

Monthly Indicators

Activity for El Paso and Teller Counties Only



June 2026

Percent changes calculated using year-over-year comparisons.

New Listings were down 0.9 percent for single family-patio homes but increased 8.5 percent for townhouse-condo properties. Pending Sales increased 7.3 percent for single family-patio homes and 30.2 percent for townhouse-condo properties.

The Median Sales Price was down 1.5 percent to \$502,500 for single family-patio homes and 1.5 percent to \$325,000 for townhouse-condo properties. Days on Market increased 15.8 percent for single family-patio homes but decreased 10.0 percent for townhouse-condo properties.

Nationally, there were 1.55 million homes available for sale heading into June, a 3.3% increase from the previous month and 0.6% higher than one year earlier, representing a 4.5-month supply at the current sales pace, according to NAR. Home prices also rose, with the median existing-home price climbing to \$429,300 nationwide, an all-time high for the month and 1.3% higher than a year earlier.

Activity Snapshot

+ 3.8%	- 0.5%	- 2.4%
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	6-2025	6-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		1,591	1,577	- 0.9%	8,351	8,530	+ 2.1%
Pending Sales (PEND, UC, UCSS, RGT)		980	1,052	+ 7.3%	5,678	6,057	+ 6.7%
Sold Listings		1,064	1,102	+ 3.6%	5,192	5,349	+ 3.0%
Median Sales Price		\$509,975	\$502,500	- 1.5%	\$497,250	\$489,900	- 1.5%
Average Sales Price		\$580,037	\$580,693	+ 0.1%	\$567,518	\$560,924	- 1.2%
Pct. of List Price Received		99.5%	99.2%	- 0.3%	99.3%	99.1%	- 0.2%
Days on Market		38	44	+ 15.8%	50	53	+ 6.0%
Housing Affordability Index		76	79	+ 3.9%	78	81	+ 3.8%
Active Listings		3,616	3,494	- 3.4%	--	--	--
Months Supply of Inventory		4.2	4.0	- 4.8%	--	--	--

Townhouse-Condo Market Overview

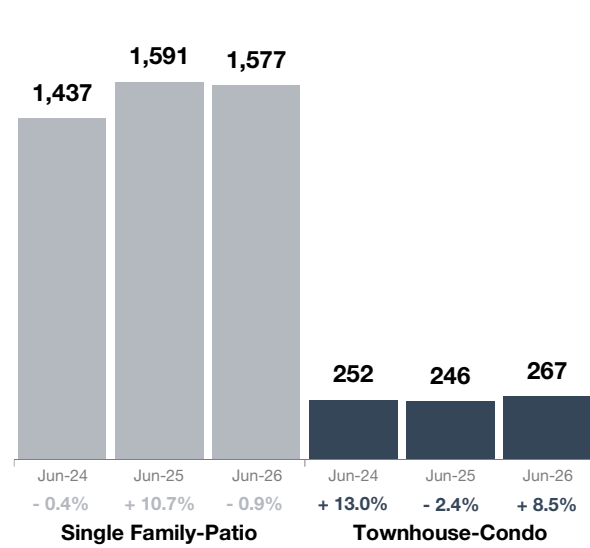
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



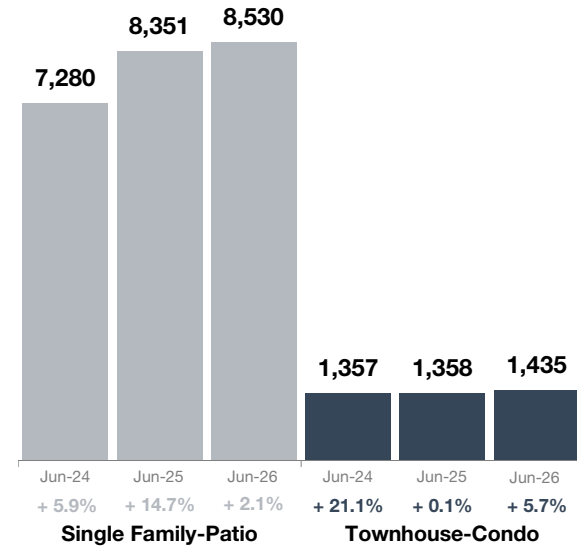
Key Metrics	Historical Sparkbars	6-2025	6-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		246	267	+ 8.5%	1,358	1,435	+ 5.7%
Pending Sales (PEND, UC, UCSS, RGT)		129	168	+ 30.2%	814	834	+ 2.5%
Sold Listings		133	141	+ 6.0%	748	697	- 6.8%
Median Sales Price		\$330,000	\$325,000	- 1.5%	\$340,000	\$325,000	- 4.4%
Average Sales Price		\$349,519	\$349,165	- 0.1%	\$359,189	\$343,577	- 4.3%
Pct. of List Price Received		99.2%	98.5%	- 0.7%	98.9%	98.5%	- 0.4%
Days on Market		60	54	- 10.0%	64	69	+ 7.8%
Housing Affordability Index		118	122	+ 3.4%	114	122	+ 7.0%
Active Listings		688	706	+ 2.6%	--	--	--
Months Supply of Inventory		5.4	5.9	+ 9.3%	--	--	--

