

Monthly Indicators

Activity for El Paso and Teller Counties Only



August 2025

Percent changes calculated using year-over-year comparisons.

New Listings were down 8.4 percent for single family-patio homes but remained flat for townhouse-condo properties. Pending Sales increased 11.9 percent for single family-patio homes and 30.8 percent for townhouse-condo properties.

The Median Sales Price was down 2.2 percent to \$489,000 for single family-patio homes and 6.4 percent to \$325,000 for townhouse-condo properties. Days on Market increased 16.7 percent for single family-patio homes and 29.2 percent for townhouse-condo properties.

Nationally, 1.55 million units were listed for sale heading into August, up 0.6% from the previous month and 15.7% higher than the same time last year, representing a 4.6-month supply at the current sales pace, according to NAR. Inventory is now at its highest level since May 2020, a shift that has helped slow price growth in many markets. As a result, the national median existing-home sales price edged up just 0.2% year-over-year to \$422,400.

Activity Snapshot

+ 0.9%	- 3.2%	+ 15.9%
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	8-2024	8-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		1,342	1,229	- 8.4%	9,974	10,955	+ 9.8%
Pending Sales (PEND, UC, UCSS, RGT)		897	1,004	+ 11.9%	7,161	7,706	+ 7.6%
Sold Listings		911	915	+ 0.4%	6,811	7,104	+ 4.3%
Median Sales Price		\$500,000	\$489,000	- 2.2%	\$490,000	\$496,250	+ 1.3%
Average Sales Price		\$566,953	\$573,000	+ 1.1%	\$557,520	\$569,729	+ 2.2%
Pct. of List Price Received		99.2%	98.9%	- 0.3%	99.5%	99.2%	- 0.3%
Days on Market		36	42	+ 16.7%	40	47	+ 17.5%
Housing Affordability Index		76	76	0.0%	77	75	- 2.6%
Active Listings		3,024	3,552	+ 17.5%	--	--	--
Months Supply of Inventory		3.8	4.1	+ 7.9%	--	--	--

Townhouse-Condo Market Overview

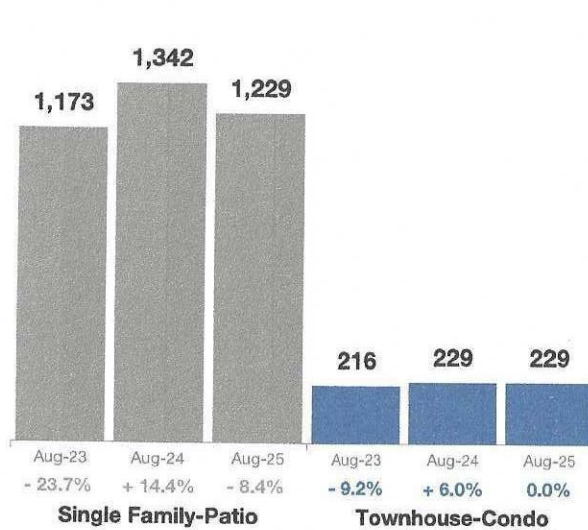
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



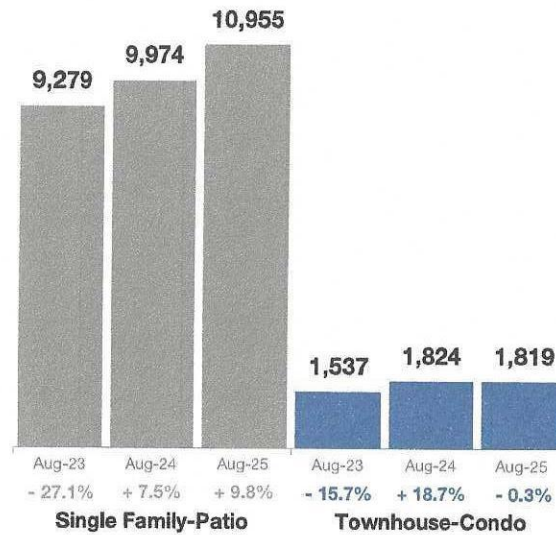
Key Metrics	Historical Sparkbars	8-2024	8-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		229	229	0.0%	1,824	1,819	- 0.3%
Pending Sales (PEND, UC, UCSS, RGT)		133	174	+ 30.8%	1,122	1,156	+ 3.0%
Sold Listings		149	155	+ 4.0%	1,088	1,033	- 5.1%
Median Sales Price		\$347,200	\$325,000	- 6.4%	\$342,250	\$336,500	- 1.7%
Average Sales Price		\$366,343	\$343,646	- 6.2%	\$369,149	\$360,061	- 2.5%
Pct. of List Price Received		98.3%	98.5%	+ 0.2%	99.1%	98.8%	- 0.3%
Days on Market		48	62	+ 29.2%	44	62	+ 40.9%
Housing Affordability Index		109	114	+ 4.6%	111	110	- 0.9%
Active Listings		615	667	+ 8.5%	--	--	--
Months Supply of Inventory		4.8	5.3	+ 10.4%	--	--	--

