

Monthly Indicators

Activity for El Paso and Teller Counties Only



August 2026

Percent changes calculated using year-over-year comparisons.

New Listings were down 4.5 percent for single family-patio homes and 9.4 percent for townhouse-condo properties. Pending Sales increased 10.1 percent for single family-patio homes but remained flat for townhouse-condo properties.

The Median Sales Price remained flat for townhouse-condo homes at \$325,000 but was down 2.9 percent to \$475,000 for single family-patio properties. Days on Market increased 11.9 percent for single family-patio homes but decreased 8.1 percent for townhouse-condo properties.

Nationally, the median existing-home sales price climbed to \$431,400, as inventory remained at a 4.6-month supply at the current sales pace, NAR reported. Year-to-date sales are up 2.4%, reflecting stable demand even amid elevated mortgage rates. Homes are sitting on the market longer and fewer buyers are bidding above asking price compared to a year earlier, though local market conditions vary widely.

Activity Snapshot

- 7.1%	- 1.1%	+ 0.5%
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	8-2025	8-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		1,253	1,196	- 4.5%	11,010	11,213	+ 1.8%
Pending Sales (PEND, UC, UCSS, RGT)		852	938	+ 10.1%	7,421	7,703	+ 3.8%
Sold Listings		915	869	- 5.0%	7,104	7,217	+ 1.6%
Median Sales Price		\$489,000	\$475,000	- 2.9%	\$496,250	\$490,000	- 1.3%
Average Sales Price		\$573,090	\$557,564	- 2.7%	\$569,741	\$563,226	- 1.1%
Pct. of List Price Received		98.9%	99.1%	+ 0.2%	99.2%	99.1%	- 0.1%
Days on Market		42	47	+ 11.9%	47	51	+ 8.5%
Housing Affordability Index		81	83	+ 2.5%	80	80	0.0%
Active Listings		3,730	3,718	- 0.3%	--	--	--
Months Supply of Inventory		4.3	4.3	0.0%	--	--	--

Townhouse-Condo Market Overview

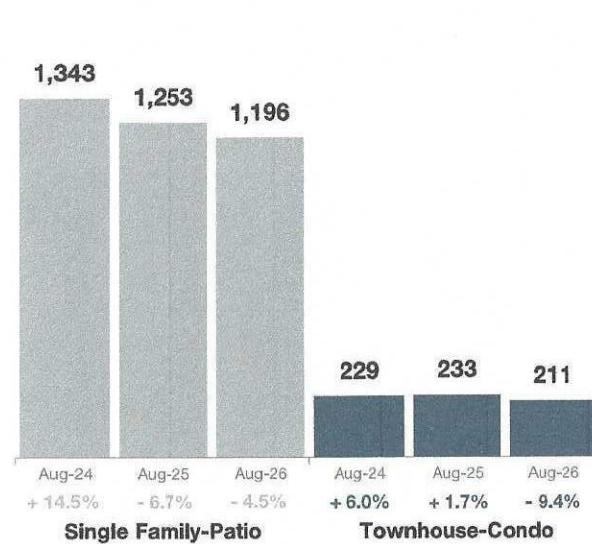
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