New Listings

June

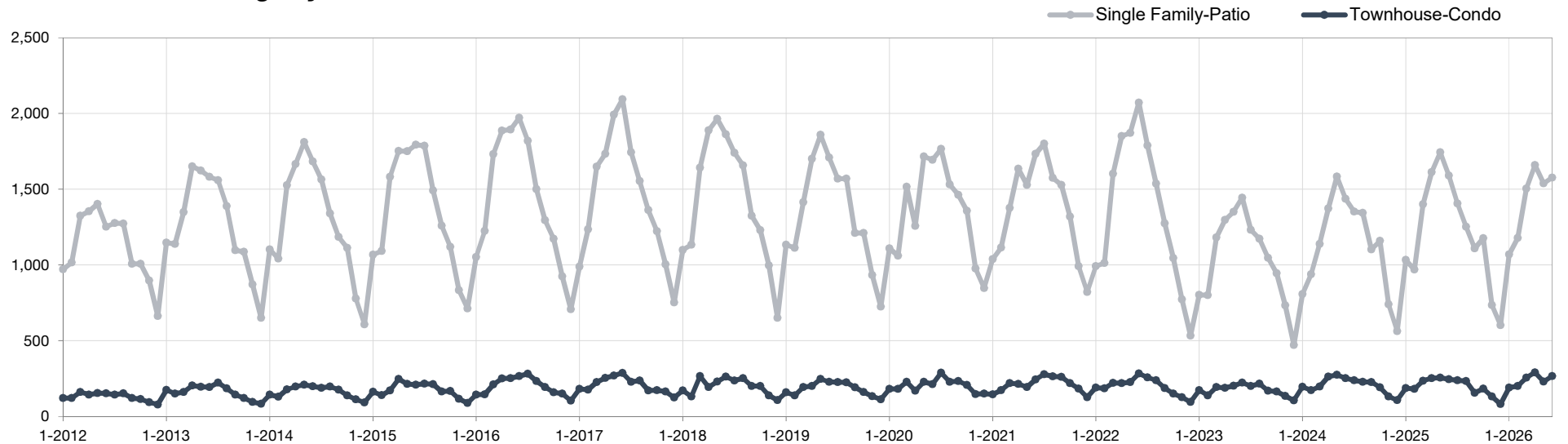


Year to Date



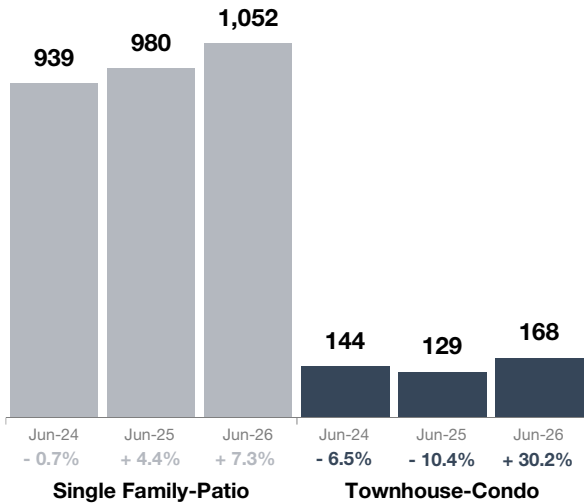
New Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2025	1,406	+4.0%	238	0.0%
Aug-2025	1,253	-6.7%	233	+1.7%
Sep-2025	1,110	+0.7%	156	-31.3%
Oct-2025	1,176	+1.5%	183	-4.7%
Nov-2025	735	-0.7%	132	+0.8%
Dec-2025	603	+7.1%	81	-25.0%
Jan-2026	1,070	+3.5%	190	+1.6%
Feb-2026	1,179	+21.7%	201	+11.0%
Mar-2026	1,505	+7.5%	256	+8.5%
Apr-2026	1,660	+2.9%	291	+15.5%
May-2026	1,539	-11.8%	230	-10.2%
Jun-2026	1,577	-0.9%	267	+8.5%

Historical New Listings by Month

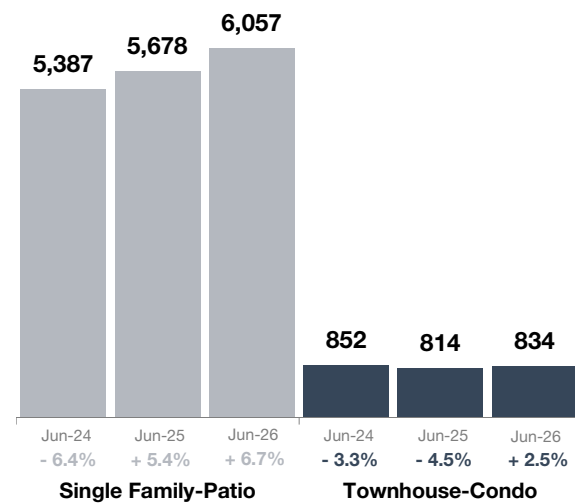


Pending Sales (PEND, UC, UCSS, RGT)

June

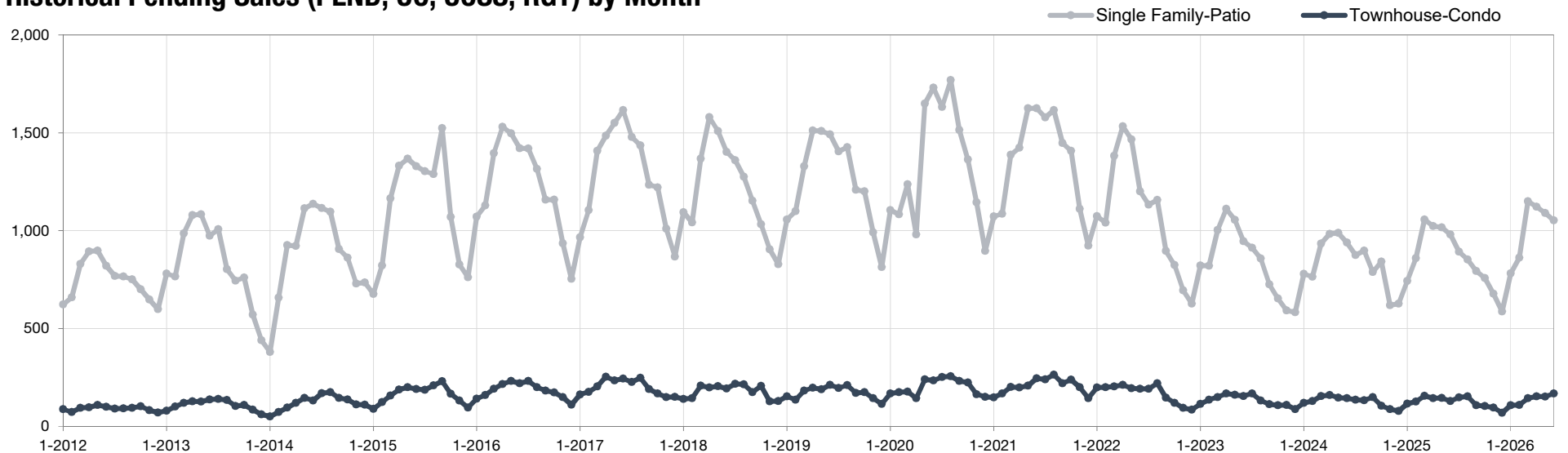


Year to Date



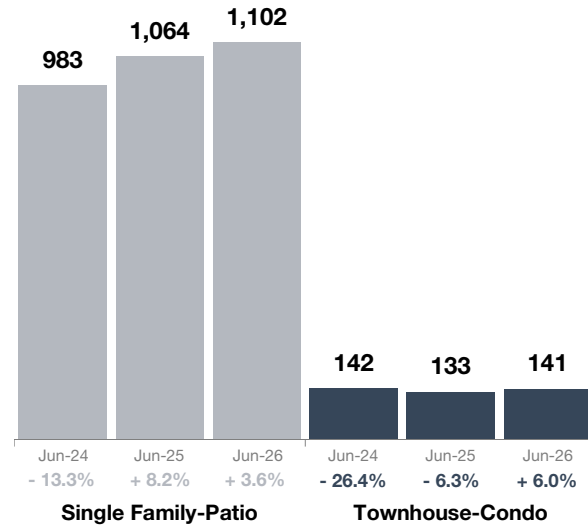
Pending Sales (PEND, UC, UCSS, RGT)	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2025	892	+1.9%	148	+8.8%
Aug-2025	852	-5.1%	153	+15.0%
Sep-2025	793	+0.6%	108	-27.5%
Oct-2025	758	-10.0%	104	-1.0%
Nov-2025	677	+9.4%	95	+8.0%
Dec-2025	587	-6.2%	68	-12.8%
Jan-2026	782	+5.2%	108	-6.1%
Feb-2026	861	+0.2%	109	-13.5%
Mar-2026	1,150	+8.8%	144	-7.7%
Apr-2026	1,122	+9.7%	153	+7.0%
May-2026	1,090	+7.3%	152	+4.8%
Jun-2026	1,052	+7.3%	168	+30.2%

