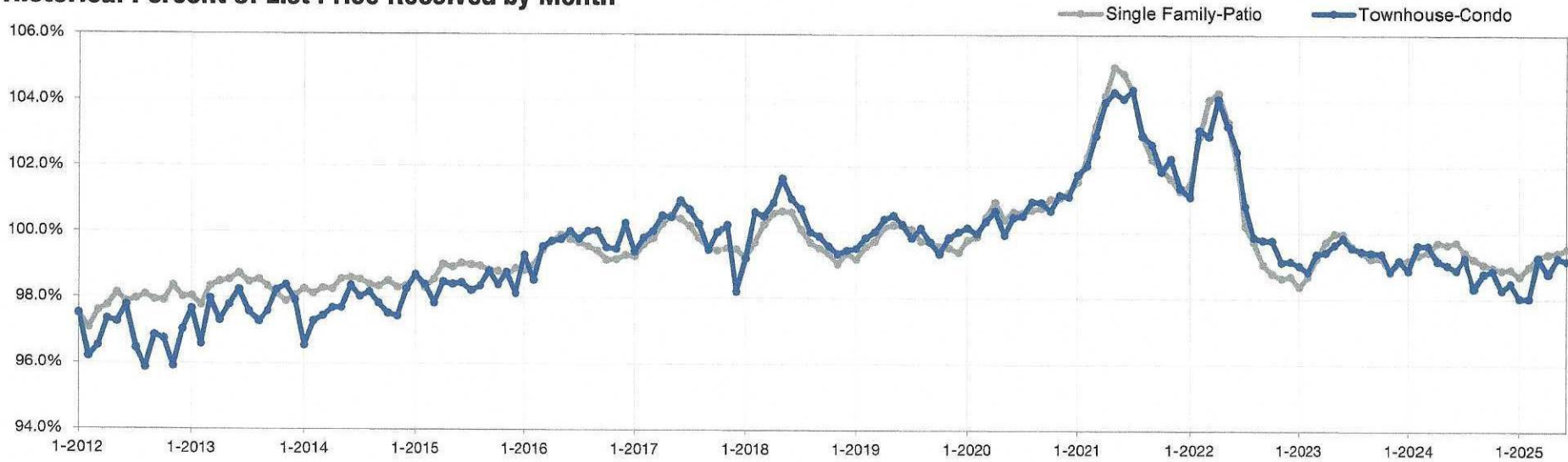


Year to Date



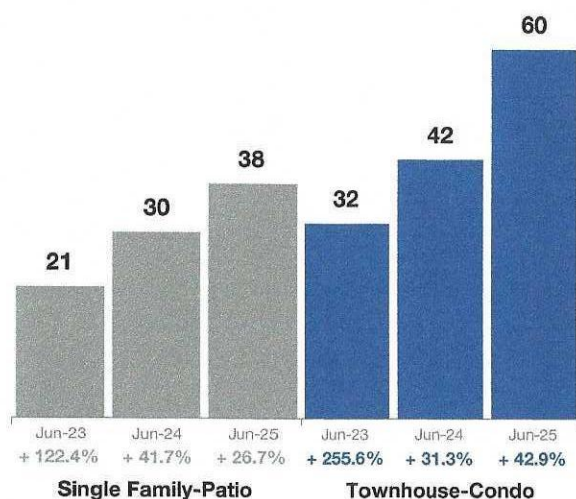
Pct. of List Price Received	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2024	99.4%	-0.2%	99.3%	-0.2%
Aug-2024	99.2%	-0.2%	98.3%	-1.1%
Sep-2024	99.1%	-0.1%	98.8%	-0.6%
Oct-2024	99.0%	-0.2%	98.9%	-0.5%
Nov-2024	98.9%	+0.1%	98.3%	-0.5%
Dec-2024	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%
Jun-2025	99.5%	-0.2%	99.2%	+0.3%

