

Monthly Indicators

Activity for El Paso and Teller Counties Only



July 2026

Percent changes calculated using year-over-year comparisons.

New Listings were up 3.2 percent for single family-patio homes but decreased 9.7 percent for townhouse-condo properties. Pending Sales increased 7.1 percent for single family-patio homes but decreased 9.5 percent for townhouse-condo properties.

The Median Sales Price was up 2.0 percent to \$509,999 for single family-patio homes but decreased 9.4 percent to \$305,000 for townhouse-condo properties. Days on Market increased 2.6 percent for single family-patio homes but remained flat for townhouse-condo properties.

Nationally, the median existing-home price hit a new record of \$440,600, a 1.8% increase from a year earlier, NAR reported. Home prices have now increased on an annual basis for 36 consecutive months, reflecting continued demand despite inventory remaining below historically balanced levels. Heading into July, there were 1.56 million properties for sale, down 0.6% month-over-month but up 1.3% from the same period last year, representing a 4.6-month supply at the current sales pace. Homes spent a median of 28 days on the market, with first-time homebuyers accounting for 33% of home purchases.

Activity Snapshot

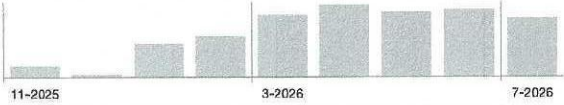
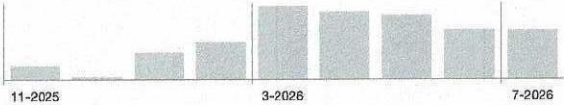
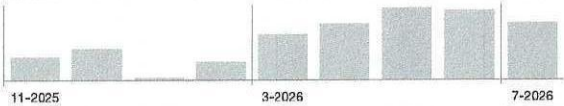
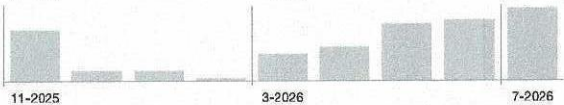
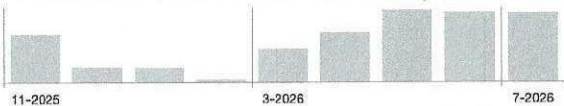
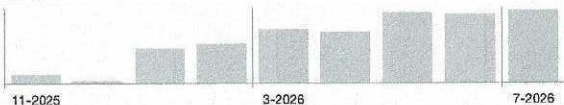
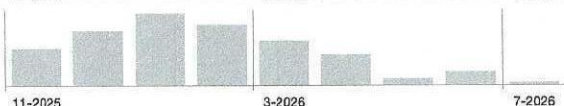
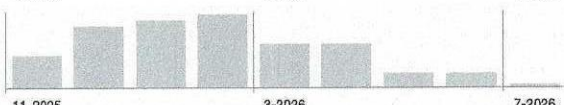
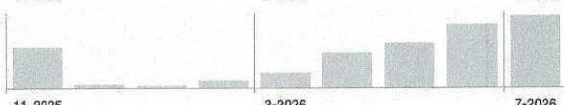
+ 0.6%	- 0.2%	+ 0.6%
One-Year Change in Sold Listings All Properties	One-Year Change in Median Sales Price All Properties	One-Year Change in Active Listings All Properties

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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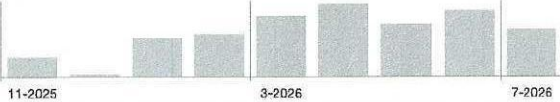
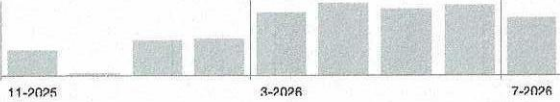
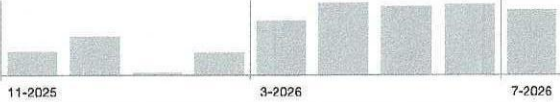
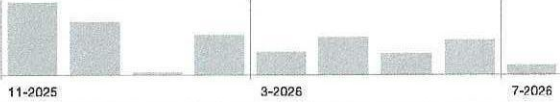
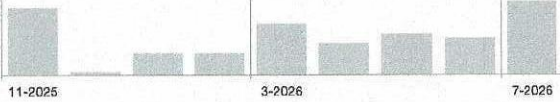
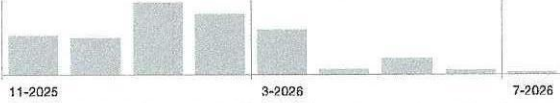
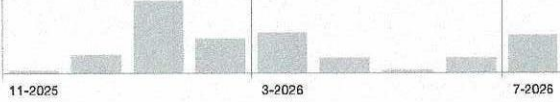
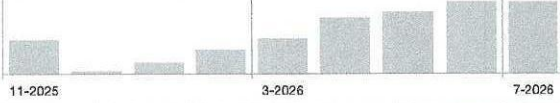
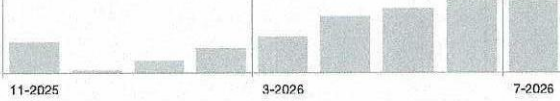
Single Family-Patio Market Overview

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

Key Metrics	Historical Sparkbars	7-2025	7-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		1,406	1,451	+ 3.2%	9,757	10,005	+ 2.5%
Pending Sales (PEND, UC, UCSS, RGT)		891	954	+ 7.1%	6,569	6,882	+ 4.8%
Sold Listings		997	999	+ 0.2%	6,189	6,348	+ 2.6%
Median Sales Price		\$500,000	\$509,999	+ 2.0%	\$499,000	\$490,000	- 1.8%
Average Sales Price		\$578,243	\$580,428	+ 0.4%	\$569,246	\$564,002	- 0.9%
Pct. of List Price Received		99.0%	99.3%	+ 0.3%	99.2%	99.1%	- 0.1%
Days on Market		38	39	+ 2.6%	48	51	+ 6.3%
Housing Affordability Index		78	77	- 1.3%	78	81	+ 3.8%
Active Listings		3,759	3,750	- 0.2%	--	--	--
Months Supply of Inventory		4.4	4.3	- 2.3%	--	--	--

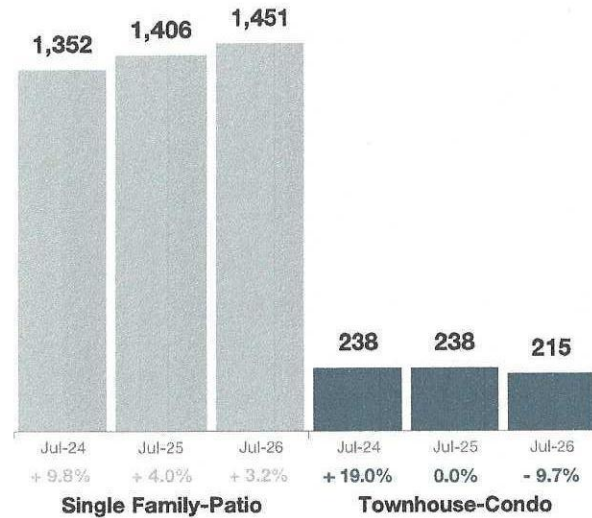
Townhouse-Condo Market Overview

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

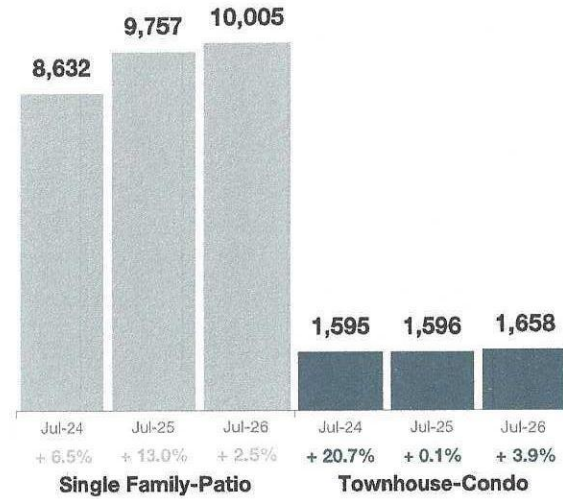
Key Metrics	Historical Sparkbars	7-2025	7-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		238	215	- 9.7%	1,596	1,658	+ 3.9%
Pending Sales (PEND, UC, UCSS, RGT)		148	134	- 9.5%	962	938	- 2.5%
Sold Listings		130	135	+ 3.8%	878	832	- 5.2%
Median Sales Price		\$336,500	\$305,000	- 9.4%	\$340,000	\$320,000	- 5.9%
Average Sales Price		\$384,650	\$327,429	- 14.9%	\$362,959	\$340,956	- 6.1%
Pct. of List Price Received		99.0%	99.3%	+ 0.3%	98.9%	98.7%	- 0.2%
Days on Market		53	53	0.0%	63	66	+ 4.8%
Housing Affordability Index		116	129	+ 11.2%	115	123	+ 7.0%
Active Listings		700	736	+ 5.1%	--	--	--
Months Supply of Inventory		5.5	6.1	+ 10.9%	--	--	--