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

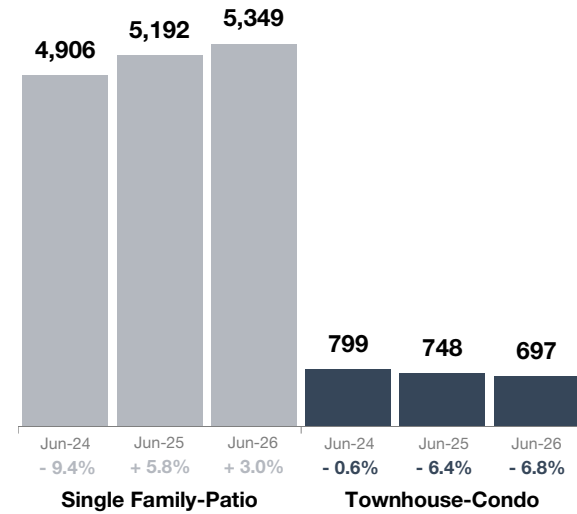


Sold Listings

June

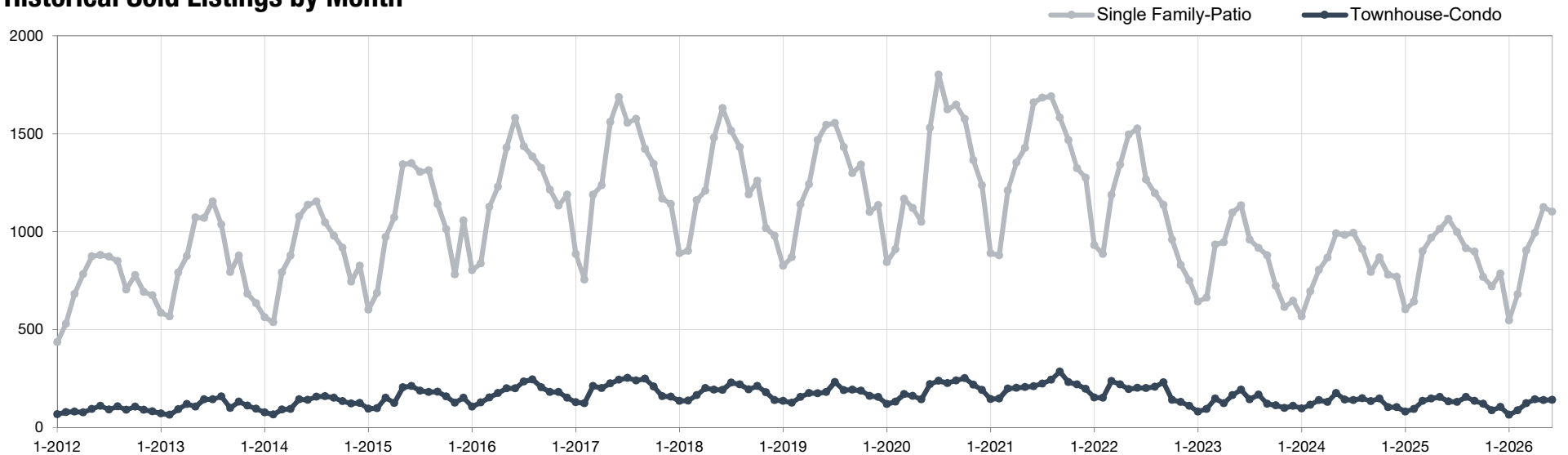


Year to Date



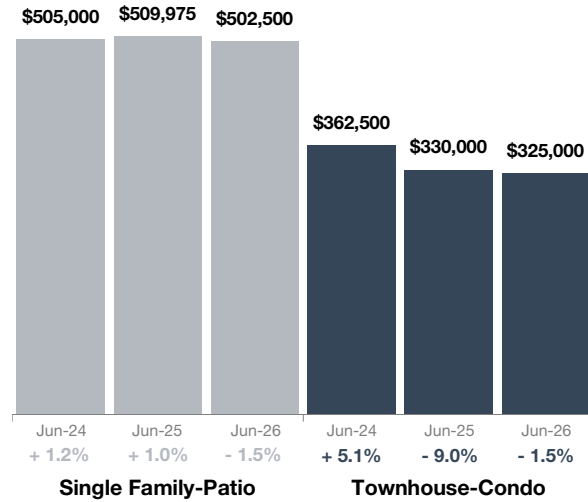
Sold Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2025	997	+0.3%	130	-7.1%
Aug-2025	915	+0.4%	155	+4.0%
Sep-2025	898	+13.1%	136	+1.5%
Oct-2025	768	-11.5%	121	-17.7%
Nov-2025	720	-7.7%	88	-14.6%
Dec-2025	786	+2.2%	105	+1.9%
Jan-2026	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	1,124	+10.8%	139	-10.9%
Jun-2026	1,102	+3.6%	141	+6.0%