New Listings

August

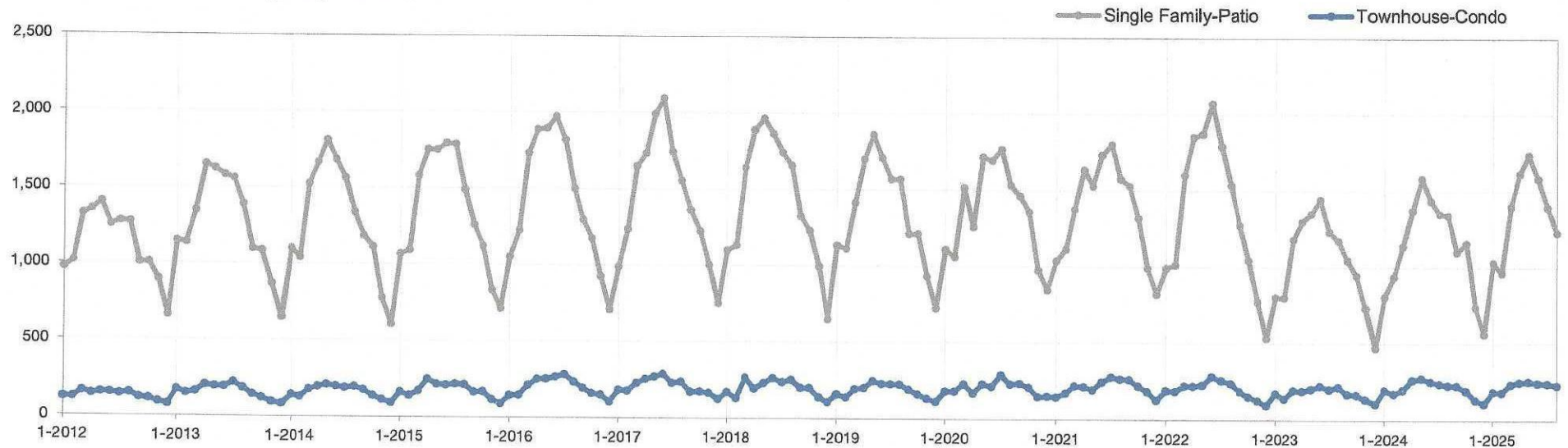


Year to Date



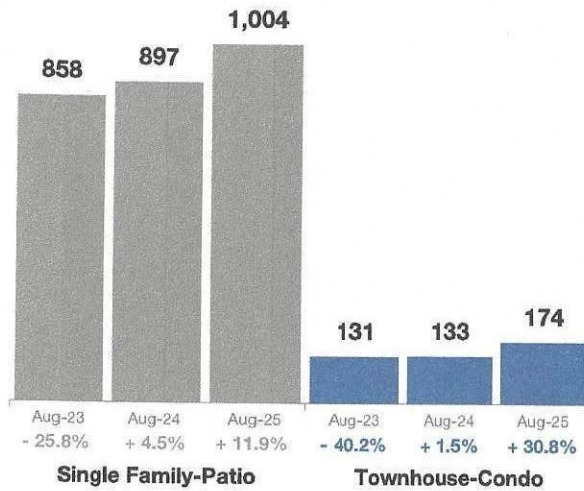
New Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2024	1,101	+5.2%	227	+34.3%
Oct-2024	1,158	+22.5%	192	+17.1%
Nov-2024	739	+0.8%	131	-3.7%
Dec-2024	563	+19.5%	108	+1.9%
Jan-2025	1,032	+27.7%	187	-4.1%
Feb-2025	964	+2.7%	181	+4.0%
Mar-2025	1,401	+23.0%	235	+18.7%
Apr-2025	1,614	+17.5%	249	-5.3%
May-2025	1,737	+9.7%	254	-7.6%
Jun-2025	1,583	+10.2%	244	-3.2%
Jul-2025	1,395	+3.2%	240	+0.8%
Aug-2025	1,229	-8.4%	229	0.0%

Historical New Listings by Month

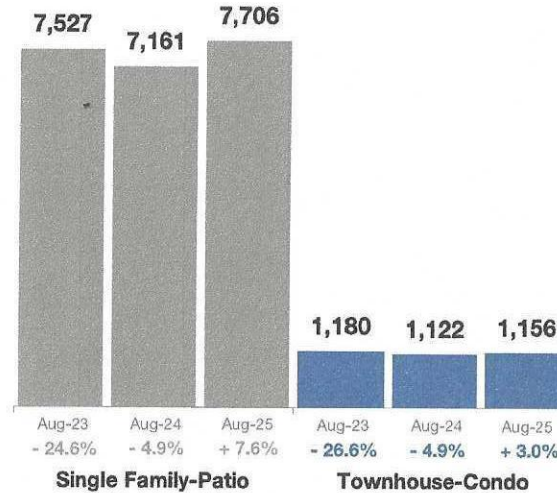


Pending Sales (PEND, UC, UCSS, RGT)

August

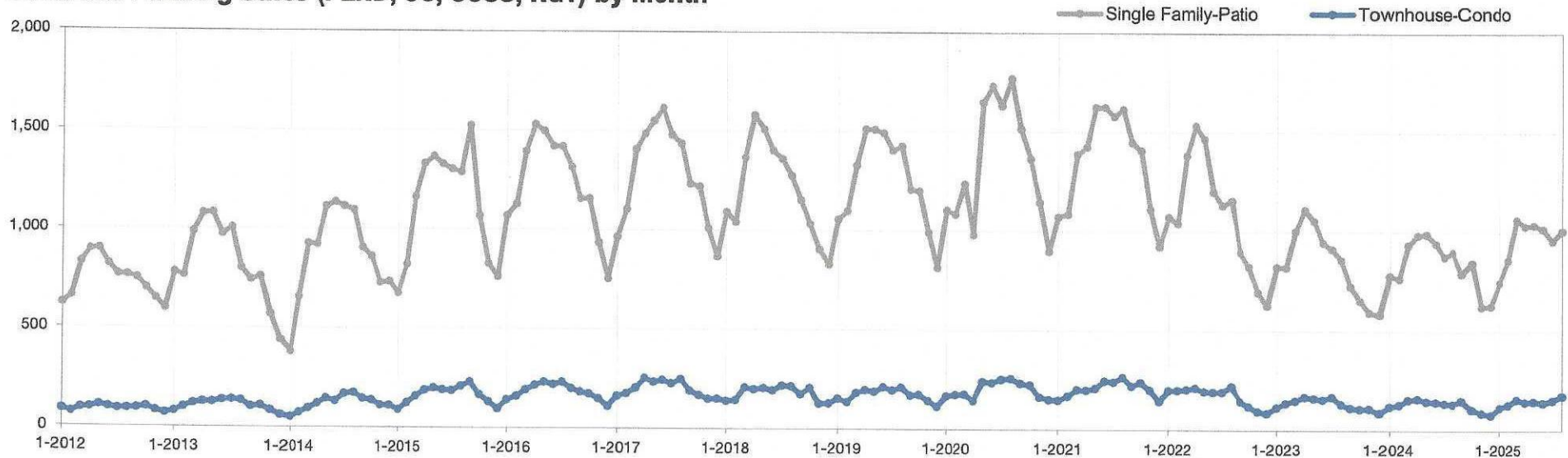


Year to Date



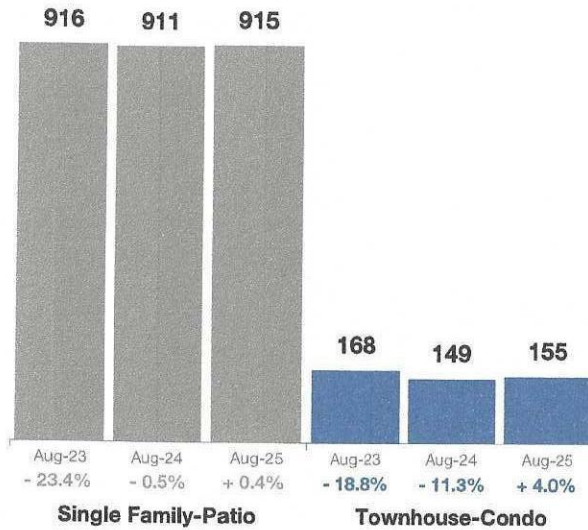
Pending Sales (PEND, UC, UCSS, RGT)	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2024	789	+8.8%	150	+32.7%
Oct-2024	844	+29.2%	105	-1.9%
Nov-2024	623	+5.1%	88	-19.3%
Dec-2024	627	+7.5%	78	-10.3%
Jan-2025	746	-4.2%	115	-3.4%
Feb-2025	858	+12.3%	129	0.0%
Mar-2025	1,063	+13.8%	157	+1.9%
Apr-2025	1,030	+4.8%	144	-10.0%
May-2025	1,035	+4.8%	146	0.0%
Jun-2025	1,015	+7.9%	139	-3.5%
Jul-2025	955	+9.1%	152	+10.9%
Aug-2025	1,004	+11.9%	174	+30.8%