Historical Percent of List Price Received by Month

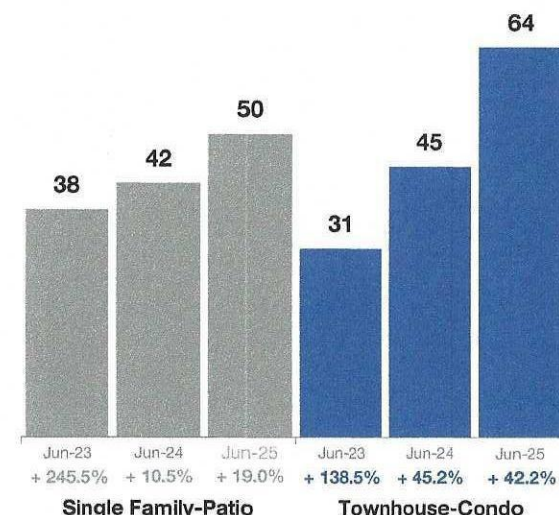


Days on Market Until Sale

June

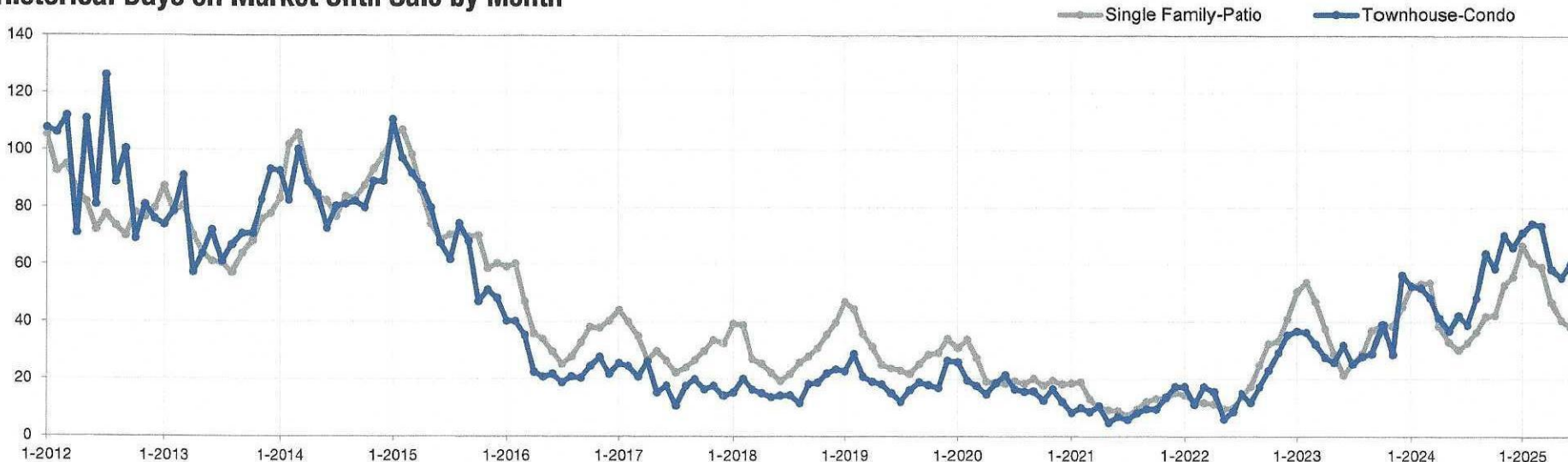


Year to Date



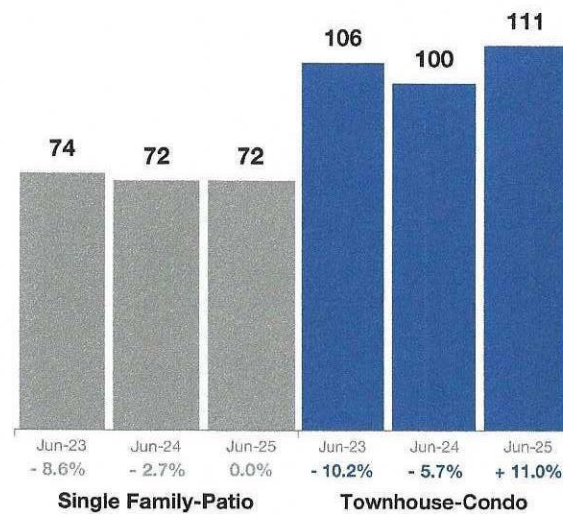
Days on Market Until Sale	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2024	33	+32.0%	39	+56.0%
Aug-2024	36	+24.1%	48	+71.4%
Sep-2024	42	+13.5%	64	+120.7%
Oct-2024	42	+7.7%	59	+51.3%
Nov-2024	53	+35.9%	70	+141.4%
Dec-2024	56	+24.4%	66	+17.9%
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%
Jun-2025	38	+26.7%	60	+42.9%