Historical Sold Listings by Month

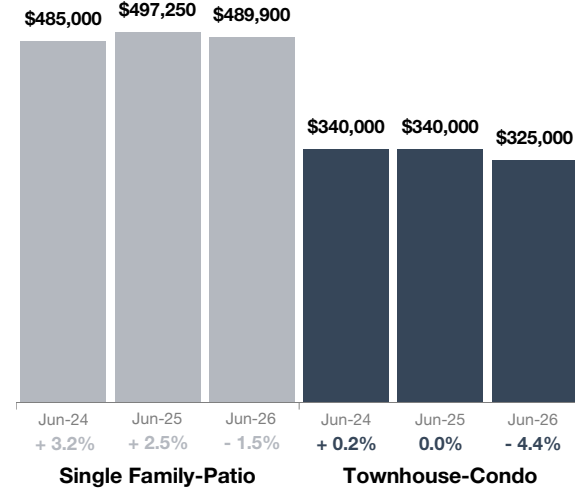


Median Sales Price

June

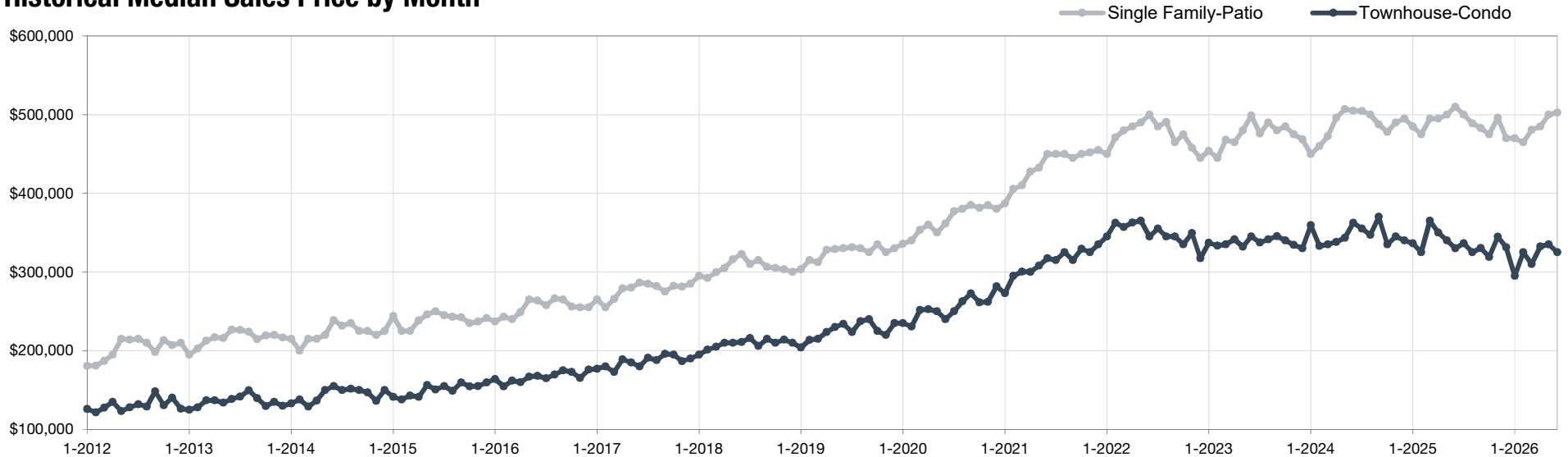


Year to Date



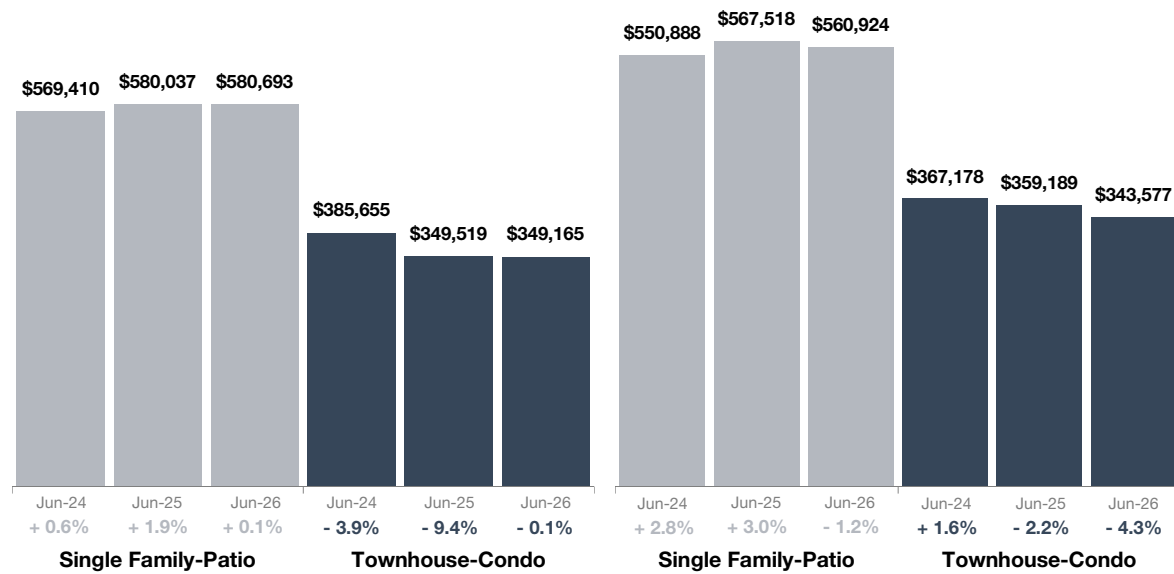
Median Sales Price	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2025	\$500,000	-0.9%	\$336,500	-5.2%
Aug-2025	\$489,000	-2.2%	\$325,000	-6.4%
Sep-2025	\$482,905	-0.9%	\$330,500	-10.7%
Oct-2025	\$475,000	-0.6%	\$319,000	-4.8%
Nov-2025	\$495,983	+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	\$500,000	0.0%	\$334,900	-1.5%
Jun-2026	\$502,500	-1.5%	\$325,000	-1.5%

Historical Median Sales Price by Month



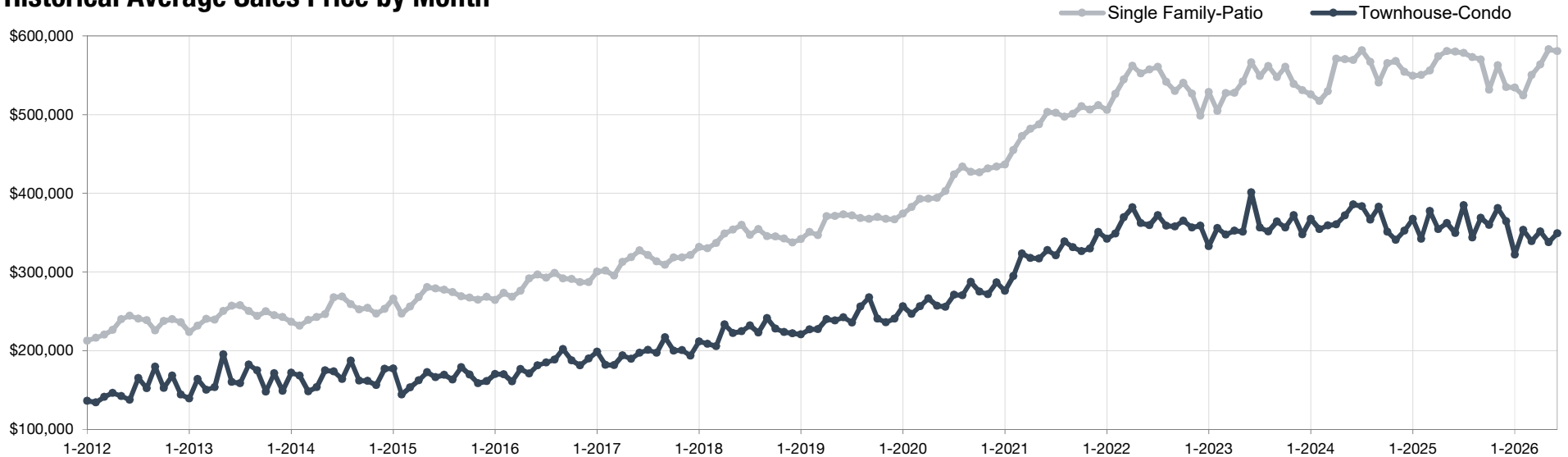
Average Sales Price

June



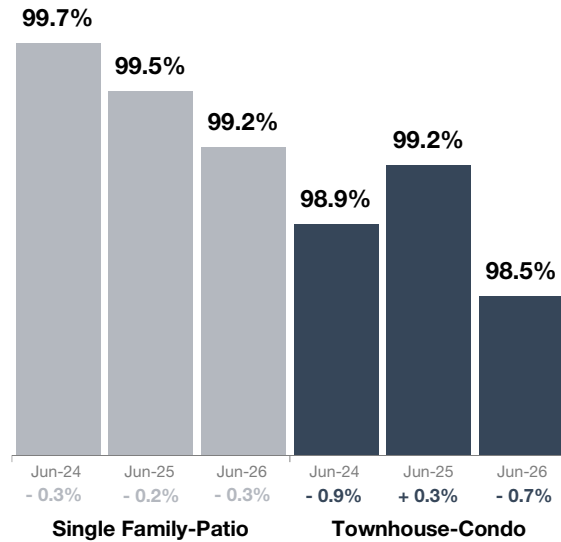
Avg. Sales Price	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2025	\$578,243	-0.6%	\$384,650	+0.3%
Aug-2025	\$573,090	+1.1%	\$343,646	-6.2%
Sep-2025	\$570,023	+5.4%	\$368,889	-3.6%
Oct-2025	\$531,629	-5.9%	\$359,827	+2.5%
Nov-2025	\$562,478	-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	\$550,336	-1.0%	\$339,083	-10.1%
Apr-2026	\$563,723	-1.8%	\$351,418	-0.8%
May-2026	\$582,825	+0.4%	\$337,617	-6.8%
Jun-2026	\$580,693	+0.1%	\$349,165	-0.1%