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

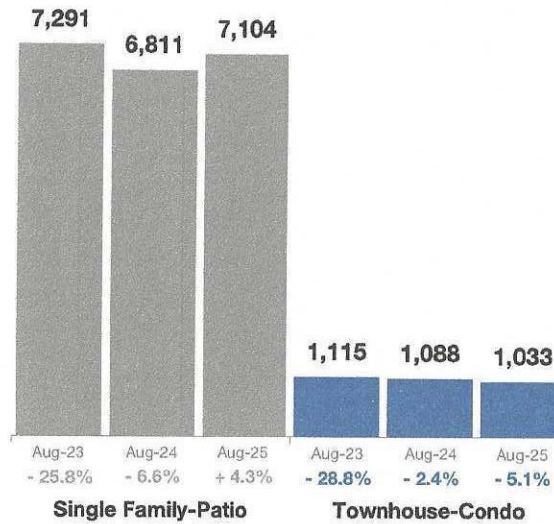


Sold Listings

August

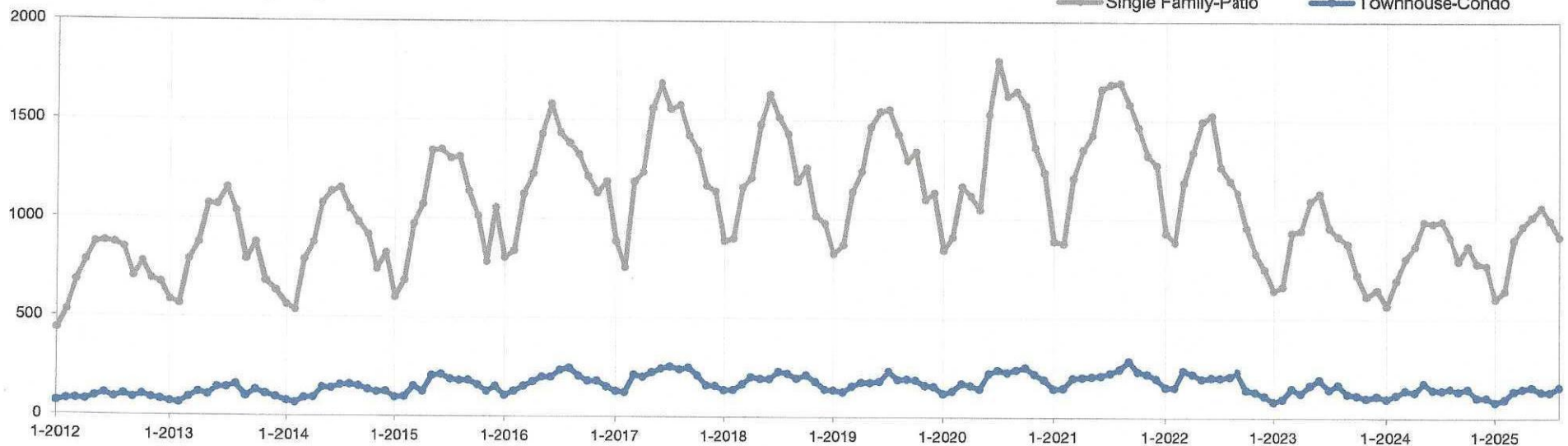


Year to Date



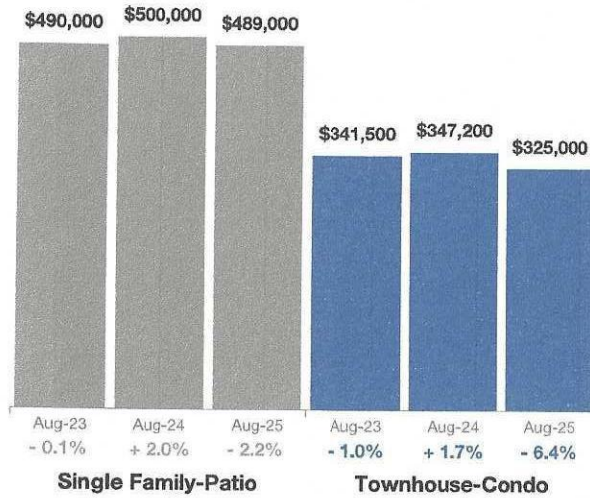
Sold Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2024	794	-9.7%	134	+10.7%
Oct-2024	868	+20.1%	147	+30.1%
Nov-2024	780	+26.8%	103	+3.0%
Dec-2024	769	+19.0%	103	-6.4%
Jan-2025	603	+6.5%	81	-16.5%
Feb-2025	643	-7.5%	94	-18.3%
Mar-2025	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	1,064	+8.2%	133	-6.3%
Jul-2025	997	+0.3%	130	-7.1%
Aug-2025	915	+0.4%	155	+4.0%

Historical Sold Listings by Month

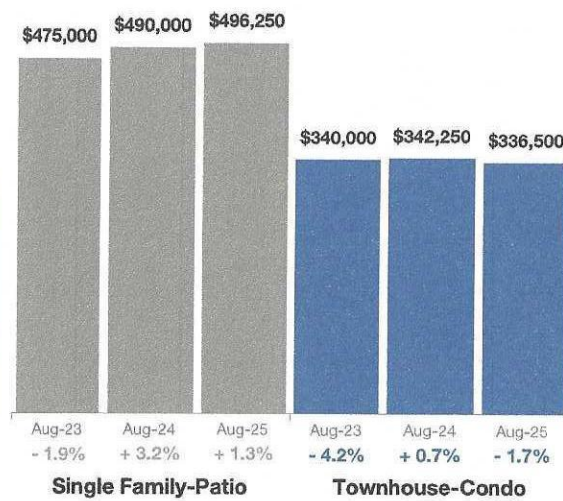


Median Sales Price

August

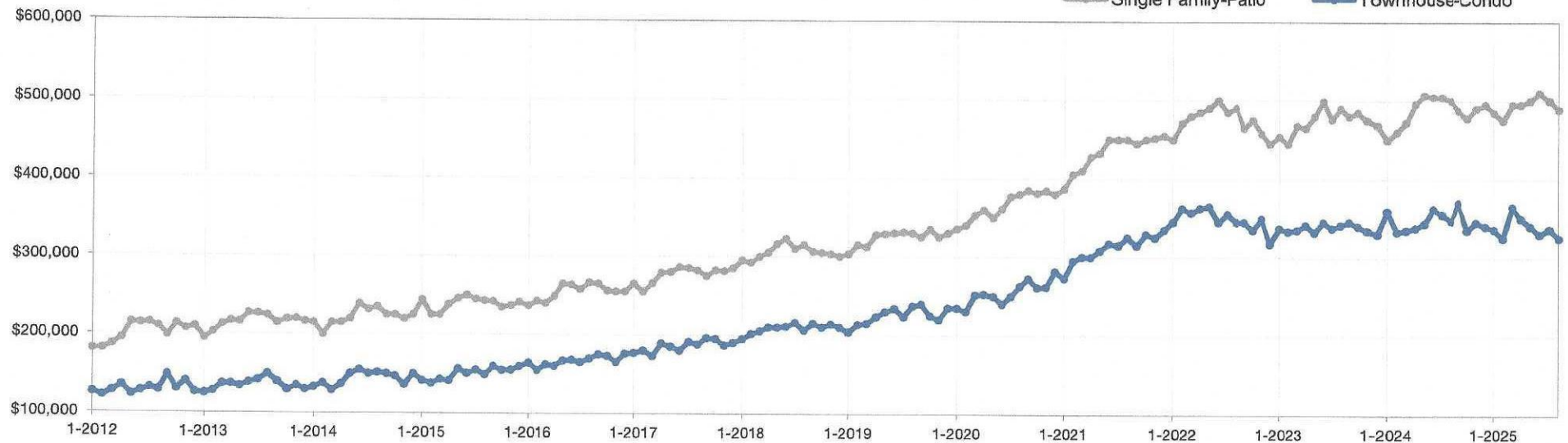


Year to Date



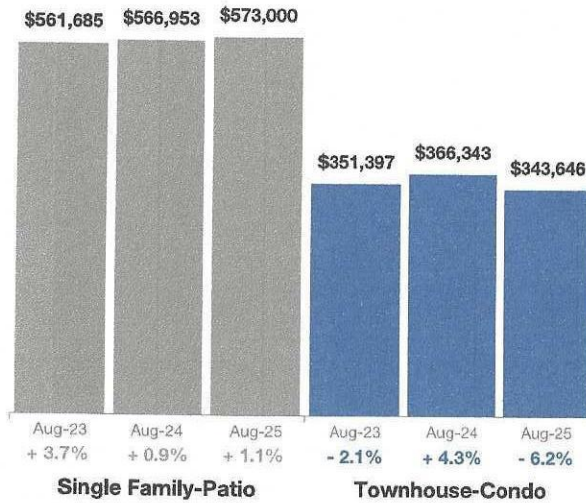
Median Sales Price	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2024	\$487,460	+1.6%	\$370,000	+7.1%
Oct-2024	\$478,000	-1.4%	\$335,000	-1.5%
Nov-2024	\$490,000	+3.2%	\$345,000	+3.1%
Dec-2024	\$495,000	+5.6%	\$340,000	+3.0%
Jan-2025	\$485,000	+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	\$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%