New Listings

July

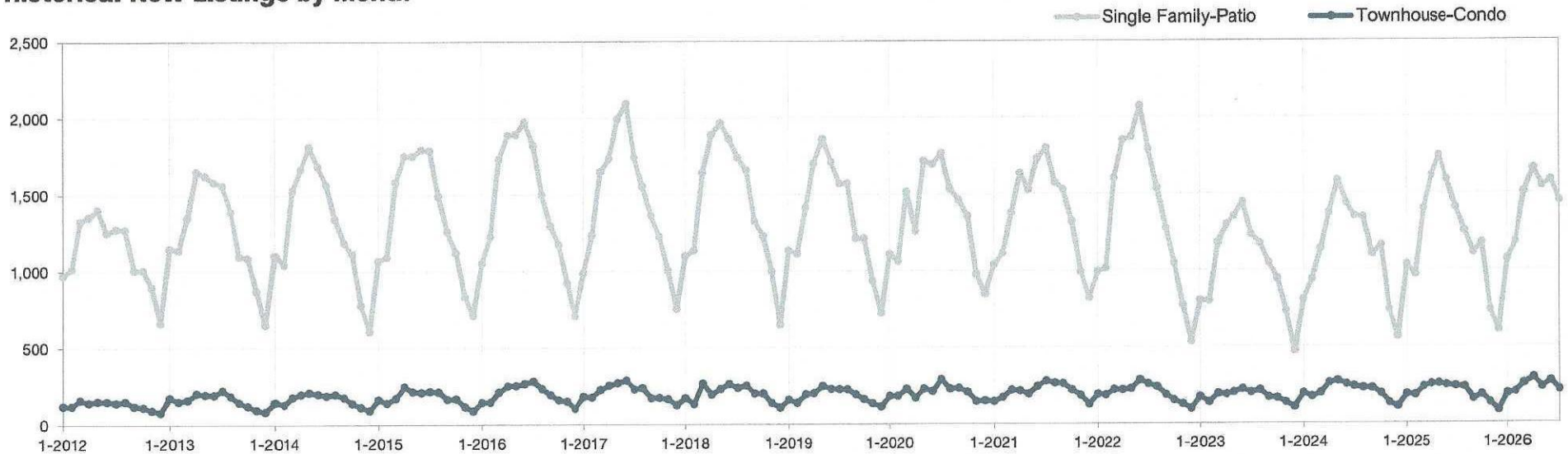


Year to Date



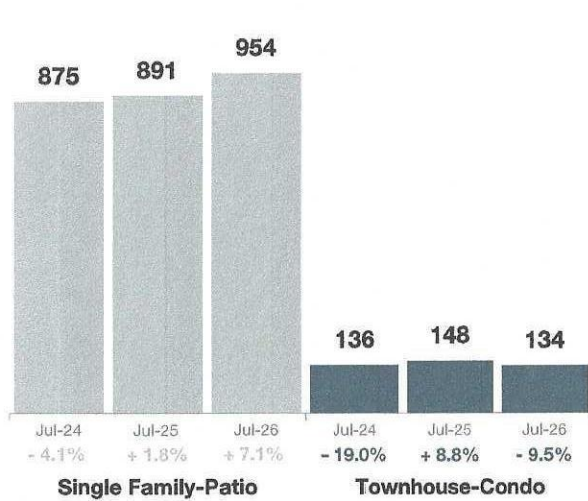
New Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	1,253	-6.7%	233	+1.7%
Sep-2025	1,110	+0.7%	156	-31.3%
Oct-2025	1,176	+1.5%	183	-4.7%
Nov-2025	735	-0.7%	132	+0.8%
Dec-2025	604	+7.3%	81	-25.0%
Jan-2026	1,072	+3.7%	190	+1.6%
Feb-2026	1,182	+22.0%	201	+11.0%
Mar-2026	1,507	+7.6%	256	+8.5%
Apr-2026	1,661	+3.0%	293	+16.3%
May-2026	1,548	-11.2%	231	-9.8%
Jun-2026	1,584	-0.4%	272	+10.6%
Jul-2026	1,451	+3.2%	215	-9.7%

Historical New Listings by Month

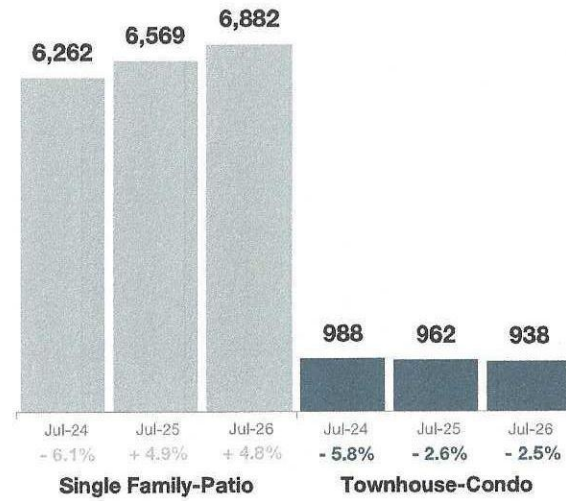


Pending Sales (PEND, UC, UCSS, RGT)