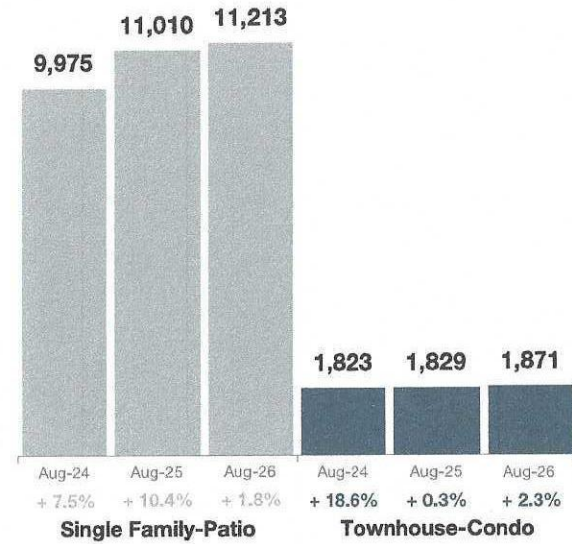
Key Metrics	Historical Sparkbars	8-2025	8-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		233	211	- 9.4%	1,829	1,871	+ 2.3%
Pending Sales (PEND, UC, UCSS, RGT)		152	152	0.0%	1,114	1,068	- 4.1%
Sold Listings		155	125	- 19.4%	1,033	957	- 7.4%
Median Sales Price		\$325,000	\$325,000	0.0%	\$336,500	\$324,000	- 3.7%
Average Sales Price		\$343,646	\$324,970	- 5.4%	\$360,061	\$338,868	- 5.9%
Pct. of List Price Received		98.5%	97.9%	- 0.6%	98.8%	98.6%	- 0.2%
Days on Market		62	57	- 8.1%	62	65	+ 4.8%
Housing Affordability Index		122	121	- 0.8%	118	121	+ 2.5%
Active Listings		686	719	+ 4.8%	--	--	--
Months Supply of Inventory		5.4	6.1	+ 13.0%	--	--	--