Historical Median Sales Price by Month

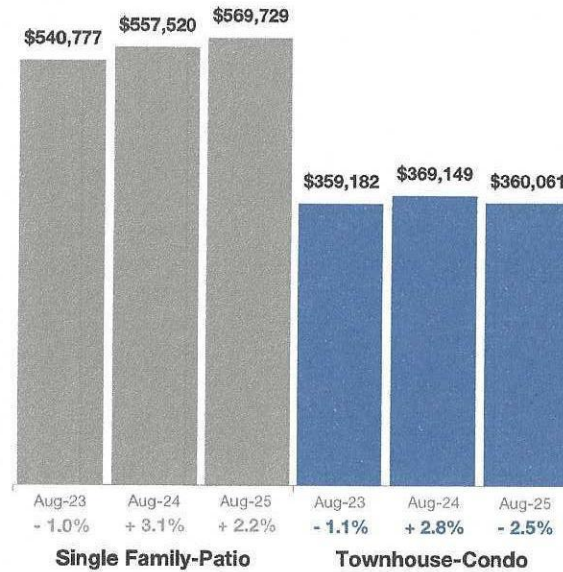


Average Sales Price

August

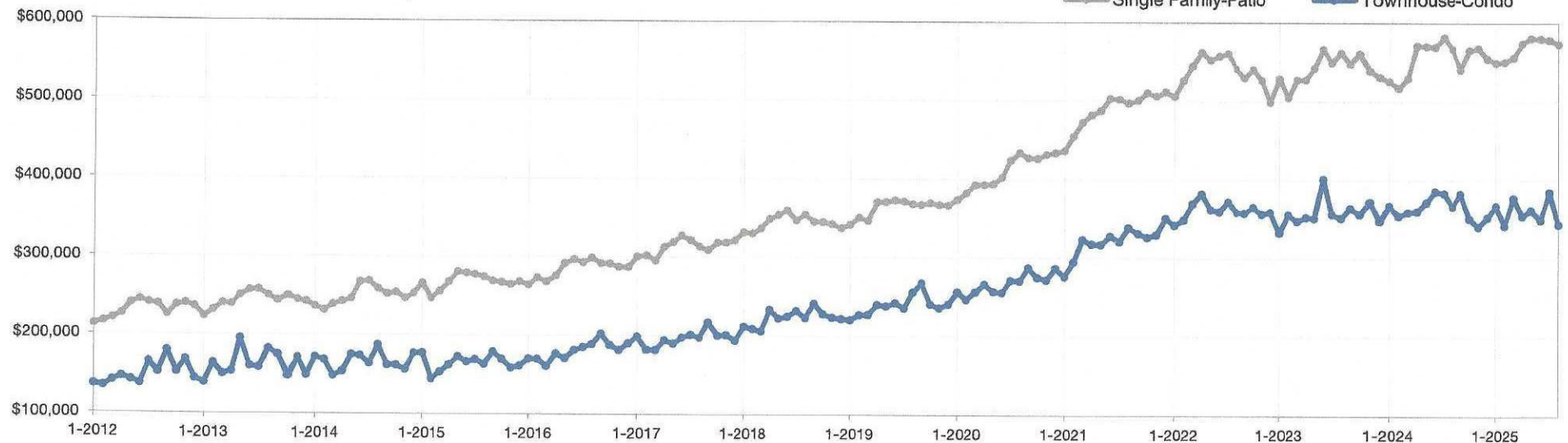


Year to Date



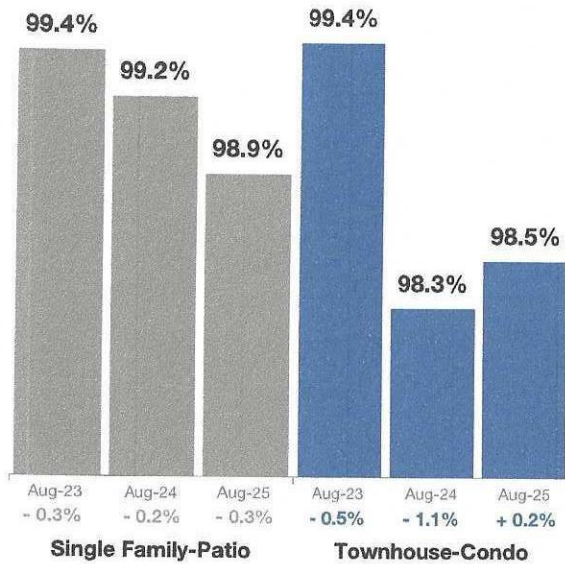
Avg. Sales Price	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2024	\$540,618	-1.3%	\$382,854	+5.1%
Oct-2024	\$565,147	+0.8%	\$351,072	-1.5%
Nov-2024	\$567,864	+5.4%	\$340,892	-8.4%
Dec-2024	\$554,140	+4.4%	\$352,434	+1.3%
Jan-2025	\$549,199	+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	\$573,829	+0.5%	\$354,320	-1.7%
May-2025	\$580,570	+1.8%	\$362,163	-2.6%
Jun-2025	\$580,037	+1.9%	\$349,519	-9.4%
Jul-2025	\$578,243	-0.6%	\$384,650	+0.3%
Aug-2025	\$573,000	+1.1%	\$343,646	-6.2%