Historical Days on Market Until Sale by Month

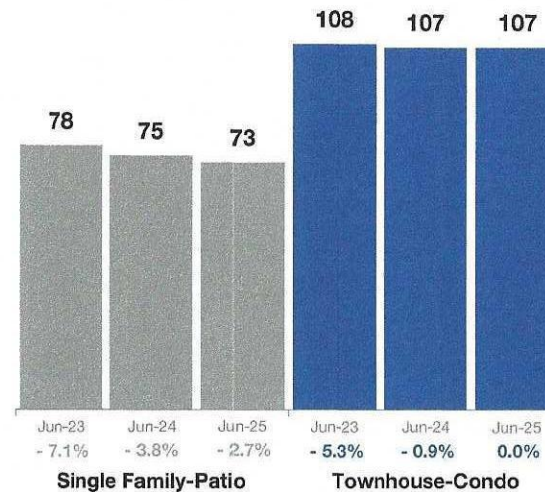


Housing Affordability Index

June

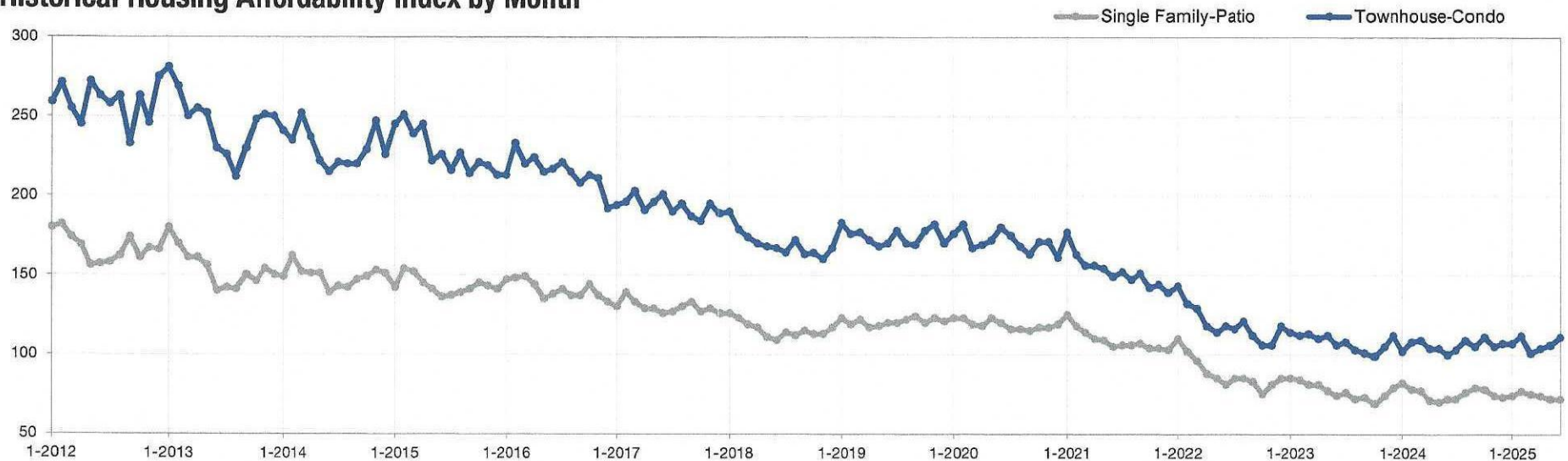


Year to Date



Housing Affordability Index	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Jun-2025	72	0.0%	111	+11.0%