Historical Average Sales Price by Month

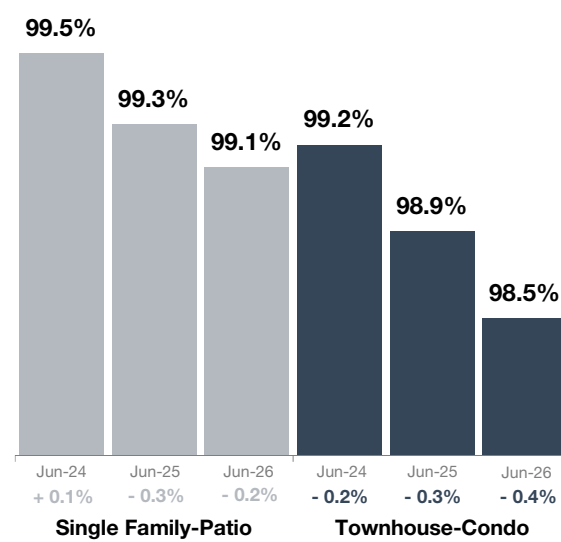


Percent of List Price Received

June

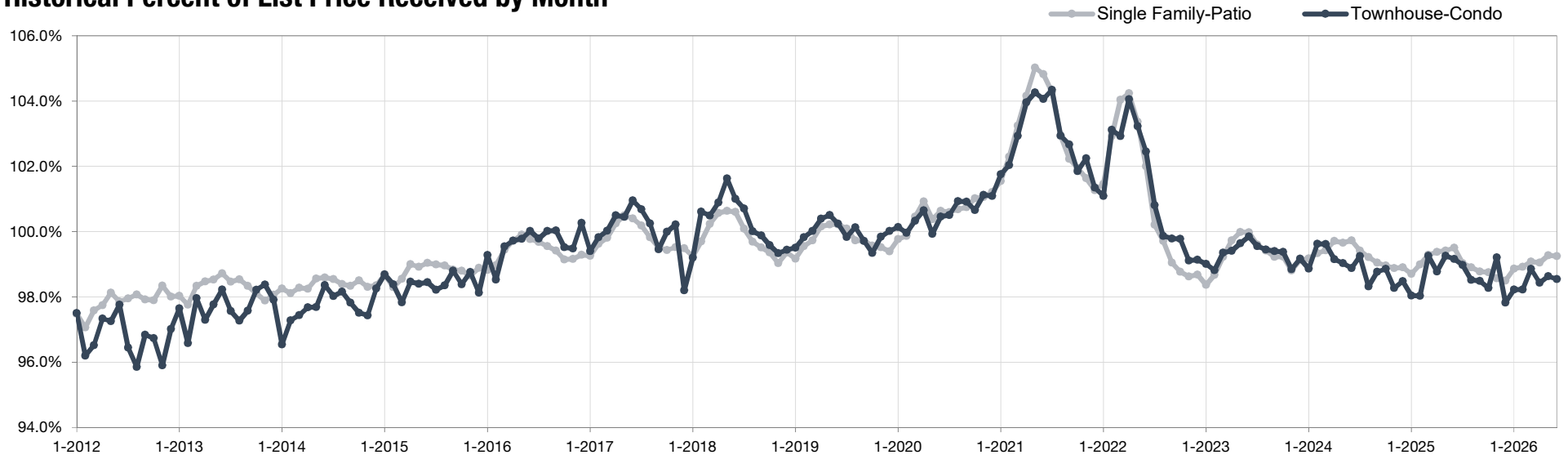


Year to Date



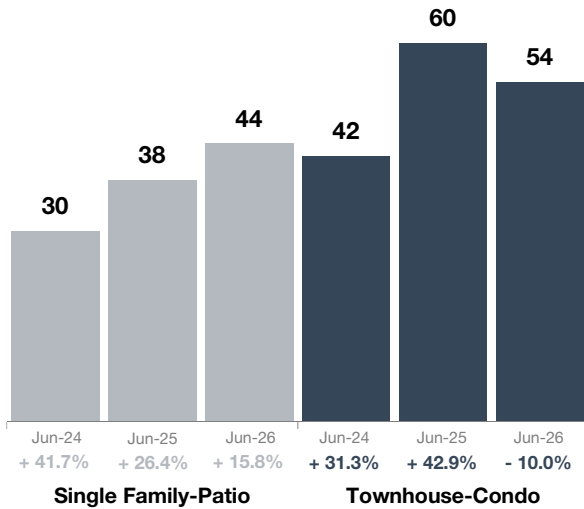
Pct. of List Price Received	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2025	99.0%	-0.4%	99.0%	-0.3%
Aug-2025	98.9%	-0.3%	98.5%	+0.2%
Sep-2025	98.8%	-0.3%	98.5%	-0.3%
Oct-2025	98.8%	-0.2%	98.3%	-0.6%
Nov-2025	98.6%	-0.3%	99.2%	+0.9%
Dec-2025	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%
Jun-2026	99.2%	-0.3%	98.5%	-0.7%

Historical Percent of List Price Received by Month

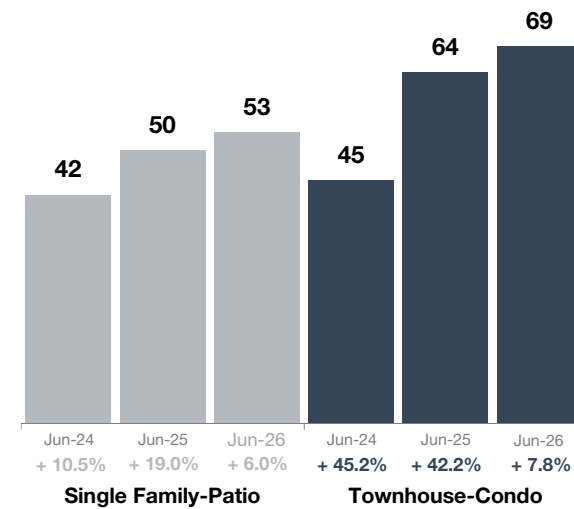


Days on Market Until Sale

June

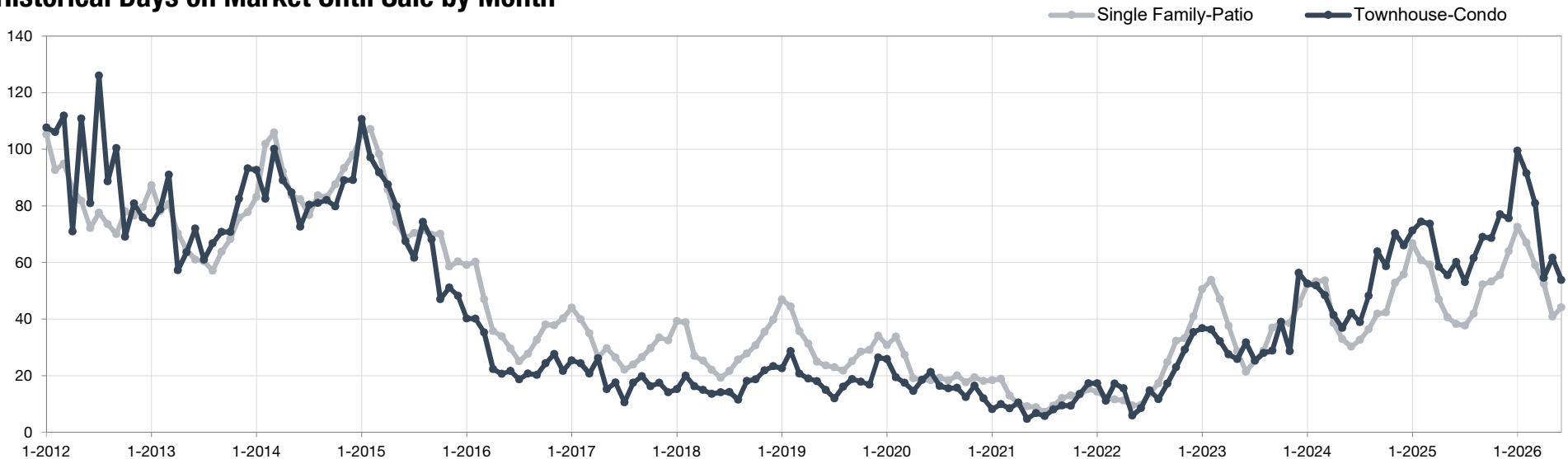


Year to Date



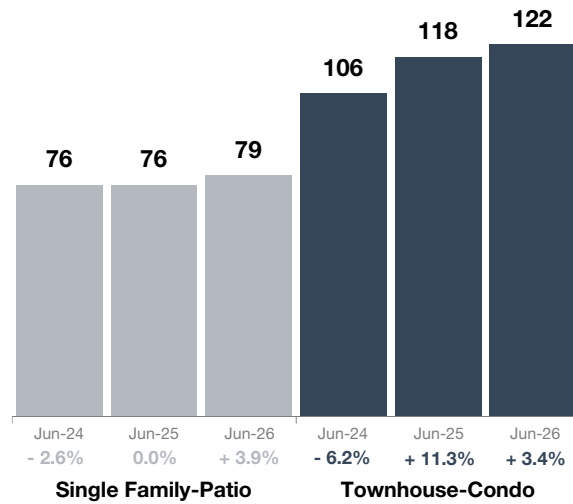
Days on Market Until Sale	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2025	38	+15.2%	53	+35.9%
Aug-2025	42	+16.7%	62	+29.2%
Sep-2025	52	+23.8%	69	+7.8%
Oct-2025	53	+26.2%	69	+16.9%
Nov-2025	56	+5.7%	77	+10.0%
Dec-2025	64	+14.3%	76	+15.2%
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%
Jun-2026	44	+15.8%	54	-10.0%