Historical Average Sales Price by Month

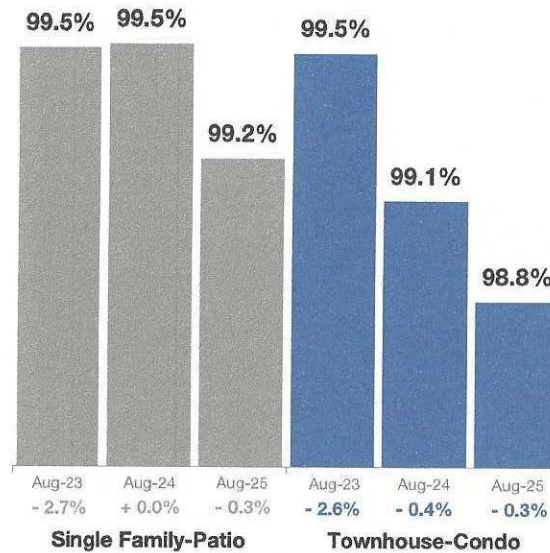


Percent of List Price Received

August

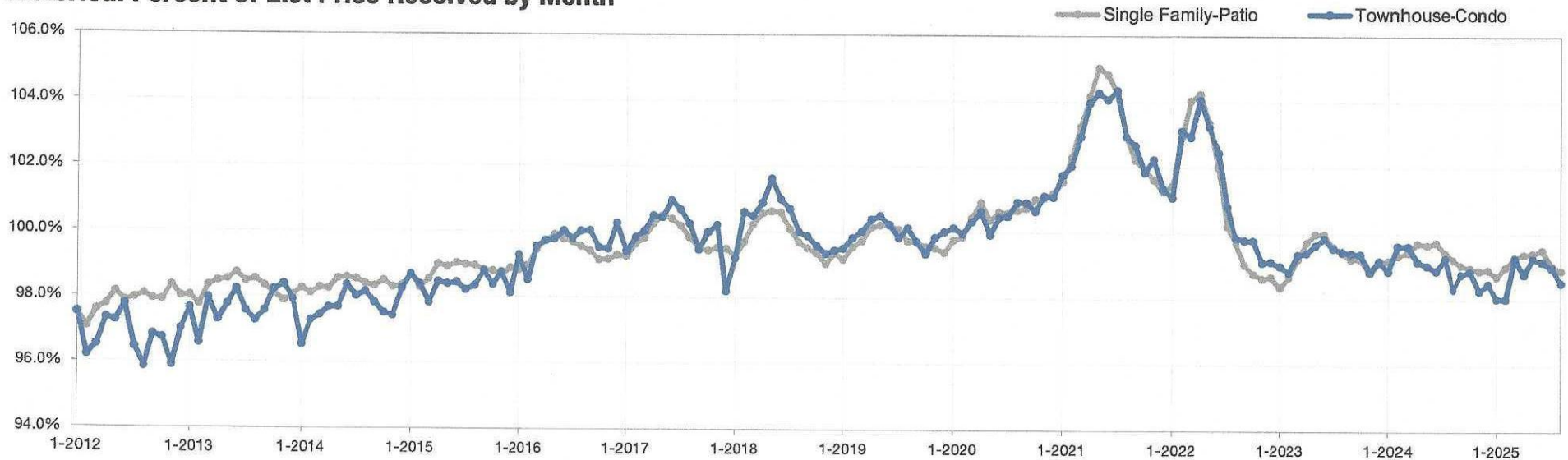


Year to Date



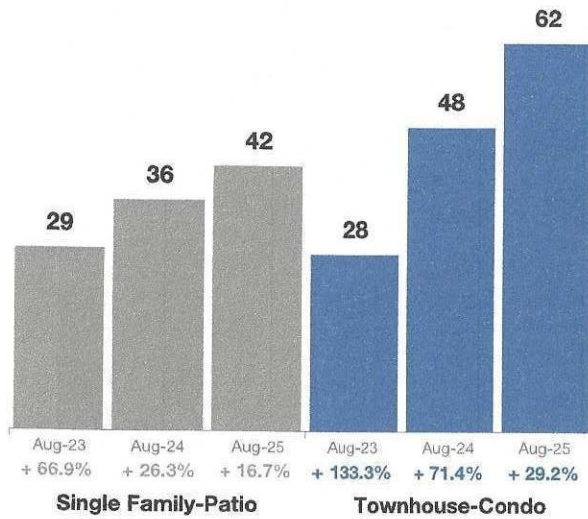
Pct. of List Price Received	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2024	99.1%	-0.1%	98.8%	-0.6%
Oct-2024	99.0%	-0.2%	98.9%	-0.5%
Nov-2024	98.9%	+0.1%	98.3%	-0.5%
Dec-2024	98.9%	-0.2%	98.5%	-0.7%
Jan-2025	98.7%	-0.5%	98.0%	-0.9%
Feb-2025	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%
Jul-2025	99.0%	-0.4%	99.0%	-0.3%
Aug-2025	98.9%	-0.3%	98.5%	+0.2%