July

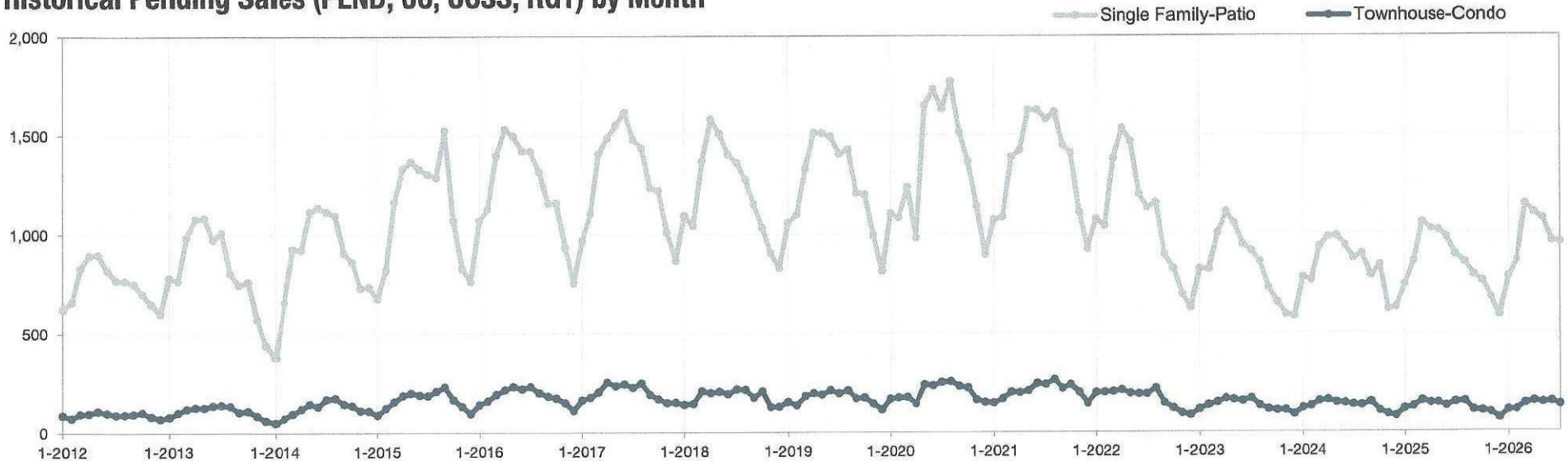


Year to Date



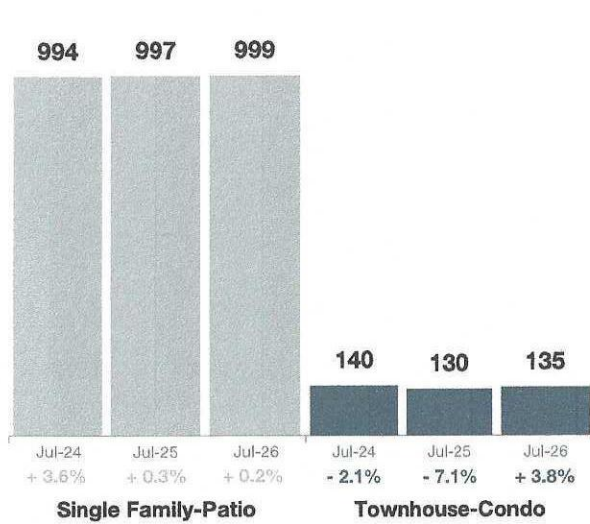
Pending Sales (PEND, UC, UCSS, RGT)	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	852	-5.1%	152	+14.3%
Sep-2025	791	+0.4%	107	-28.2%
Oct-2025	758	-10.0%	104	-1.0%
Nov-2025	676	+9.2%	95	+8.0%
Dec-2025	586	-6.4%	67	-14.1%
Jan-2026	780	+5.0%	107	-7.0%
Feb-2026	862	+0.3%	109	-13.5%
Mar-2026	1,147	+8.5%	141	-9.6%
Apr-2026	1,105	+8.0%	152	+6.3%
May-2026	1,074	+5.7%	145	0.0%
Jun-2026	960	-2.0%	150	+16.3%
Jul-2026	954	+7.1%	134	-9.5%

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

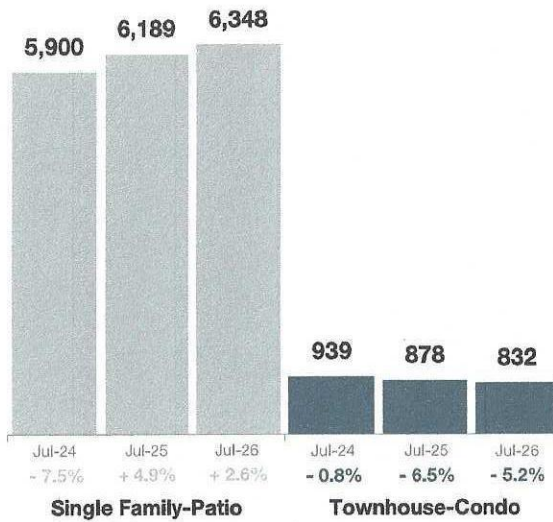


Sold Listings

July

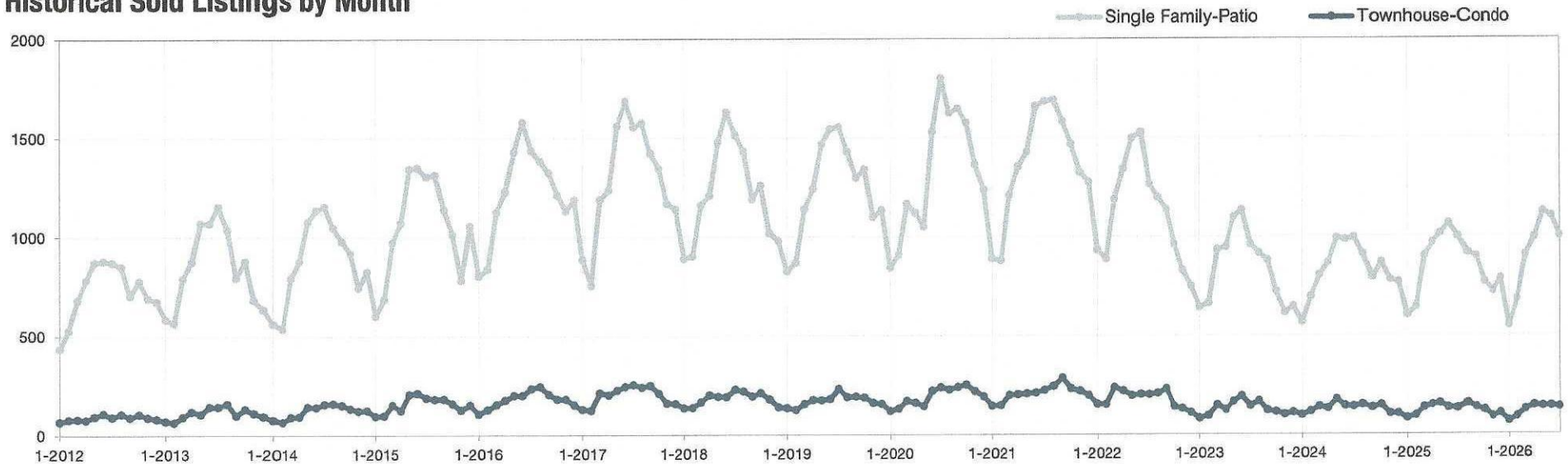


Year to Date



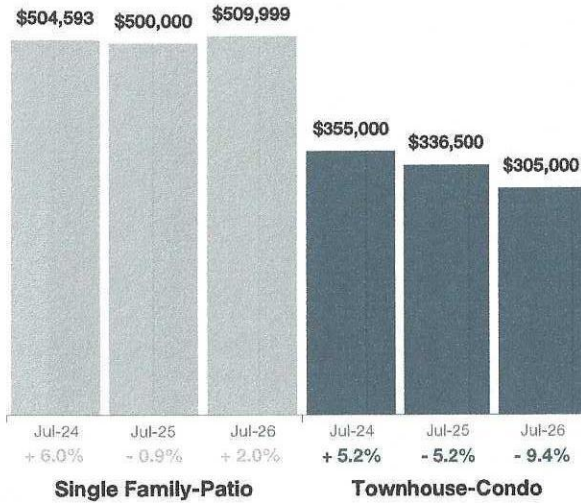
Sold Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	915	+0.4%	155	+4.0%
Sep-2025	898	+13.1%	136	+1.5%
Oct-2025	768	-11.5%	121	-17.7%
Nov-2025	720	-7.7%	88	-14.6%
Dec-2025	786	+2.2%	105	+1.9%
Jan-2026	546	-9.5%	64	-21.0%
Feb-2026	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%
Jul-2026	999	+0.2%	135	+3.8%