Historical Days on Market Until Sale by Month

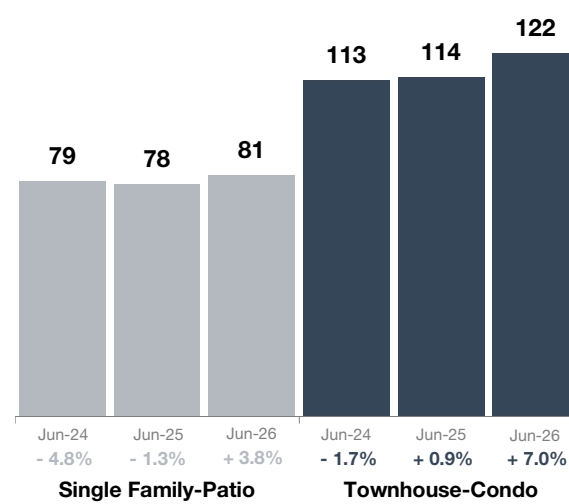


Housing Affordability Index

June

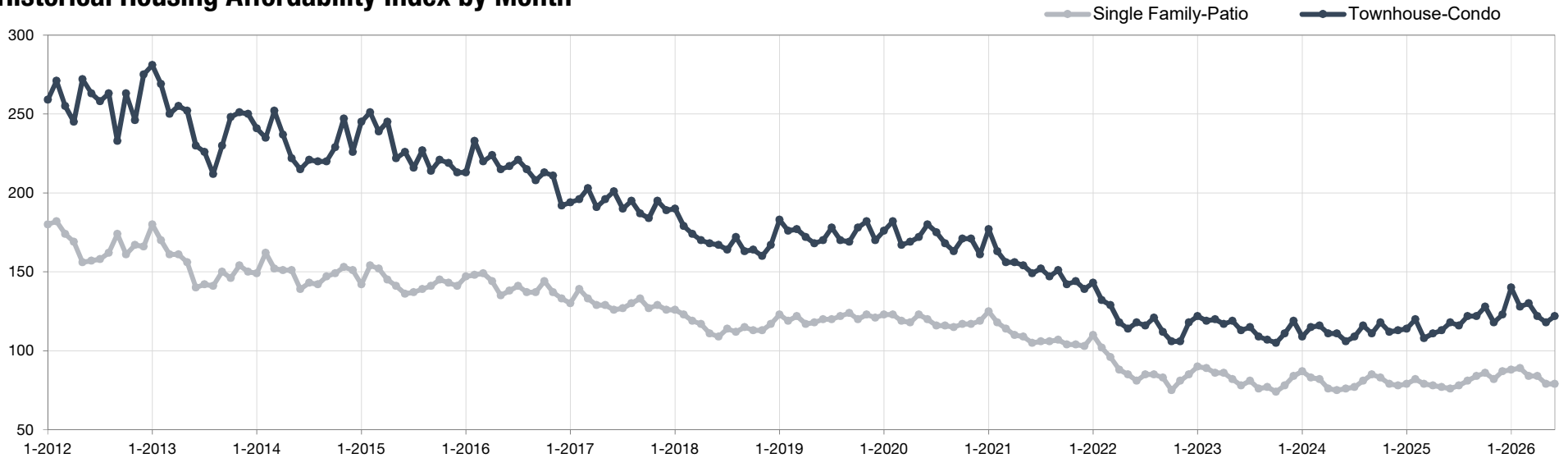


Year to Date



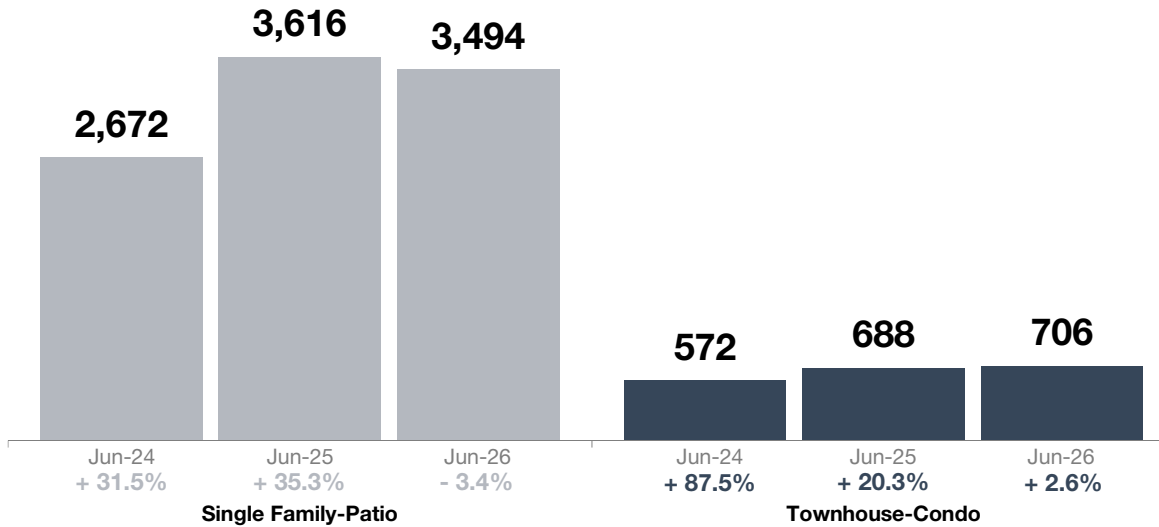
Housing Affordability Index	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2025	78	+1.3%	116	+6.4%
Aug-2025	81	0.0%	122	+5.2%
Sep-2025	84	-1.2%	122	+9.9%
Oct-2025	86	+3.6%	128	+8.5%
Nov-2025	82	+3.8%	118	+5.4%
Dec-2025	87	+11.5%	123	+8.8%
Jan-2026	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%
Jun-2026	79	+3.9%	122	+3.4%