Historical Percent of List Price Received by Month

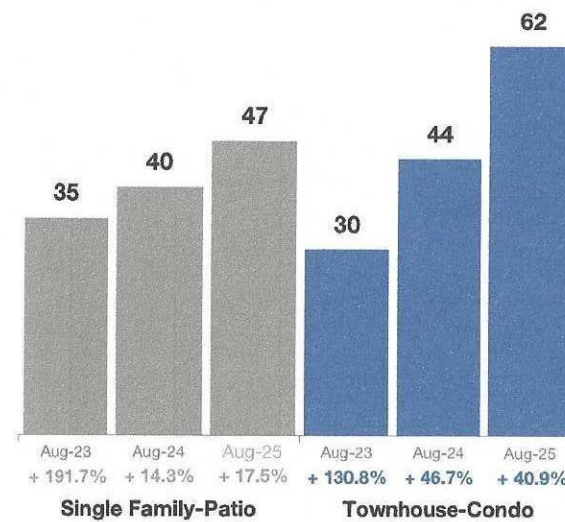


Days on Market Until Sale

August

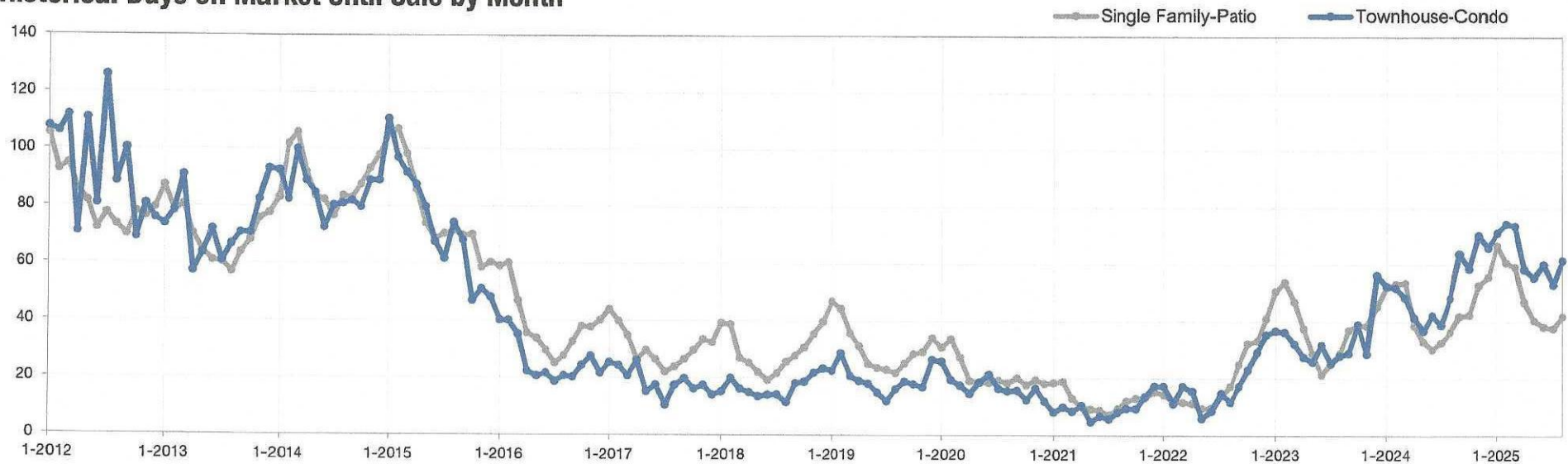


Year to Date



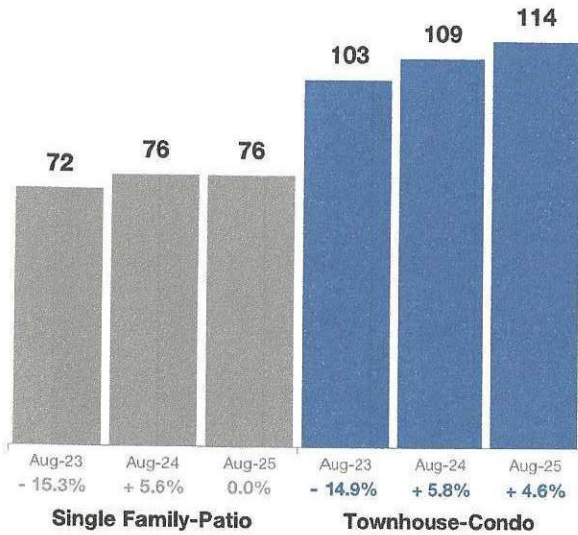
Days on Market Until Sale	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2024	42	+13.5%	64	+120.7%
Oct-2024	42	+7.7%	59	+51.3%
Nov-2024	53	+35.9%	70	+141.4%
Dec-2024	56	+24.4%	66	+17.9%
Jan-2025	67	+28.8%	71	+36.5%
Feb-2025	61	+15.1%	74	+42.3%
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%
Jul-2025	38	+15.2%	53	+35.9%
Aug-2025	42	+16.7%	62	+29.2%

Historical Days on Market Until Sale by Month

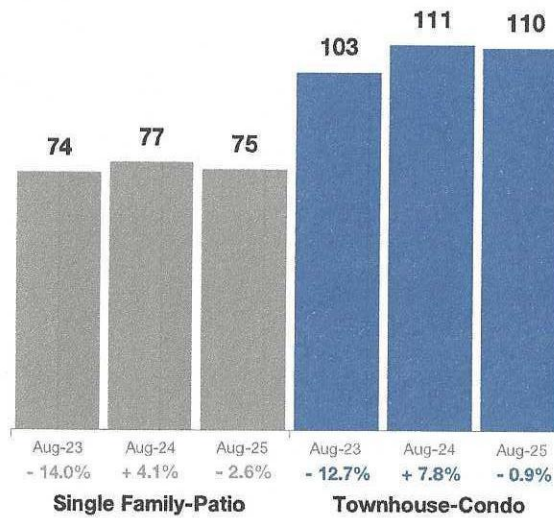


Housing Affordability Index

August

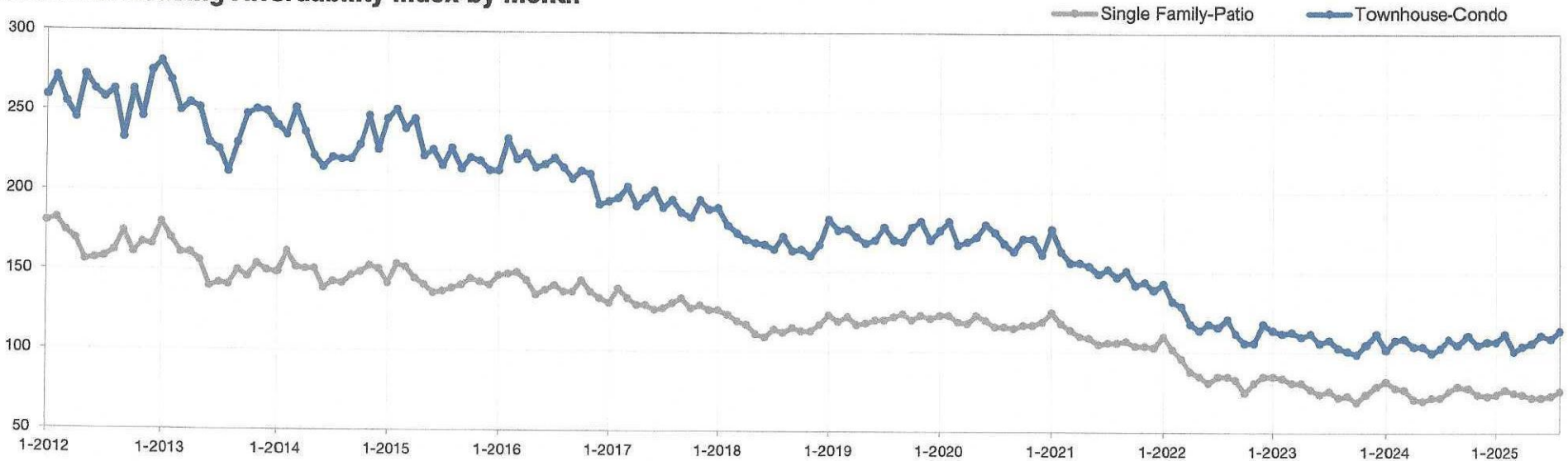


Year to Date



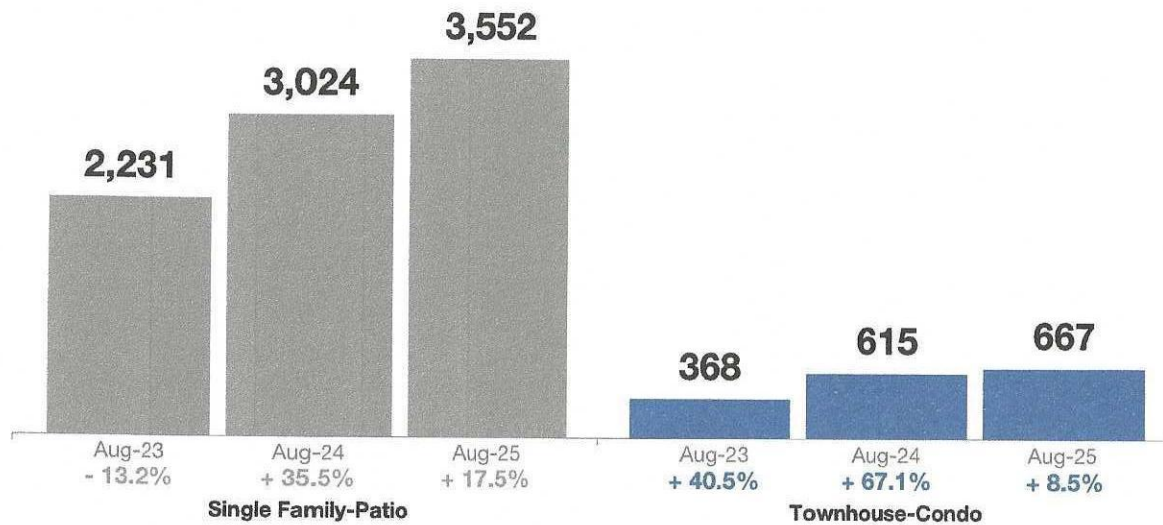
Housing Affordability Index	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2024	79	+8.2%	105	+4.0%
Oct-2024	78	+13.0%	111	+12.1%
Nov-2024	74	0.0%	105	0.0%
Dec-2024	73	-7.6%	107	-4.5%
Jan-2025	74	-9.8%	107	+4.9%
Feb-2025	77	-1.3%	112	+3.7%
Mar-2025	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%
Jul-2025	73	+1.4%	109	+5.8%
Aug-2025	76	0.0%	114	+4.6%