New Listings

August

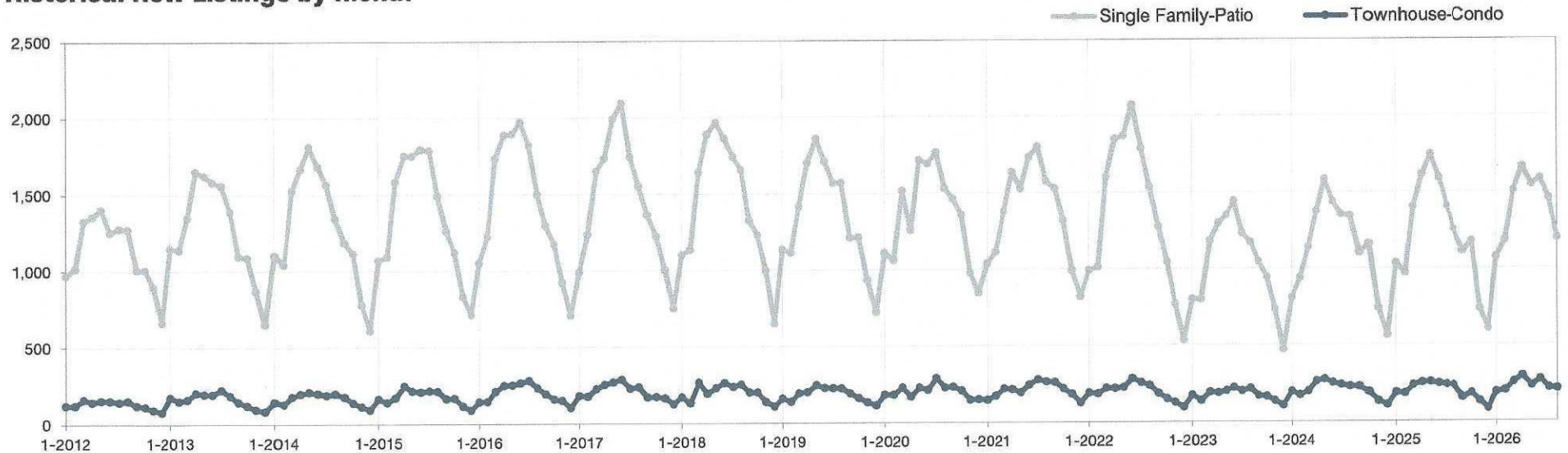


Year to Date



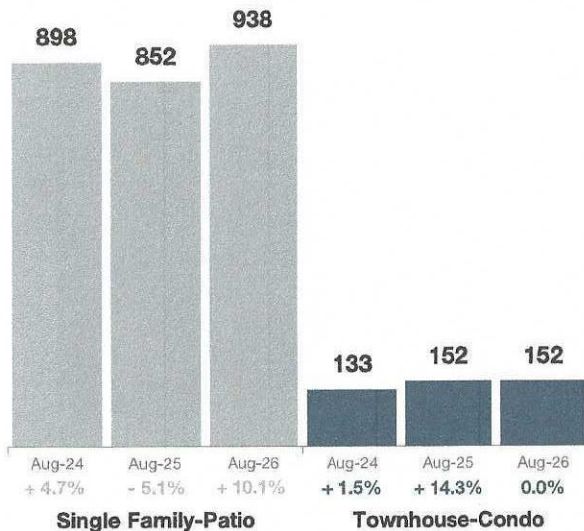
New Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2025	1,111	+0.8%	156	-31.3%
Oct-2025	1,176	+1.5%	183	-4.7%
Nov-2025	735	-0.7%	132	+0.8%
Dec-2025	604	+7.3%	81	-25.0%
Jan-2026	1,073	+3.8%	190	+1.6%
Feb-2026	1,183	+22.1%	201	+11.0%
Mar-2026	1,507	+7.6%	256	+8.5%
Apr-2026	1,663	+3.1%	293	+16.3%
May-2026	1,548	-11.2%	231	-9.8%
Jun-2026	1,586	-0.3%	272	+10.6%
Jul-2026	1,457	+3.6%	217	-8.8%
Aug-2026	1,196	-4.5%	211	-9.4%

Historical New Listings by Month

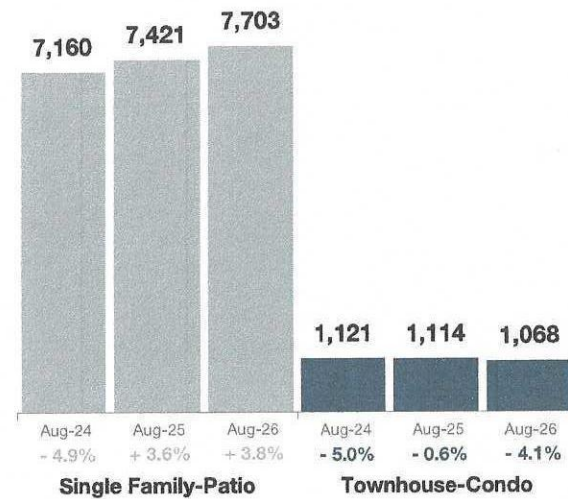


Pending Sales (PEND, UC, UCSS, RGT)