Historical Sold Listings by Month

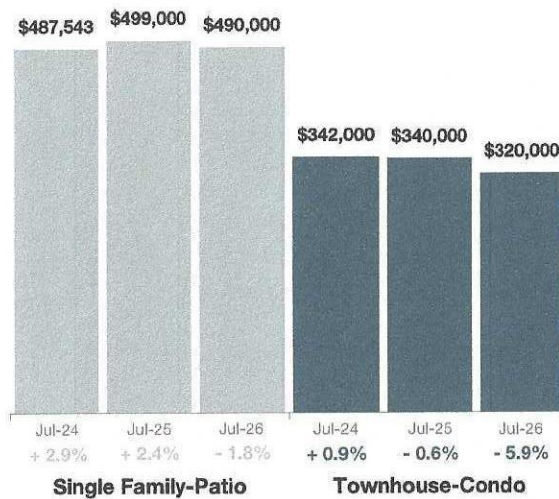


Median Sales Price

July

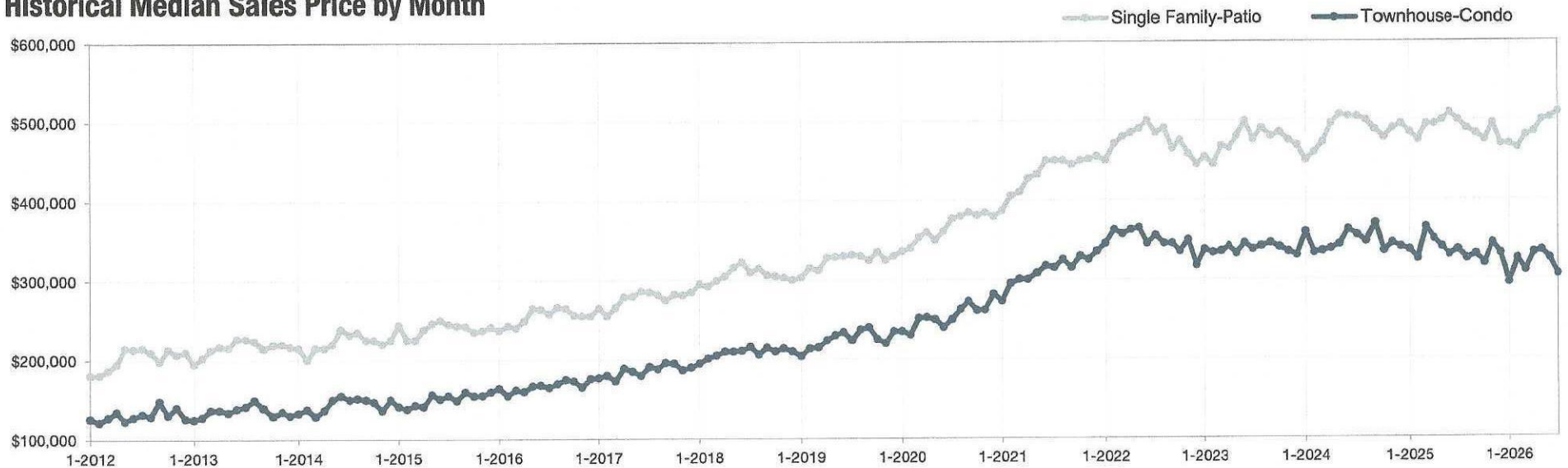


Year to Date



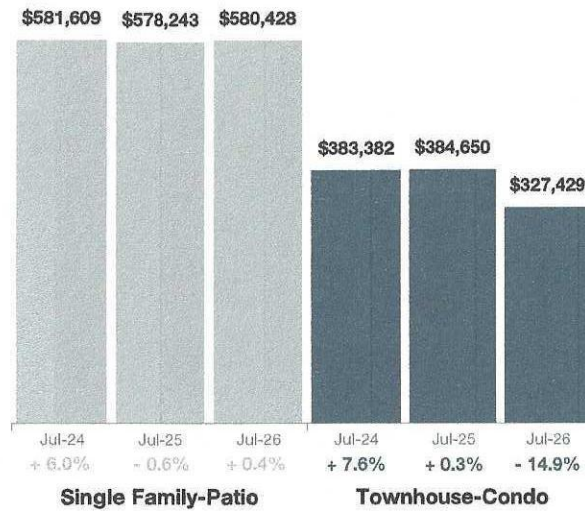
Median Sales Price	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	\$489,000	-2.2%	\$325,000	-6.4%
Sep-2025	\$482,905	-0.9%	\$330,500	-10.7%
Oct-2025	\$475,000	-0.6%	\$319,000	-4.8%
Nov-2025	\$495,983	+1.2%	\$344,750	-0.1%
Dec-2025	\$469,950	-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%
Jul-2026	\$509,999	+2.0%	\$305,000	-9.4%

Historical Median Sales Price by Month

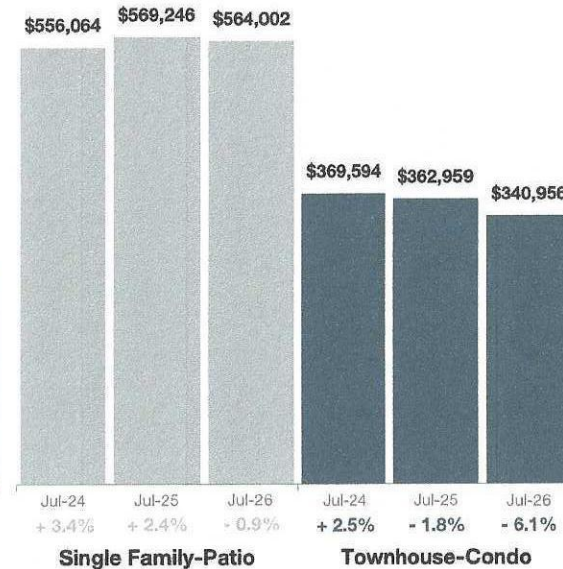


Average Sales Price

July

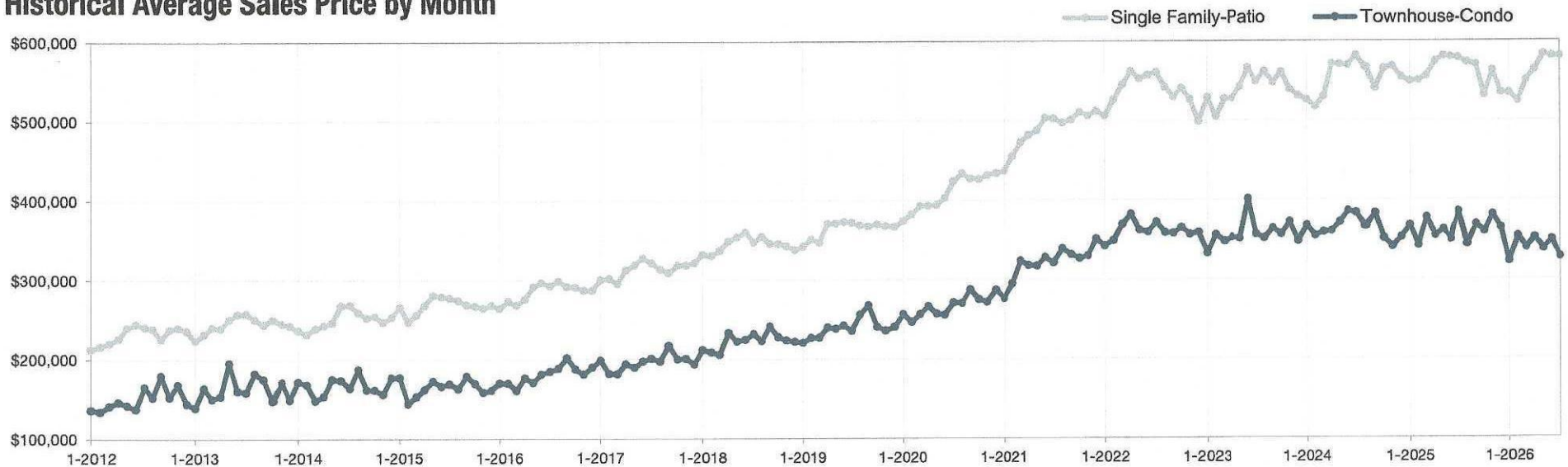


Year to Date

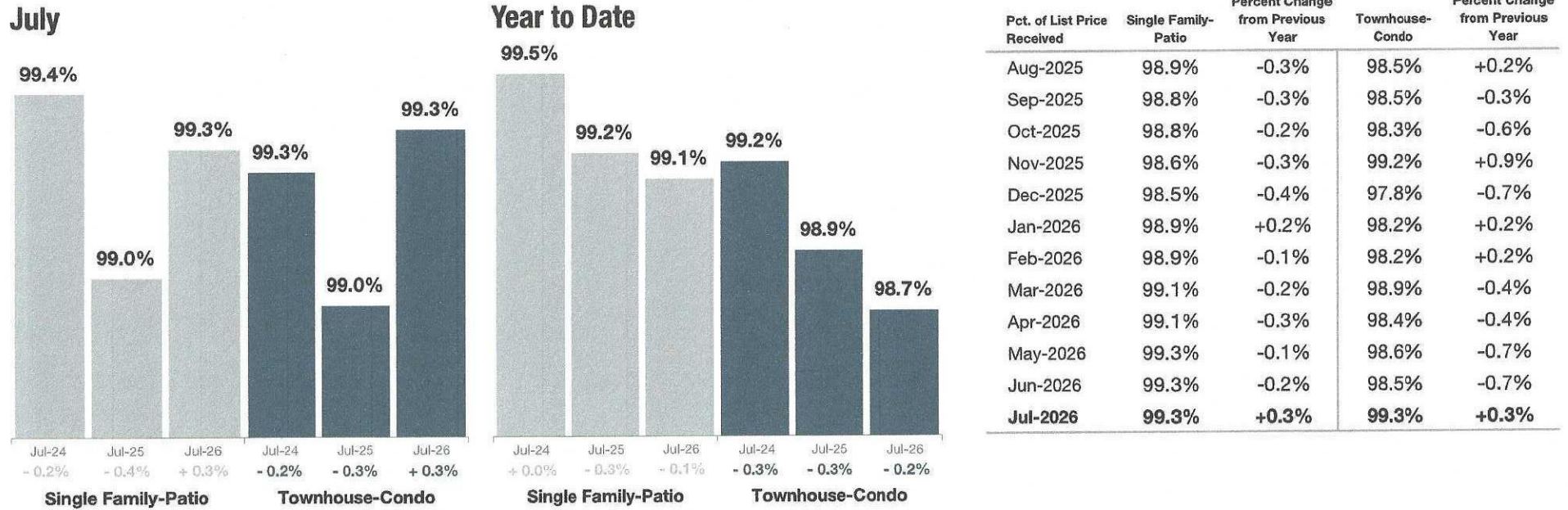


Avg. Sales Price	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	\$573,090	+1.1%	\$343,646	-6.2%
Sep-2025	\$570,023	+5.4%	\$368,889	-3.6%
Oct-2025	\$531,629	-5.9%	\$359,827	+2.5%
Nov-2025	\$562,478	-0.9%	\$381,003	+11.8%
Dec-2025	\$534,807	-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	\$582,829	+0.4%	\$337,617	-6.8%
Jun-2026	\$580,738	+0.1%	\$349,165	-0.1%
Jul-2026	\$580,428	+0.4%	\$327,429	-14.9%