Historical Housing Affordability Index by Month



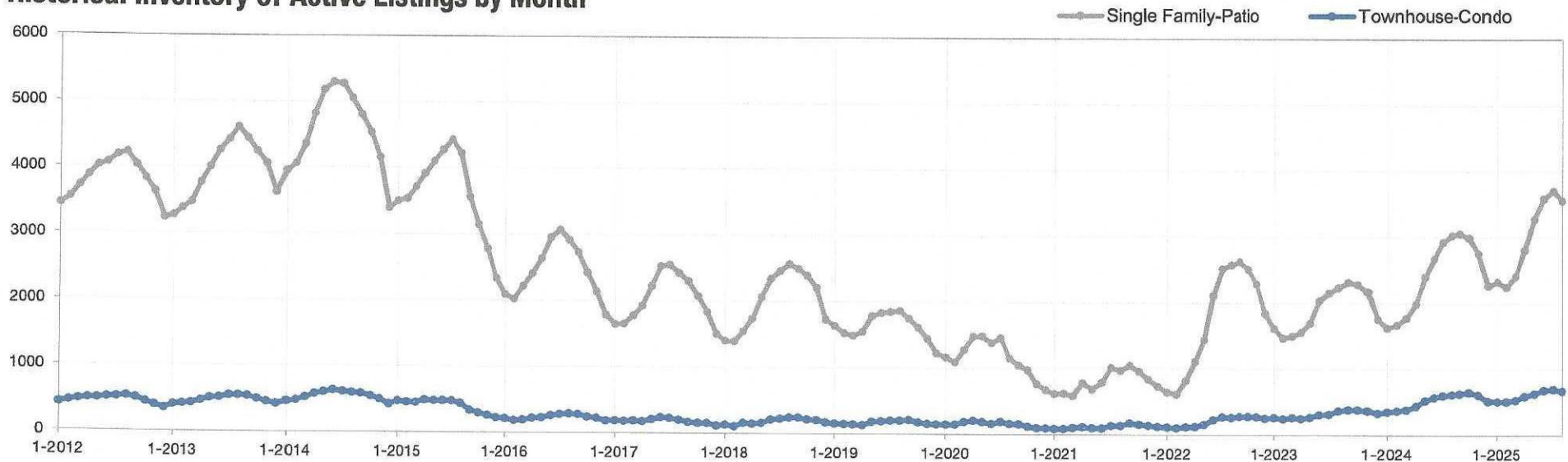
Inventory of Active Listings

August



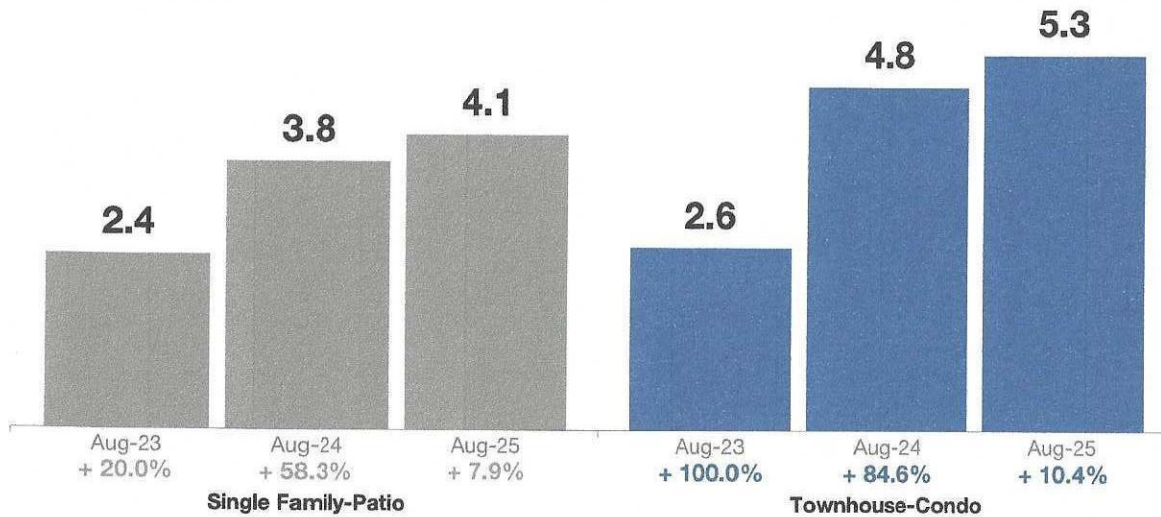
Inventory of Active Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2024	3,052	+32.0%	626	+63.9%
Oct-2024	2,990	+31.1%	648	+68.8%
Nov-2024	2,753	+26.7%	609	+65.9%
Dec-2024	2,264	+28.9%	516	+56.4%
Jan-2025	2,323	+43.0%	509	+45.0%
Feb-2025	2,243	+34.6%	511	+39.6%
Mar-2025	2,413	+36.3%	531	+39.0%
Apr-2025	2,805	+41.2%	587	+33.4%
May-2025	3,276	+36.4%	627	+20.1%
Jun-2025	3,587	+34.2%	680	+18.9%
Jul-2025	3,702	+26.6%	693	+15.5%
Aug-2025	3,552	+17.5%	667	+8.5%

Historical Inventory of Active Listings by Month



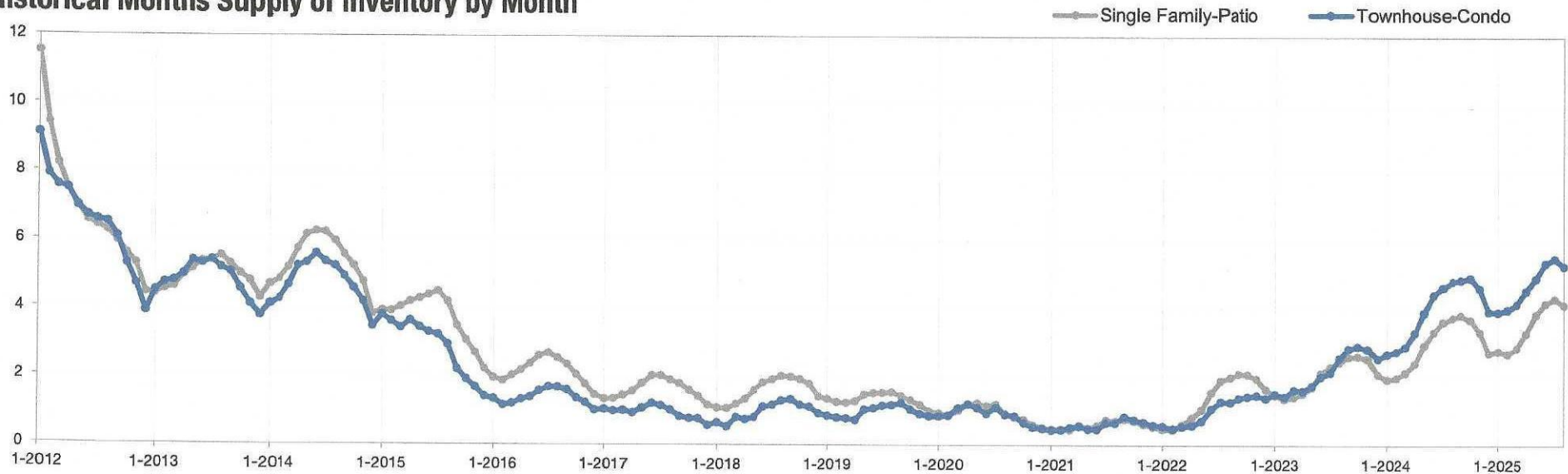
Months Supply of Inventory

August



Months Supply of Inventory	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	4.2	+44.8%
Apr-2025	3.3	+37.5%	4.5	+36.4%
May-2025	3.8	+31.0%	4.9	+25.6%
Jun-2025	4.2	+27.3%	5.4	+22.7%
Jul-2025	4.3	+19.4%	5.5	+19.6%
Aug-2025	4.1	+7.9%	5.3	+10.4%

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.