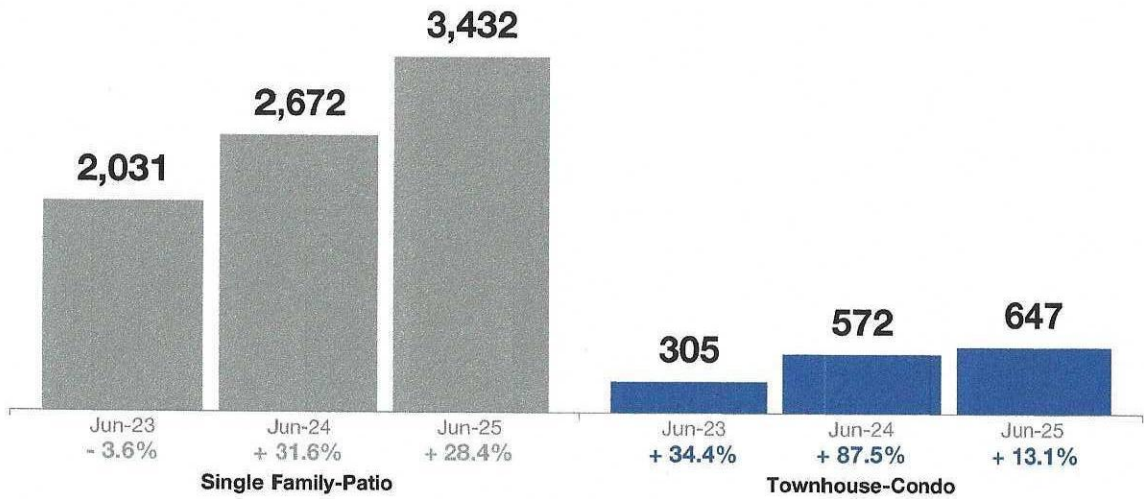
Historical Housing Affordability Index by Month