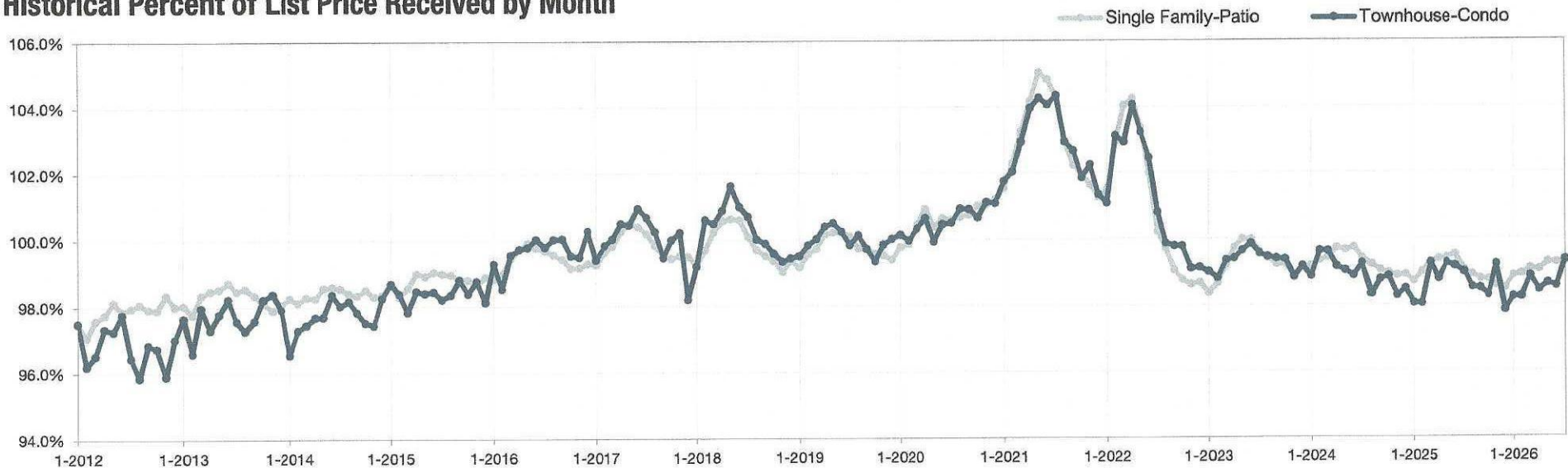
Historical Average Sales Price by Month



Percent of List Price Received

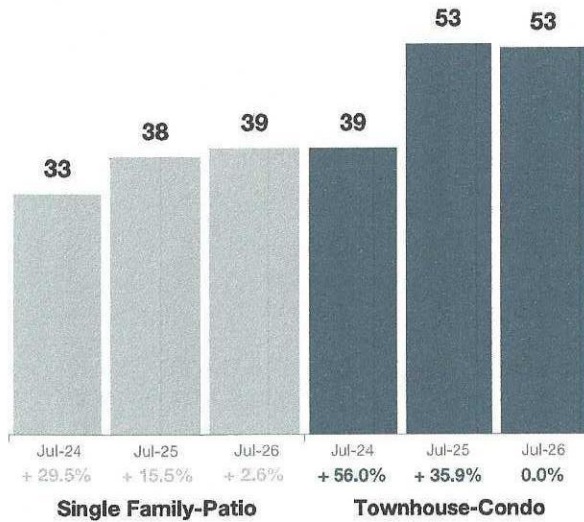


Historical Percent of List Price Received by Month

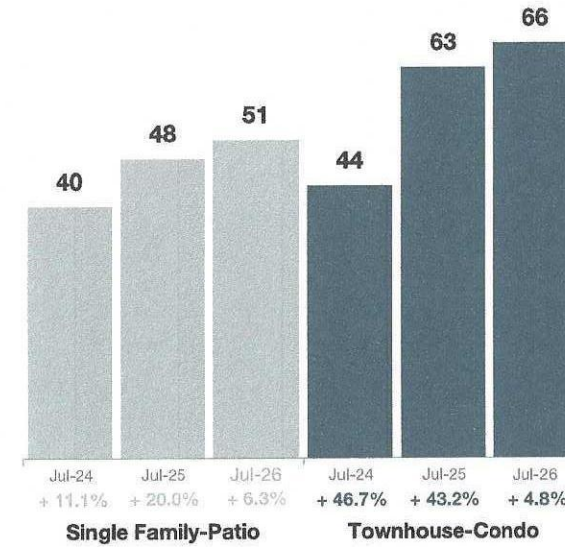


Days on Market Until Sale

July

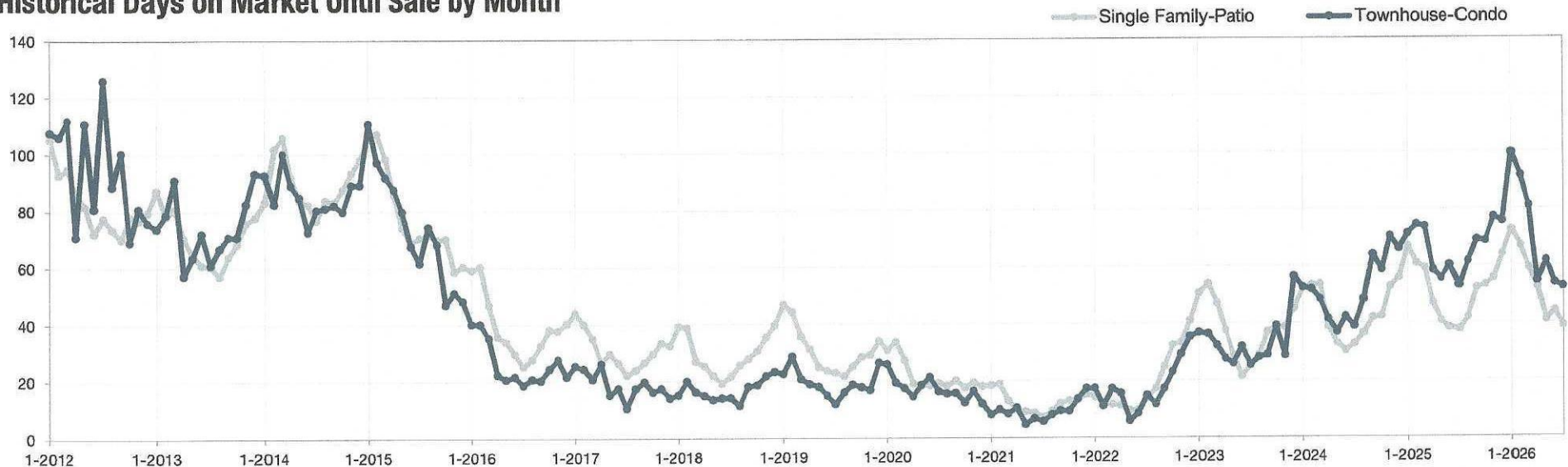


Year to Date



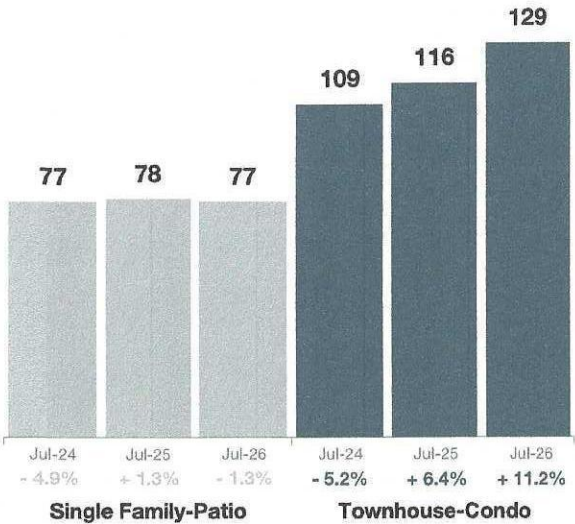
Days on Market Until Sale	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	42	+16.7%	62	+29.2%
Sep-2025	52	+23.8%	69	+7.8%
Oct-2025	53	+26.2%	69	+16.9%
Nov-2025	56	+5.7%	77	+10.0%
Dec-2025	64	+14.3%	76	+15.2%
Jan-2026	73	+9.0%	99	+39.4%
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%
Jul-2026	39	+2.6%	53	0.0%