August

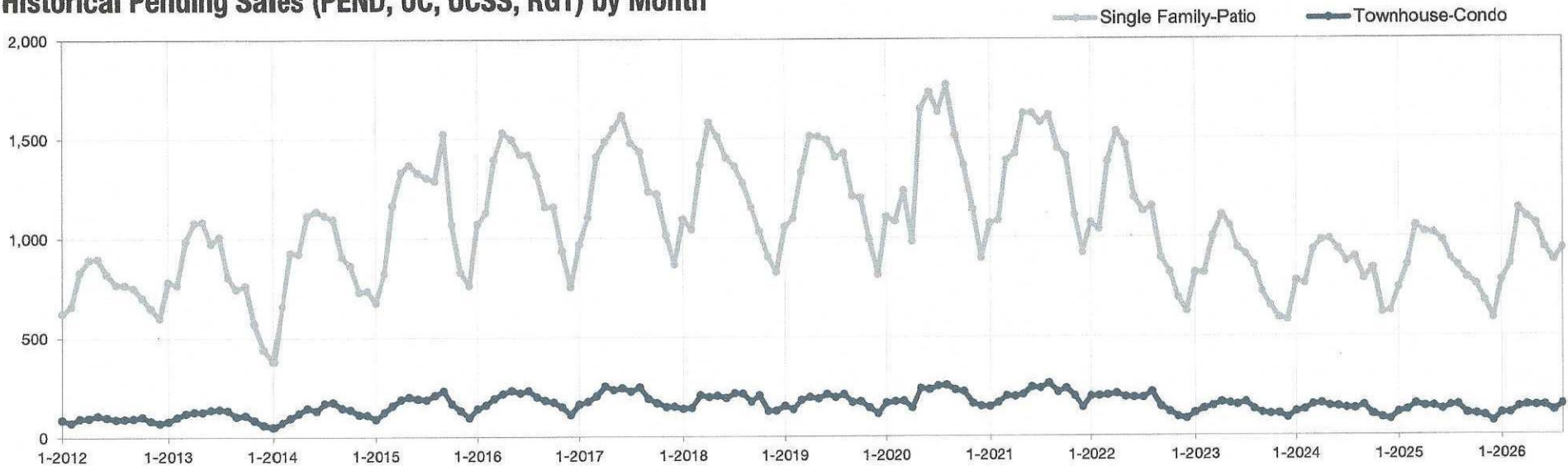


Year to Date



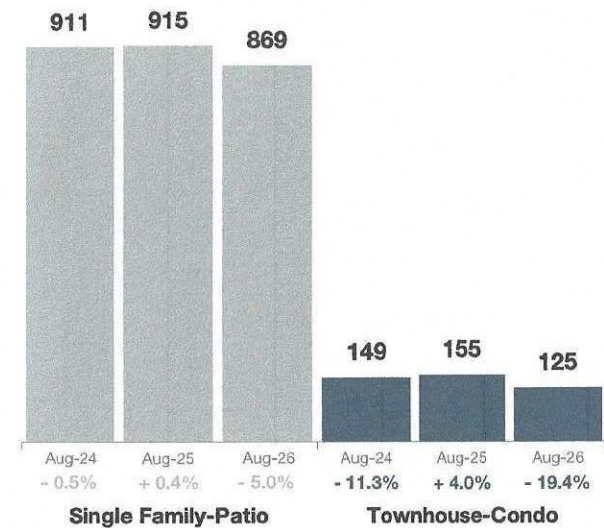
Pending Sales (PEND, UC, UCSS, RGT)	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2025	792	+0.5%	107	-28.2%
Oct-2025	758	-10.0%	104	-1.0%
Nov-2025	675	+9.0%	95	+8.0%
Dec-2025	586	-6.4%	67	-14.1%
Jan-2026	779	+4.8%	107	-7.0%
Feb-2026	860	+0.1%	109	-13.5%
Mar-2026	1,142	+8.0%	140	-10.3%
Apr-2026	1,098	+7.3%	148	+3.5%
May-2026	1,064	+4.7%	145	0.0%
Jun-2026	942	-3.9%	146	+13.2%
Jul-2026	880	-1.2%	121	-18.2%
Aug-2026	938	+10.1%	152	0.0%