Inventory of Active Listings

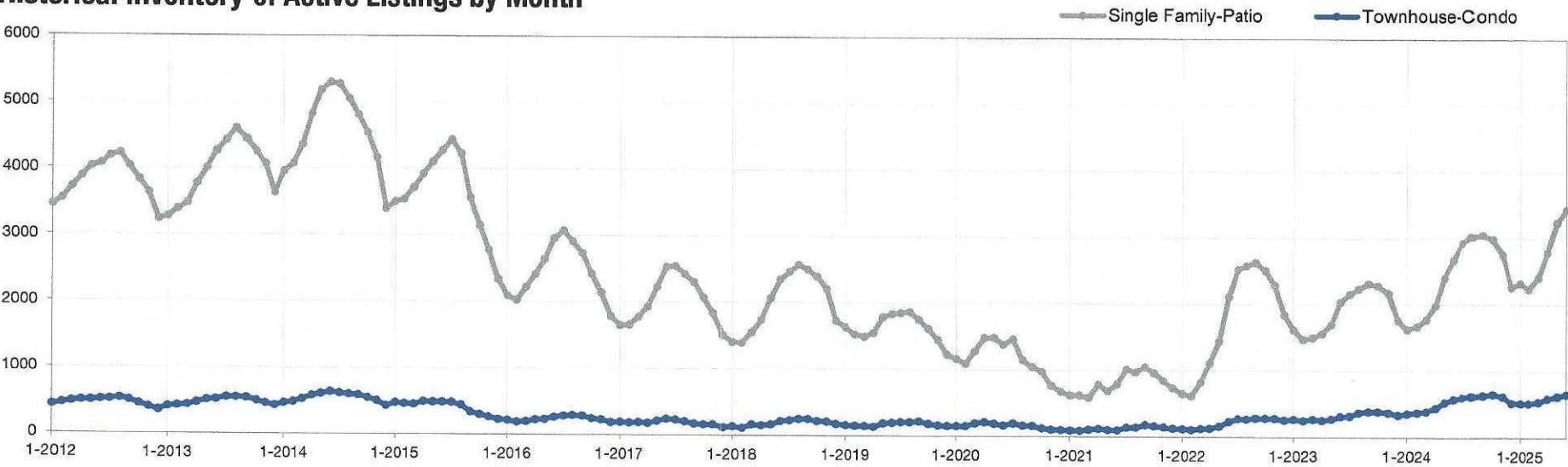


June



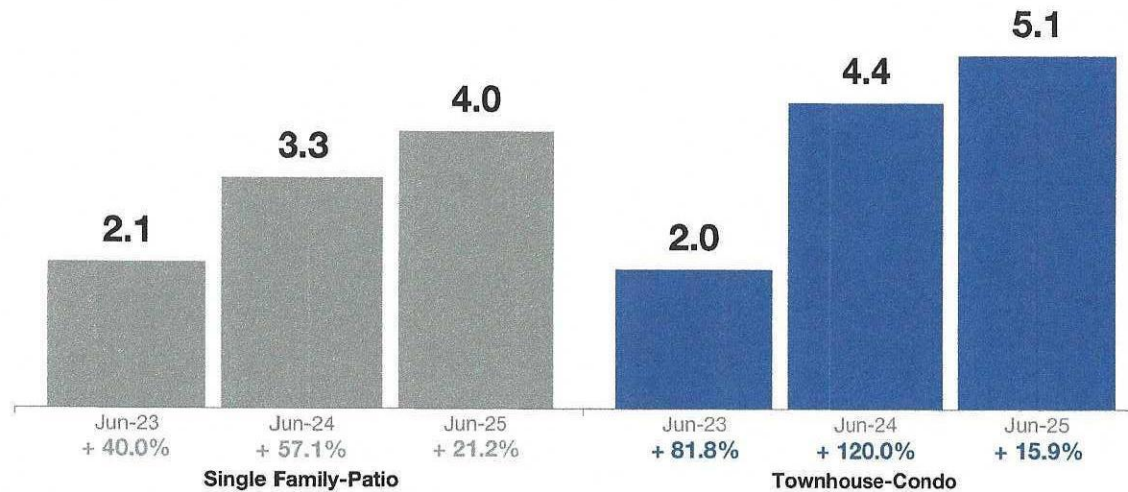
Inventory of Active Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2024	2,925	+36.0%	600	+91.1%
Aug-2024	3,024	+35.5%	615	+67.1%
Sep-2024	3,052	+32.0%	626	+63.9%
Oct-2024	2,990	+31.1%	648	+68.8%
Nov-2024	2,753	+26.7%	609	+65.9%
Dec-2024	2,262	+28.8%	516	+56.4%
Jan-2025	2,320	+42.8%	509	+45.0%
Feb-2025	2,238	+34.3%	511	+39.6%
Mar-2025	2,403	+35.7%	529	+38.5%
Apr-2025	2,785	+40.2%	583	+32.5%
May-2025	3,240	+34.9%	616	+18.0%
Jun-2025	3,432	+28.4%	647	+13.1%