Historical Days on Market Until Sale by Month

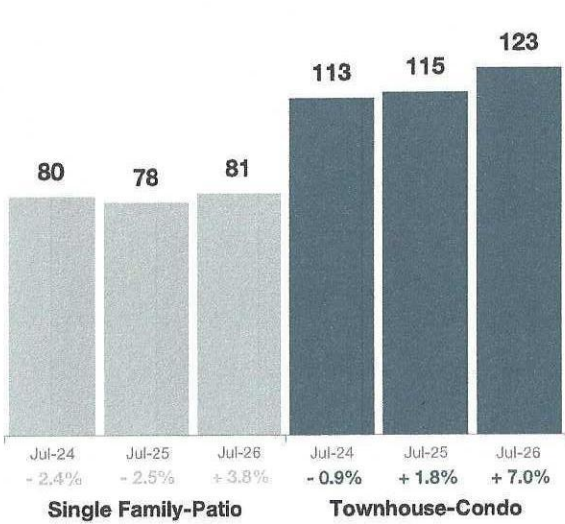


Housing Affordability Index

July

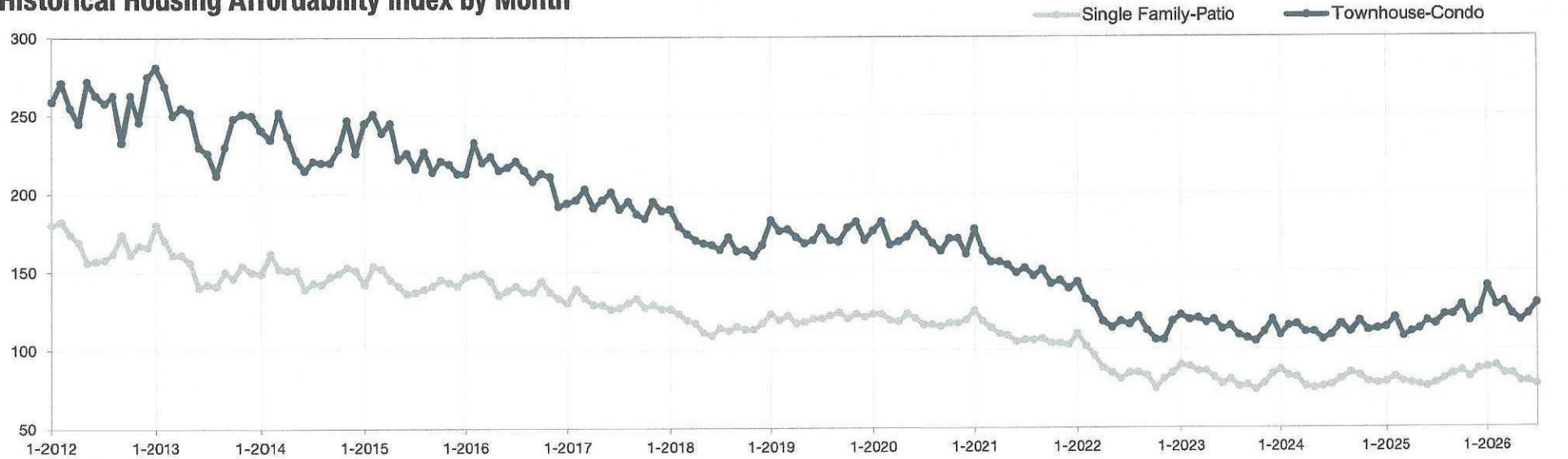


Year to Date



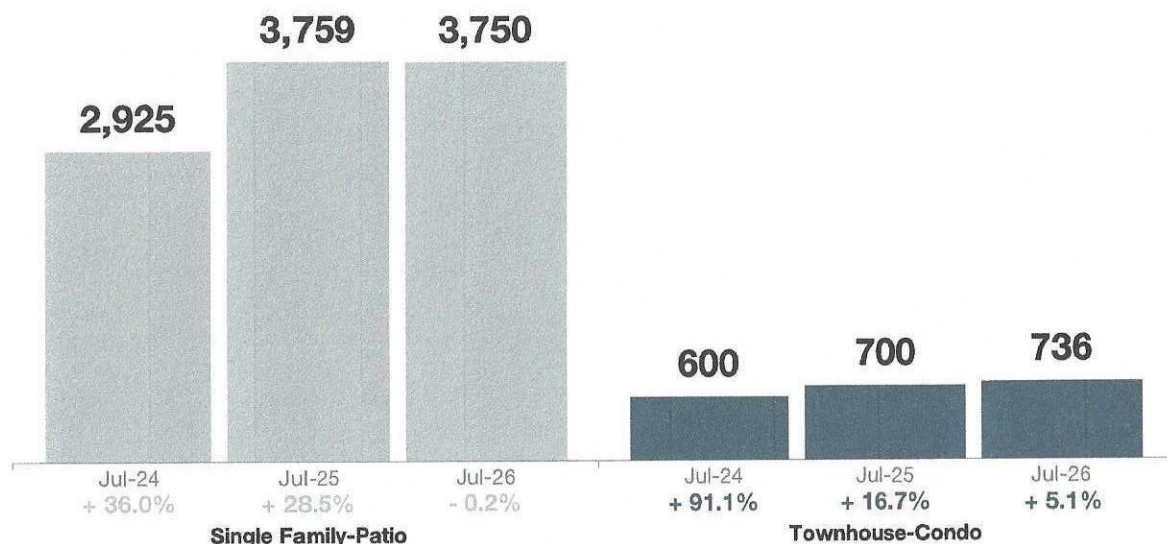
Housing Affordability Index	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	81	0.0%	122	+5.2%
Sep-2025	84	-1.2%	122	+9.9%
Oct-2025	86	+3.6%	128	+8.5%
Nov-2025	82	+3.8%	118	+5.4%
Dec-2025	87	+11.5%	123	+8.8%
Jan-2026	88	+11.4%	140	+22.8%
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%
Jul-2026	77	-1.3%	129	+11.2%