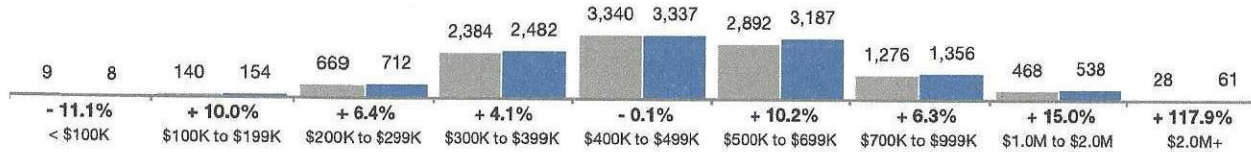
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New Listings		1,571	1,458	- 7.2%	11,798	12,774	+ 8.3%
Pending Sales (PEND, UC, UCSS, RGT)		1,030	1,178	+ 14.4%	8,283	8,862	+ 7.0%
Sold Listings		1,060	1,070	+ 0.9%	7,899	8,137	+ 3.0%
Median Sales Price		\$475,000	\$460,000	- 3.2%	\$467,900	\$475,000	+ 1.5%
Average Sales Price		\$538,754	\$539,776	+ 0.2%	\$531,574	\$543,112	+ 2.2%
Pct. of List Price Received		99.1%	98.8%	- 0.3%	99.4%	99.1%	- 0.3%
Days on Market		38	45	+ 18.4%	40	49	+ 22.5%
Housing Affordability Index		80	81	+ 1.3%	81	78	- 3.7%
Active Listings		3,639	4,219	+ 15.9%	--	--	--
Months Supply of Inventory		3.9	4.3	+ 10.3%	--	--	--

Sold Listings

Actual sales that have closed in a given month.

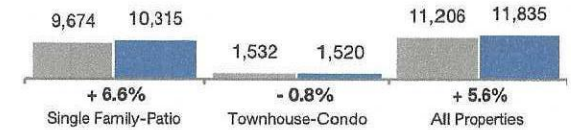
By Price Range – All Properties – Rolling 12 Months

■ 8-2024 ■ 8-2025



By Property Type

■ 8-2024 ■ 8-2025



Rolling 12 Months

Compared to Prior Month

Year to Date

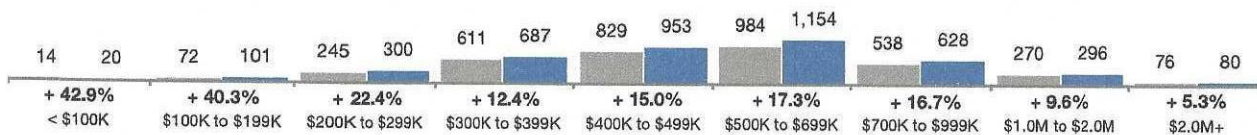
By Price Range	Single Family-Patio Homes			Townhouse-Condo			Single Family-Patio Homes			Townhouse-Condo			Single Family-Patio Homes			Townhouse-Condo		
	8-2024	8-2025	Change	8-2024	8-2025	Change	7-2025	8-2025	Change	7-2025	8-2025	Change	8-2024	8-2025	Change	8-2024	8-2025	Change
\$99,999 and Below	8	6	-25.0%	1	2	+100.0%	0	1	--	0	0	--	6	4	-33.3%	1	2	+100.0%
\$100,000 to \$199,999	46	54	+17.4%	94	100	+6.4%	4	7	+75.0%	5	12	+140.0%	28	32	+14.3%	67	64	-4.5%
\$200,000 to \$299,999	309	316	+2.3%	360	396	+10.0%	36	36	0.0%	37	51	+37.8%	199	220	+10.6%	250	289	+15.6%
\$300,000 to \$399,999	1,793	1,903	+6.1%	591	579	-2.0%	167	173	+3.6%	52	52	0.0%	1,227	1,285	+4.7%	420	384	-8.6%
\$400,000 to \$499,999	3,007	3,031	+0.8%	333	306	-8.1%	284	270	-4.9%	22	23	+4.5%	2,103	2,069	-1.6%	237	199	-16.0%
\$500,000 to \$699,999	2,774	3,082	+11.1%	118	105	-11.0%	302	252	-16.6%	9	16	+77.8%	1,990	2,147	+7.9%	86	73	-15.1%
\$700,000 to \$999,999	1,251	1,335	+6.7%	25	21	-16.0%	135	112	-17.0%	3	0	-100.0%	920	926	+0.7%	18	12	-33.3%
\$1,000,000 to \$1,999,999	460	529	+15.0%	8	9	+12.5%	65	56	-13.8%	1	1	0.0%	318	376	+18.2%	7	8	+14.3%
\$2,000,000 and Above	26	59	+126.9%	2	2	0.0%	4	8	+100.0%	1	0	-100.0%	20	45	+125.0%	2	2	0.0%
All Price Ranges	9,674	10,315	+6.6%	1,532	1,520	-0.8%	997	915	-8.2%	130	155	+19.2%	6,811	7,104	+4.3%	1,088	1,033	-5.1%

Inventory of Active Listings

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

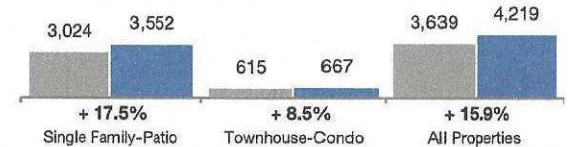
By Price Range – All Properties

■ 8-2024 ■ 8-2025



By Property Type

■ 8-2024 ■ 8-2025



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		
	8-2024	8-2025	Change	8-2024	8-2025	Change	7-2025	8-2025	Change	7-2025	8-2025	Change
\$99,999 and Below	11	15	+36.4%	3	5	+66.7%	14	15	+7.1%	6	5	-16.7%
\$100,000 to \$199,999	34	33	-2.9%	38	68	+78.9%	30	33	+10.0%	66	68	+3.0%
\$200,000 to \$299,999	103	144	+39.8%	142	156	+9.9%	141	144	+2.1%	170	156	-8.2%
\$300,000 to \$399,999	384	452	+17.7%	227	235	+3.5%	470	452	-3.8%	237	235	-0.8%
\$400,000 to \$499,999	689	830	+20.5%	140	123	-12.1%	818	830	+1.5%	132	123	-6.8%
\$500,000 to \$699,999	936	1,087	+16.1%	48	67	+39.6%	1,163	1,087	-6.5%	68	67	-1.5%
\$700,000 to \$999,999	525	620	+18.1%	13	8	-38.5%	655	620	-5.3%	11	8	-27.3%
\$1,000,000 to \$1,999,999	267	292	+9.4%	3	4	+33.3%	331	292	-11.8%	2	4	+100.0%
\$2,000,000 and Above	75	79	+5.3%	1	1	0.0%	80	79	-1.3%	1	1	0.0%
All Price Ranges	3,024	3,552	+17.5%	615	667	+8.5%	3,702	3,552	-4.1%	693	667	-3.8%

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.