Historical Inventory of Active Listings by Month



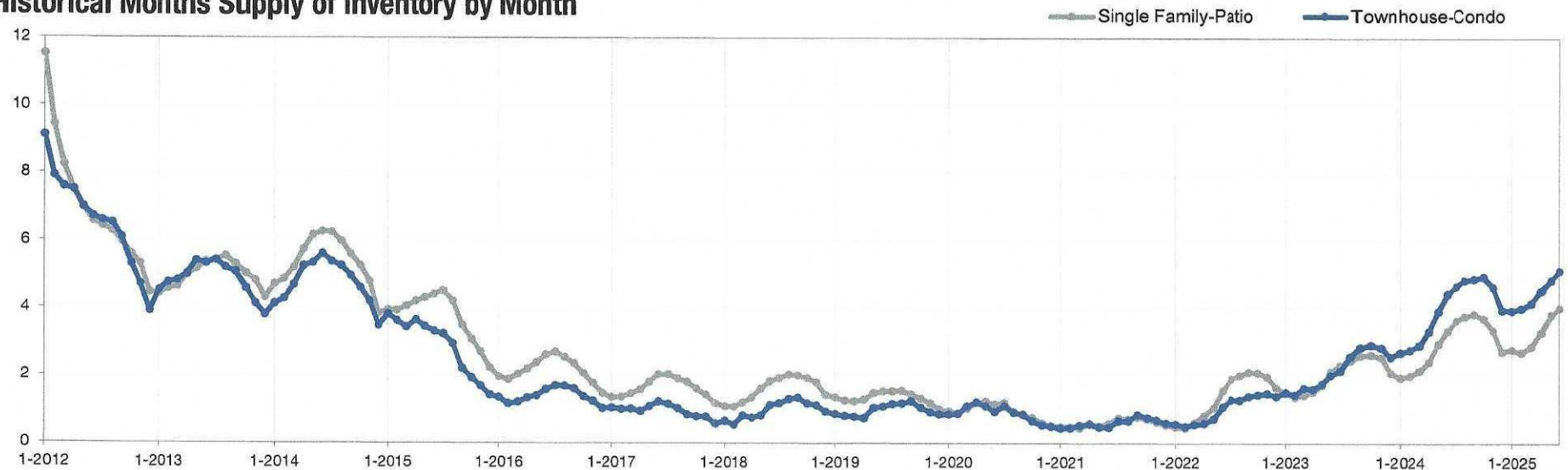
Months Supply of Inventory

June



Months Supply of Inventory	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	2.9	+38.1%	4.1	+41.4%
Apr-2025	3.3	+37.5%	4.5	+36.4%
May-2025	3.8	+31.0%	4.8	+23.1%
Jun-2025	4.0	+21.2%	5.1	+15.9%

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.



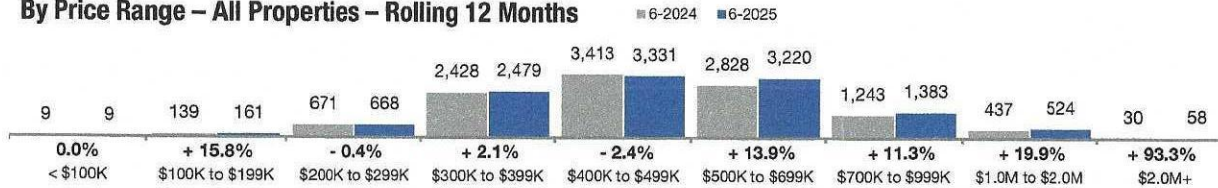
Key Metrics	Historical Sparkbars	6-2024	6-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		1,689	1,808	+ 7.0%	8,637	9,643	+ 11.6%
Pending Sales (PEND, UC, UCSS, RGT)		1,085	1,297	+ 19.5%	6,241	6,776	+ 8.6%
Sold Listings		1,125	1,198	+ 6.5%	5,705	5,941	+ 4.1%
Median Sales Price		\$487,000	\$488,250	+ 0.3%	\$462,000	\$475,000	+ 2.8%
Average Sales Price		\$546,216	\$554,995	+ 1.6%	\$525,159	\$541,406	+ 3.1%
Pct. of List Price Received		99.6%	99.5%	- 0.1%	99.5%	99.2%	- 0.3%
Days on Market		32	41	+ 28.1%	42	52	+ 23.8%
Housing Affordability Index		74	75	+ 1.4%	78	77	- 1.3%
Active Listings		3,244	4,079	+ 25.7%	--	--	--
Months Supply of Inventory		3.5	4.1	+ 17.1%	--	--	--

Sold Listings

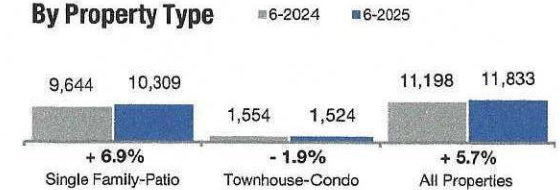
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