Historical Housing Affordability Index by Month



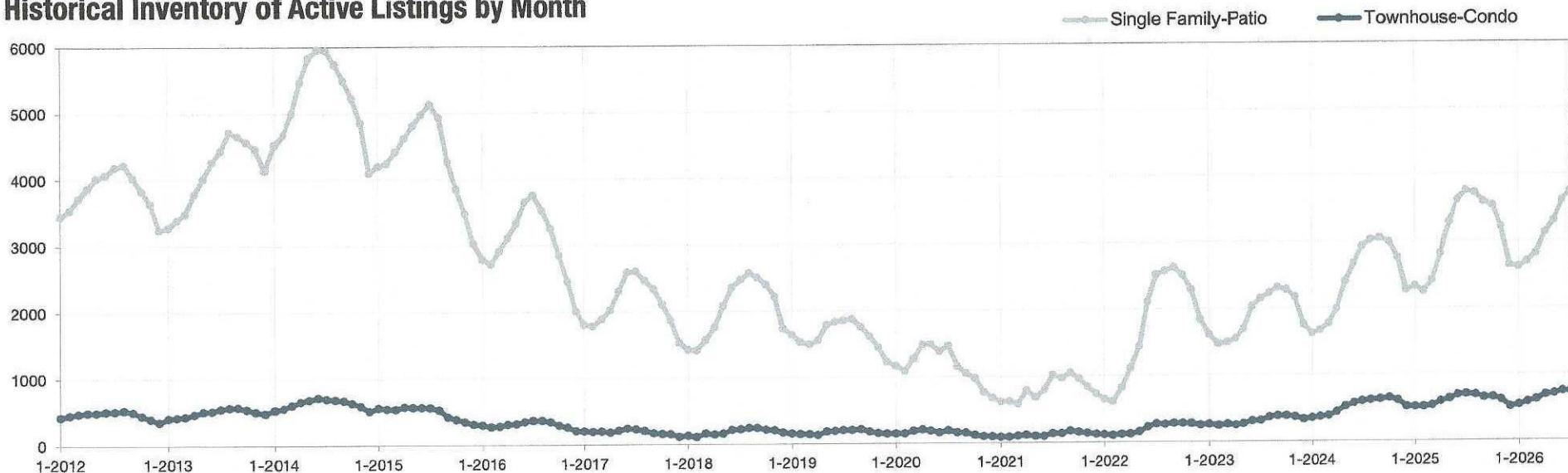
Inventory of Active Listings

July



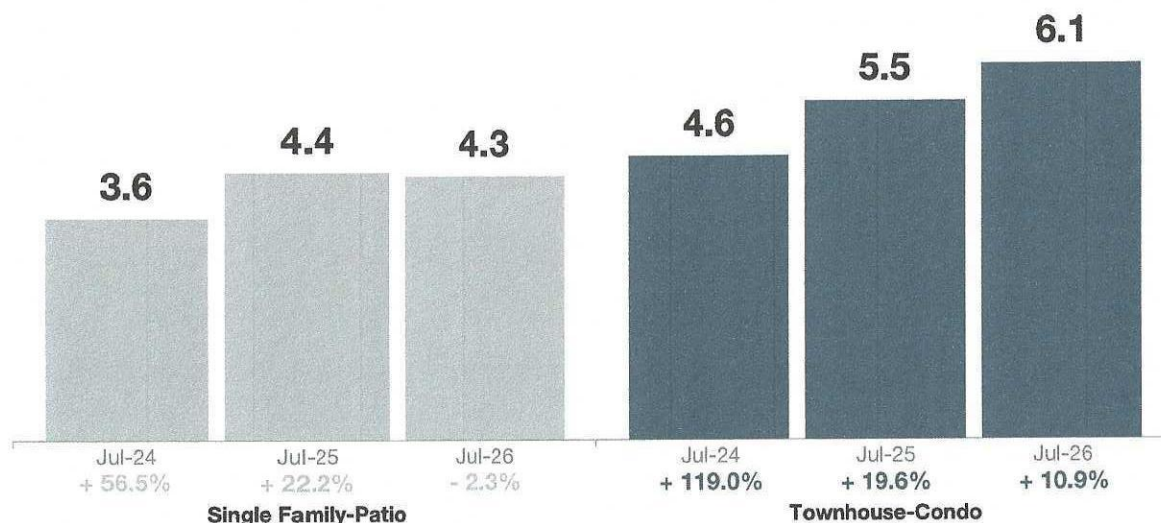
Inventory of Active Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	3,730	+23.3%	686	+11.5%
Sep-2025	3,594	+17.7%	645	+3.0%
Oct-2025	3,538	+18.2%	649	+0.2%
Nov-2025	3,215	+16.7%	609	0.0%
Dec-2025	2,638	+16.4%	505	-2.1%
Jan-2026	2,610	+12.2%	534	+4.9%
Feb-2026	2,693	+19.8%	577	+12.9%
Mar-2026	2,813	+16.3%	613	+15.2%
Apr-2026	3,127	+11.3%	683	+15.6%
May-2026	3,310	+0.6%	703	+11.2%
Jun-2026	3,613	-0.1%	737	+7.1%
Jul-2026	3,750	-0.2%	736	+5.1%

Historical Inventory of Active Listings by Month



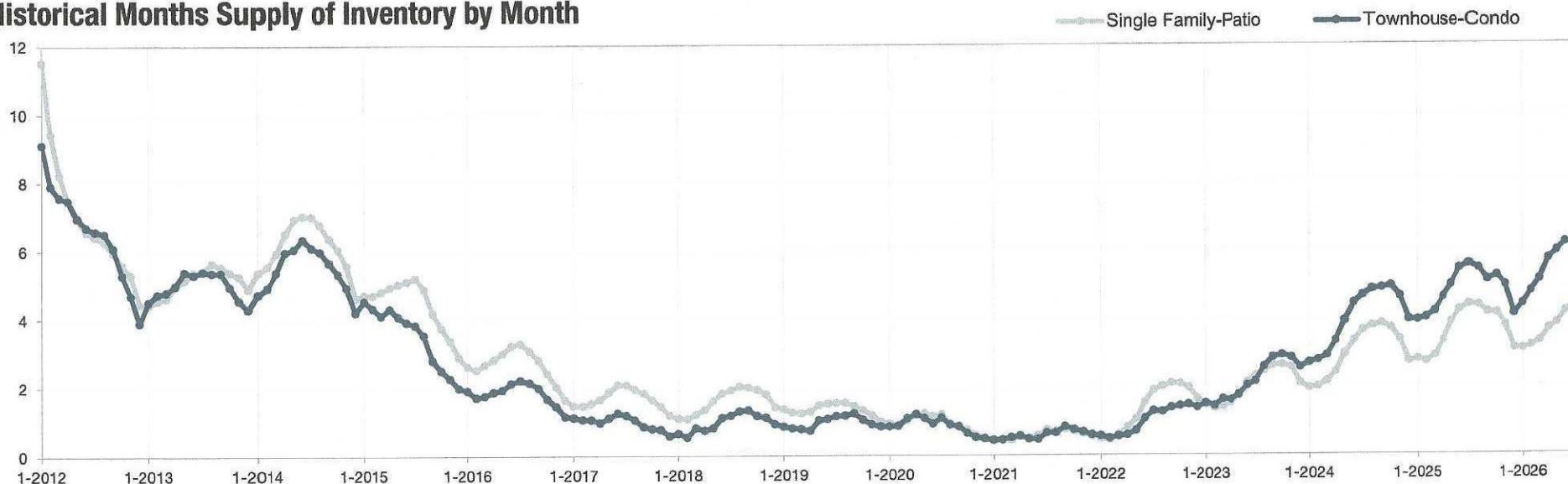
Months Supply of Inventory

July



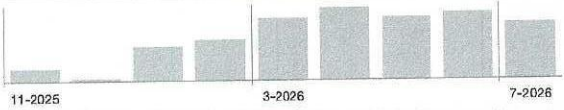
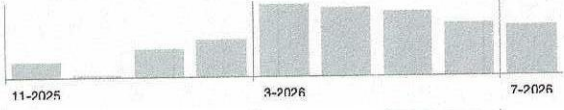
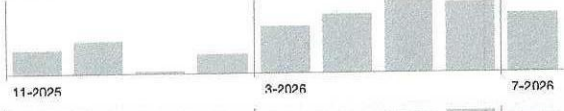
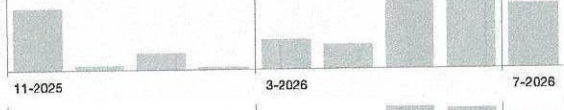
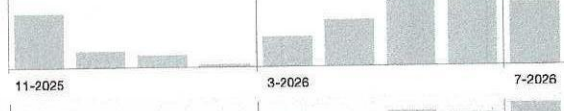
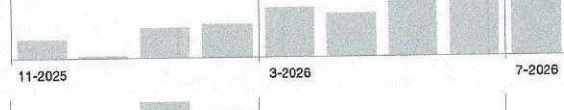
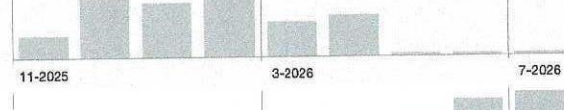
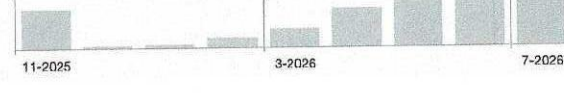
Months Supply of Inventory	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	4.3	+13.2%	5.4	+12.5%
Sep-2025	4.1	+7.9%	5.1	+4.1%
Oct-2025	4.1	+10.8%	5.2	+6.1%
Nov-2025	3.8	+15.2%	4.9	+6.5%
Dec-2025	3.1	+14.8%	4.1	+5.1%
Jan-2026	3.1	+10.7%	4.4	+12.8%
Feb-2026	3.2	+18.5%	4.7	+17.5%
Mar-2026	3.3	+13.8%	5.1	+21.4%
Apr-2026	3.6	+9.1%	5.7	+23.9%
May-2026	3.8	-2.6%	5.9	+20.4%
Jun-2026	4.2	0.0%	6.2	+14.8%
Jul-2026	4.3	-2.3%	6.1	+10.9%