Historical Housing Affordability Index by Month



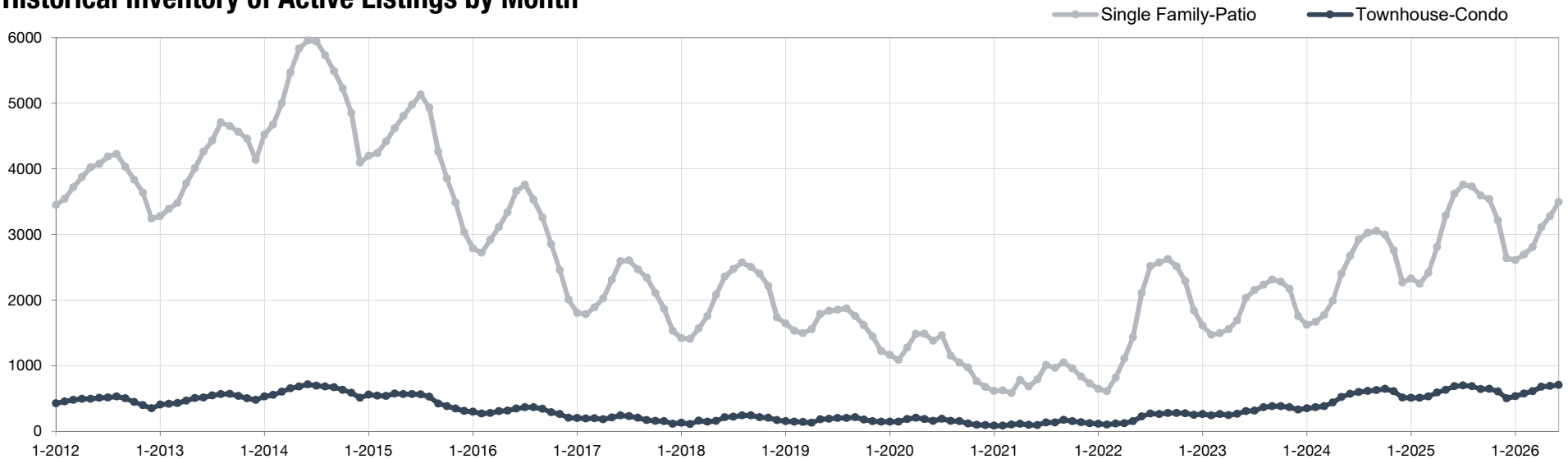
Inventory of Active Listings

June



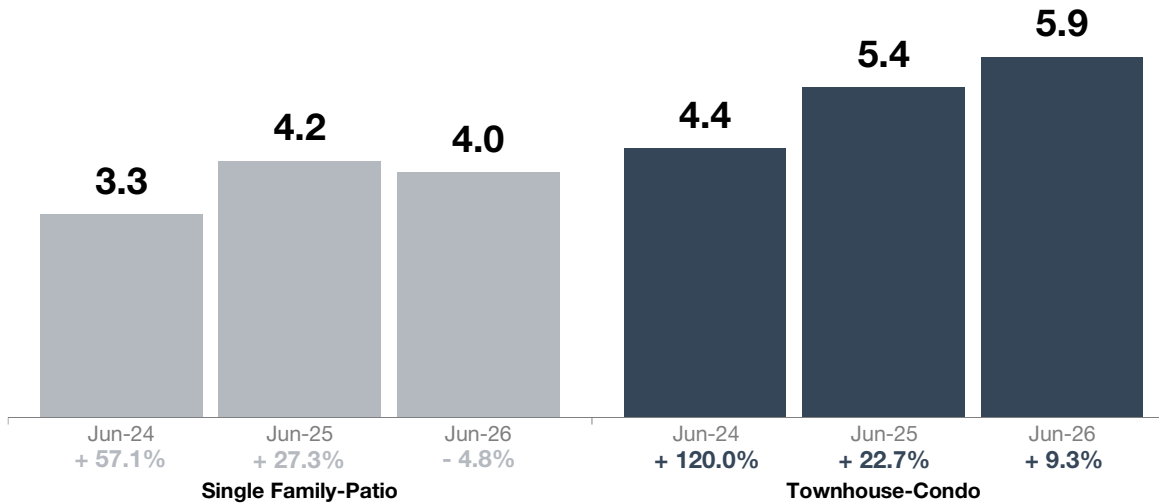
Inventory of Active Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2025	3,759	+28.5%	700	+16.7%
Aug-2025	3,730	+23.3%	686	+11.5%
Sep-2025	3,594	+17.7%	644	+2.9%
Oct-2025	3,538	+18.2%	648	0.0%
Nov-2025	3,215	+16.7%	608	-0.2%
Dec-2025	2,638	+16.4%	504	-2.3%
Jan-2026	2,610	+12.2%	533	+4.7%
Feb-2026	2,692	+19.8%	576	+12.7%
Mar-2026	2,809	+16.2%	610	+14.7%
Apr-2026	3,109	+10.6%	678	+14.7%
May-2026	3,277	-0.4%	690	+9.2%
Jun-2026	3,494	-3.4%	706	+2.6%

Historical Inventory of Active Listings by Month



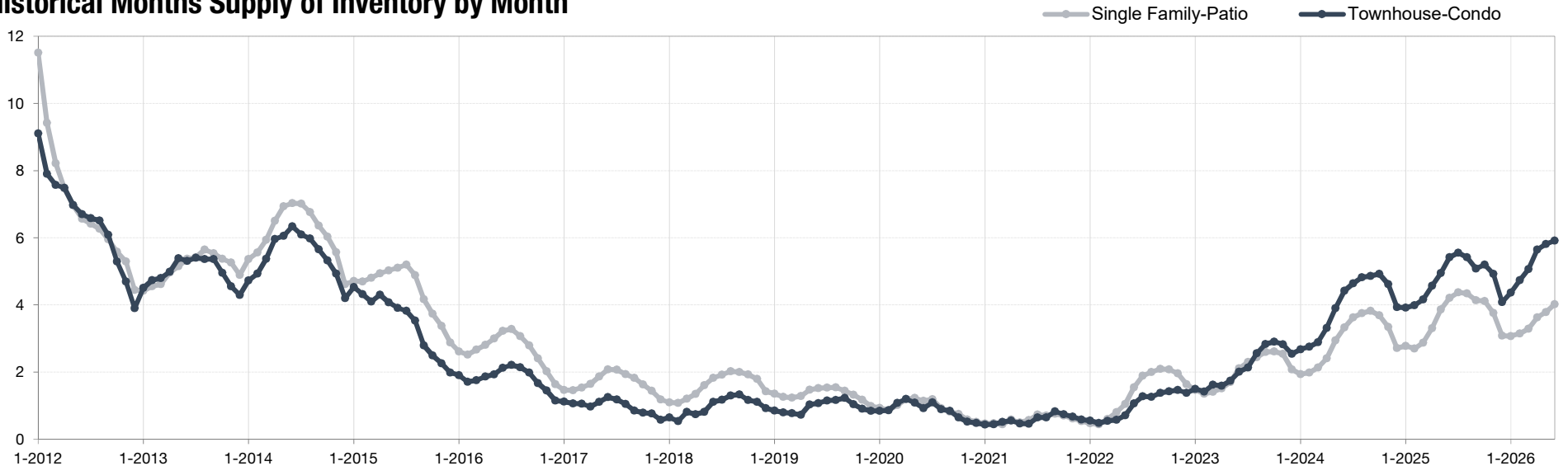
Months Supply of Inventory

June



Months Supply of Inventory	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-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%	5.1	+21.4%
Apr-2026	3.6	+9.1%	5.6	+21.7%
May-2026	3.8	-2.6%	5.8	+18.4%
Jun-2026	4.0	-4.8%	5.9	+9.3%

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.