Compared to Prior Month

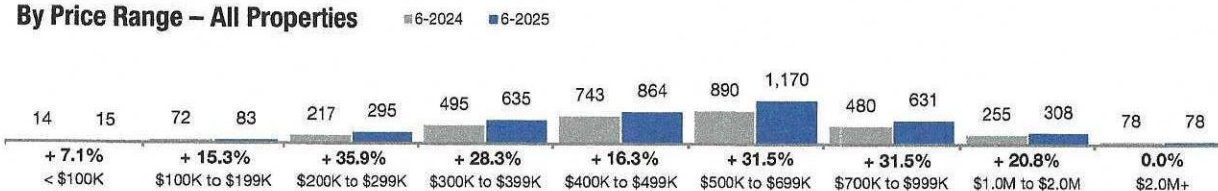
Year to Date

By Price Range	Single Family-Patio Homes			Townhouse-Condo			Single Family-Patio Homes			Townhouse-Condo			Single Family-Patio Homes			Townhouse-Condo		
	6-2024	6-2025	Change	6-2024	6-2025	Change	5-2025	6-2025	Change	5-2025	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025	Change
\$99,999 and Below	9	6	-33.3%	0	3	--	1	1	0.0%	1	1	0.0%	5	3	-40.0%	0	2	--
\$100,000 to \$199,999	51	55	+7.8%	88	106	+20.5%	5	5	0.0%	10	11	+10.0%	16	21	+31.3%	44	47	+6.8%
\$200,000 to \$299,999	303	300	-1.0%	368	368	0.0%	32	27	-15.6%	38	37	-2.6%	143	148	+3.5%	190	201	+5.8%
\$300,000 to \$399,999	1,820	1,893	+4.0%	608	586	-3.6%	167	161	-3.6%	54	47	-13.0%	897	945	+5.4%	309	280	-9.4%
\$400,000 to \$499,999	3,069	3,008	-2.0%	344	323	-6.1%	288	316	+9.7%	36	29	-19.4%	1,572	1,515	-3.6%	175	154	-12.0%
\$500,000 to \$699,999	2,710	3,117	+15.0%	118	103	-12.7%	322	330	+2.5%	13	5	-61.5%	1,401	1,593	+13.7%	63	48	-23.8%
\$700,000 to \$999,999	1,222	1,359	+11.2%	21	24	+14.3%	140	157	+12.1%	3	2	-33.3%	649	679	+4.6%	12	9	-25.0%
\$1,000,000 to \$1,999,999	431	515	+19.5%	6	9	+50.0%	49	63	+28.6%	1	1	0.0%	212	256	+20.8%	5	6	+20.0%
\$2,000,000 and Above	29	56	+93.1%	1	2	+100.0%	10	5	-50.0%	0	0	--	11	33	+200.0%	1	1	0.0%
All Price Ranges	9,644	10,309	+6.9%	1,554	1,524	-1.9%	1,014	1,065	+5.0%	156	133	-14.7%	4,906	5,193	+5.8%	799	748	-6.4%

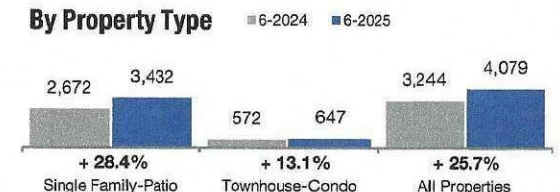
Inventory of Active Listings

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

By Price Range – All Properties



By Property Type



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		
	6-2024	6-2025	Change	6-2024	6-2025	Change	5-2025	6-2025	Change	5-2025	6-2025	Change
\$99,999 and Below	11	12	+9.1%	3	3	0.0%	11	12	+9.1%	3	3	0.0%
\$100,000 to \$199,999	33	30	-9.1%	39	53	+35.9%	32	30	-6.3%	44	53	+20.5%
\$200,000 to \$299,999	85	133	+56.5%	132	162	+22.7%	127	133	+4.7%	160	162	+1.3%
\$300,000 to \$399,999	288	402	+39.6%	207	233	+12.6%	399	402	+0.8%	218	233	+6.9%
\$400,000 to \$499,999	616	753	+22.2%	127	111	-12.6%	711	753	+5.9%	111	111	0.0%
\$500,000 to \$699,999	843	1,097	+30.1%	47	73	+55.3%	1,018	1,097	+7.8%	66	73	+10.6%
\$700,000 to \$999,999	465	623	+34.0%	15	8	-46.7%	580	623	+7.4%	9	8	-11.1%
\$1,000,000 to \$1,999,999	254	306	+20.5%	1	2	+100.0%	288	306	+6.3%	2	2	0.0%
\$2,000,000 and Above	77	76	-1.3%	1	2	+100.0%	74	76	+2.7%	3	2	-33.3%
All Price Ranges	2,672	3,432	+28.4%	572	647	+13.1%	3,240	3,432	+5.9%	616	647	+5.0%

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.