Historical Months Supply of Inventory by Month



Total Market Overview

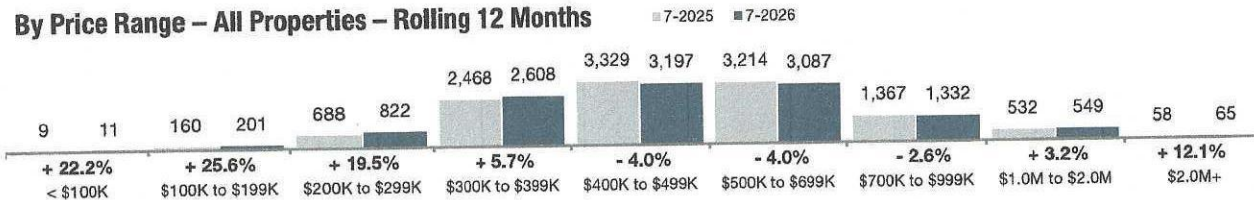
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	7-2025	7-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		1,644	1,666	+ 1.3%	11,353	11,663	+ 2.7%
Pending Sales (PEND, UC, UCSS, RGT)		1,039	1,088	+ 4.7%	7,531	7,820	+ 3.8%
Sold Listings		1,127	1,134	+ 0.6%	7,067	7,180	+ 1.6%
Median Sales Price		\$482,000	\$480,873	- 0.2%	\$475,000	\$470,000	- 1.1%
Average Sales Price		\$555,912	\$550,309	- 1.0%	\$543,617	\$538,156	- 1.0%
Pct. of List Price Received		99.0%	99.3%	+ 0.3%	99.2%	99.1%	- 0.1%
Days on Market		39	40	+ 2.6%	50	53	+ 6.0%
Housing Affordability Index		81	82	+ 1.2%	82	84	+ 2.4%
Active Listings		4,459	4,486	+ 0.6%	--	--	--
Months Supply of Inventory		4.5	4.5	0.0%	--	--	--

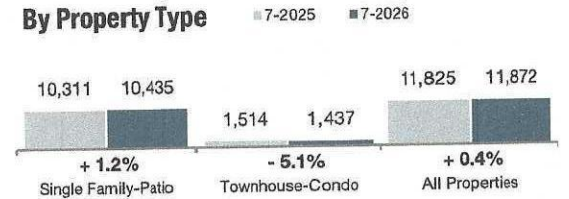
Sold Listings

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		
	7-2025	7-2026	Change	7-2025	7-2026	Change
\$99,999 and Below	6	6	0.0%	3	5	+ 66.7%
\$100,000 to \$199,999	54	71	+ 31.5%	106	130	+ 22.6%
\$200,000 to \$299,999	311	390	+ 25.4%	377	432	+ 14.6%
\$300,000 to \$399,999	1,890	2,071	+ 9.6%	578	537	- 7.1%
\$400,000 to \$499,999	3,015	2,996	- 0.6%	314	201	- 36.0%
\$500,000 to \$699,999	3,113	2,991	- 3.9%	101	96	- 5.0%
\$700,000 to \$999,999	1,344	1,307	- 2.8%	23	25	+ 8.7%
\$1,000,000 to \$1,999,999	523	542	+ 3.6%	9	7	- 22.2%
\$2,000,000 and Above	55	61	+ 10.9%	3	4	+ 33.3%
All Price Ranges	10,311	10,435	+ 1.2%	1,514	1,437	- 5.1%

Compared to Prior Month

	Single Family-Patio Homes			Townhouse-Condo		
	6-2026	7-2026	Change	6-2026	7-2026	Change
	0	2	--	1	1	0.0%
	7	10	+ 42.9%	10	15	+ 50.0%
	36	25	- 30.6%	40	46	+ 15.0%
	211	162	- 23.2%	55	47	- 14.5%
	289	287	- 0.7%	25	15	- 40.0%
	312	314	+ 0.6%	7	8	+ 14.3%
	173	127	- 26.6%	2	3	+ 50.0%
	69	69	0.0%	1	0	- 100.0%
	5	3	- 40.0%	0	0	--
	1,102	999	- 9.3%	141	135	- 4.3%

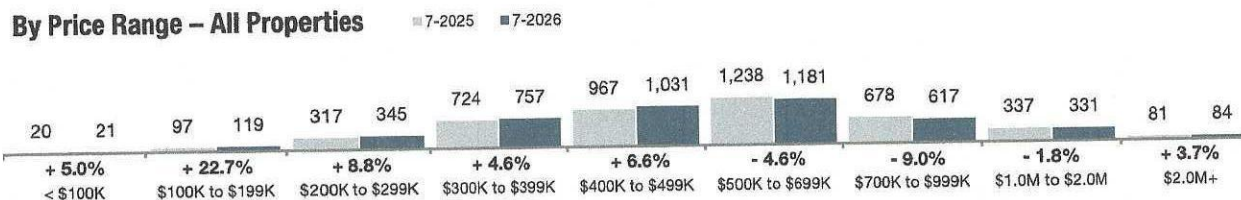
Year to Date

	Single Family-Patio Homes			Townhouse-Condo		
	7-2025	7-2026	Change	7-2025	7-2026	Change
	3	2	- 33.3%	2	4	+ 100.0%
	25	39	+ 56.0%	52	84	+ 61.5%
	184	213	+ 15.8%	238	245	+ 2.9%
	1,112	1,232	+ 10.8%	332	316	- 4.8%
	1,799	1,833	+ 1.9%	176	112	- 36.4%
	1,895	1,826	- 3.6%	57	51	- 10.5%
	814	832	+ 2.2%	12	16	+ 33.3%
	320	337	+ 5.3%	7	4	- 42.9%
	37	34	- 8.1%	2	0	- 100.0%
	6,189	6,348	+ 2.6%	878	832	- 5.2%

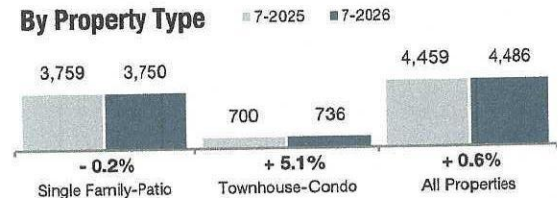
Inventory of Active Listings

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

By Price Range	Single Family-Patio Homes			Townhouse-Condo		
	7-2025	7-2026	Change	7-2025	7-2026	Change
\$99,999 and Below	14	13	- 7.1%	6	8	+ 33.3%
\$100,000 to \$199,999	30	39	+ 30.0%	67	80	+ 19.4%
\$200,000 to \$299,999	148	135	- 8.8%	169	210	+ 24.3%
\$300,000 to \$399,999	487	510	+ 4.7%	237	247	+ 4.2%
\$400,000 to \$499,999	834	930	+ 11.5%	133	101	- 24.1%
\$500,000 to \$699,999	1,163	1,108	- 4.7%	75	73	- 2.7%
\$700,000 to \$999,999	668	603	- 9.7%	10	14	+ 40.0%
\$1,000,000 to \$1,999,999	335	328	- 2.1%	2	3	+ 50.0%
\$2,000,000 and Above	80	84	+ 5.0%	1	0	- 100.0%
All Price Ranges	3,759	3,750	- 0.2%	700	736	+ 5.1%

Compared to Prior Month

	Single Family-Patio Homes			Townhouse-Condo		
	6-2026	7-2026	Change	6-2026	7-2026	Change
	12	13	+ 8.3%	8	8	0.0%
	42	39	- 7.1%	84	80	- 4.8%
	134	135	+ 0.7%	193	210	+ 8.8%
	460	510	+ 10.9%	256	247	- 3.5%
	915	930	+ 1.6%	112	101	- 9.8%
	1,039	1,108	+ 6.6%	67	73	+ 9.0%
	593	603	+ 1.7%	14	14	0.0%
	335	328	- 2.1%	3	3	0.0%
	83	84	+ 1.2%	0	0	--
	3,613	3,750	+ 3.8%	737	736	- 0.1%

Year to Date

Single Family-Patio Homes	Townhouse-Condo
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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.