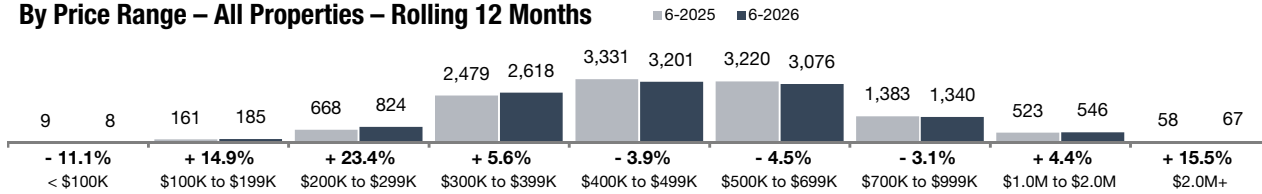


Key Metrics	Historical Sparkbars	6-2025	6-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		1,837	1,844	+ 0.4%	9,709	9,965	+ 2.6%
Pending Sales (PEND, UC, UCSS, RGT)		1,109	1,220	+ 10.0%	6,492	6,891	+ 6.1%
Sold Listings		1,197	1,243	+ 3.8%	5,940	6,046	+ 1.8%
Median Sales Price		\$487,500	\$485,000	- 0.5%	\$475,000	\$469,900	- 1.1%
Average Sales Price		\$554,424	\$554,429	+ 0.0%	\$541,284	\$535,868	- 1.0%
Pct. of List Price Received		99.5%	99.2%	- 0.3%	99.2%	99.0%	- 0.2%
Days on Market		41	45	+ 9.8%	52	55	+ 5.8%
Housing Affordability Index		80	82	+ 2.5%	82	85	+ 3.7%
Active Listings		4,304	4,200	- 2.4%	--	--	--
Months Supply of Inventory		4.4	4.2	- 4.5%	--	--	--

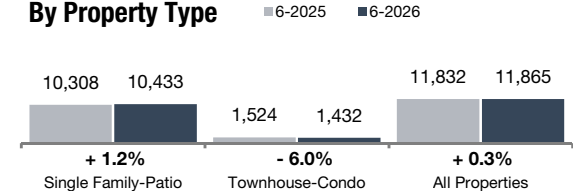
Sold Listings

Actual sales that have closed in a given month.

By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family-Patio Homes			Townhouse-Condo		
	6-2025	6-2026	Change	6-2025	6-2026	Change
\$99,999 and Below	6	4	- 33.3%	3	4	+ 33.3%
\$100,000 to \$199,999	55	65	+ 18.2%	106	120	+ 13.2%
\$200,000 to \$299,999	300	401	+ 33.7%	368	423	+ 14.9%
\$300,000 to \$399,999	1,893	2,076	+ 9.7%	586	542	- 7.5%
\$400,000 to \$499,999	3,008	2,993	- 0.5%	323	208	- 35.6%
\$500,000 to \$699,999	3,117	2,979	- 4.4%	103	97	- 5.8%
\$700,000 to \$999,999	1,359	1,315	- 3.2%	24	25	+ 4.2%
\$1,000,000 to \$1,999,999	514	538	+ 4.7%	9	8	- 11.1%
\$2,000,000 and Above	56	62	+ 10.7%	2	5	+ 150.0%
All Price Ranges	10,308	10,433	+ 1.2%	1,524	1,432	- 6.0%

Compared to Prior Month

By Price Range	Single Family-Patio Homes			Townhouse-Condo		
	5-2026	6-2026	Change	5-2026	6-2026	Change
\$99,999 and Below	0	0	--	1	1	0.0%
\$100,000 to \$199,999	6	7	+ 16.7%	15	10	- 33.3%
\$200,000 to \$299,999	31	36	+ 16.1%	39	40	+ 2.6%
\$300,000 to \$399,999	186	211	+ 13.4%	52	55	+ 5.8%
\$400,000 to \$499,999	329	289	- 12.2%	21	25	+ 19.0%
\$500,000 to \$699,999	338	312	- 7.7%	9	7	- 22.2%
\$700,000 to \$999,999	164	173	+ 5.5%	2	2	0.0%
\$1,000,000 to \$1,999,999	58	69	+ 19.0%	0	1	--
\$2,000,000 and Above	12	5	- 58.3%	0	0	--
All Price Ranges	1,124	1,102	- 2.0%	139	141	+ 1.4%

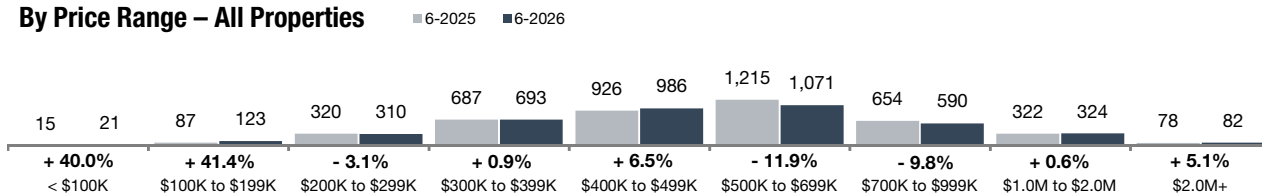
Year to Date

By Price Range	Single Family-Patio Homes			Townhouse-Condo		
	6-2025	6-2026	Change	6-2025	6-2026	Change
\$99,999 and Below	3	0	- 100.0%	2	3	+ 50.0%
\$100,000 to \$199,999	21	29	+ 38.1%	47	69	+ 46.8%
\$200,000 to \$299,999	148	188	+ 27.0%	201	199	- 1.0%
\$300,000 to \$399,999	945	1,070	+ 13.2%	280	269	- 3.9%
\$400,000 to \$499,999	1,515	1,546	+ 2.0%	154	97	- 37.0%
\$500,000 to \$699,999	1,593	1,512	- 5.1%	48	43	- 10.4%
\$700,000 to \$999,999	679	705	+ 3.8%	9	13	+ 44.4%
\$1,000,000 to \$1,999,999	255	268	+ 5.1%	6	4	- 33.3%
\$2,000,000 and Above	33	31	- 6.1%	1	0	- 100.0%
All Price Ranges	5,192	5,349	+ 3.0%	748	697	- 6.8%

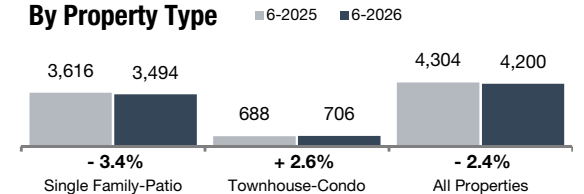
Inventory of Active Listings

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		
	6-2025	6-2026	Change	6-2025	6-2026	Change
\$99,999 and Below	12	13	+ 8.3%	3	8	+ 166.7%
\$100,000 to \$199,999	31	42	+ 35.5%	56	81	+ 44.6%
\$200,000 to \$299,999	148	128	- 13.5%	172	182	+ 5.8%
\$300,000 to \$399,999	447	444	- 0.7%	240	249	+ 3.8%
\$400,000 to \$499,999	806	881	+ 9.3%	120	105	- 12.5%
\$500,000 to \$699,999	1,130	1,007	- 10.9%	85	64	- 24.7%
\$700,000 to \$999,999	646	576	- 10.8%	8	14	+ 75.0%
\$1,000,000 to \$1,999,999	320	321	+ 0.3%	2	3	+ 50.0%
\$2,000,000 and Above	76	82	+ 7.9%	2	0	- 100.0%
All Price Ranges	3,616	3,494	- 3.4%	688	706	+ 2.6%

Compared to Prior Month

By Price Range	Single Family-Patio Homes			Townhouse-Condo		
	5-2026	6-2026	Change	5-2026	6-2026	Change
\$99,999 and Below	10	13	+ 30.0%	6	8	+ 33.3%
\$100,000 to \$199,999	45	42	- 6.7%	87	81	- 6.9%
\$200,000 to \$299,999	121	128	+ 5.8%	177	182	+ 2.8%
\$300,000 to \$399,999	420	444	+ 5.7%	242	249	+ 2.9%
\$400,000 to \$499,999	779	881	+ 13.1%	97	105	+ 8.2%
\$500,000 to \$699,999	976	1,007	+ 3.2%	64	64	0.0%
\$700,000 to \$999,999	544	576	+ 5.9%	15	14	- 6.7%
\$1,000,000 to \$1,999,999	311	321	+ 3.2%	2	3	+ 50.0%
\$2,000,000 and Above	71	82	+ 15.5%	0	0	--
All Price Ranges	3,277	3,494	+ 6.6%	690	706	+ 2.3%

Year to Date

By Price Range	Single Family-Patio Homes	Townhouse-Condo
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.