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

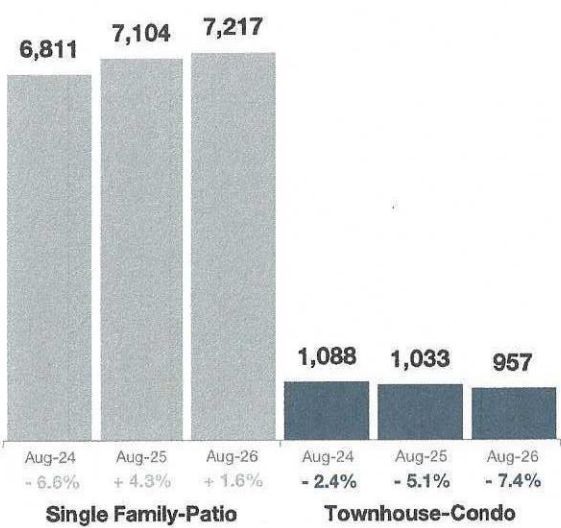


Sold Listings

August

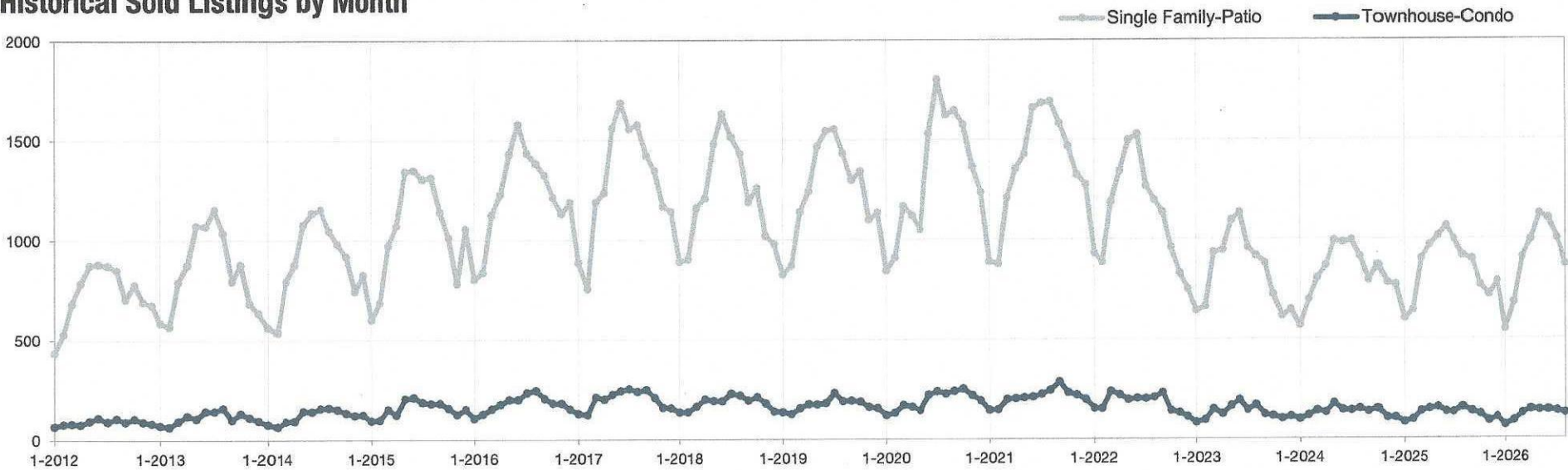


Year to Date



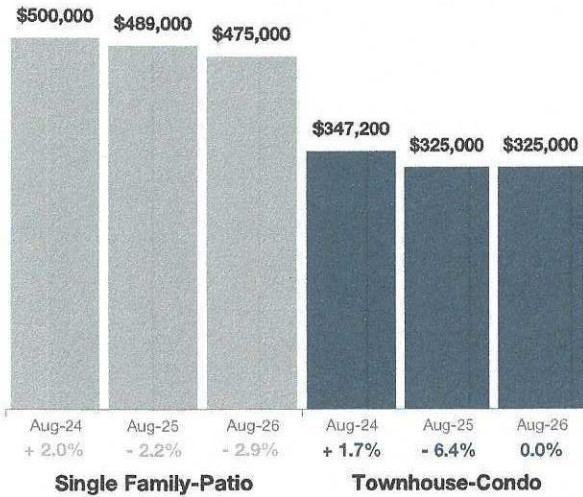
Sold Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2025	898	+13.1%	136	+1.5%
Oct-2025	768	-11.5%	121	-17.7%
Nov-2025	720	-7.7%	88	-14.6%
Dec-2025	786	+2.2%	105	+1.9%
Jan-2026	546	-9.5%	64	-21.0%
Feb-2026	680	+5.8%	87	-7.4%
Mar-2026	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%
Aug-2026	869	-5.0%	125	-19.4%

Historical Sold Listings by Month

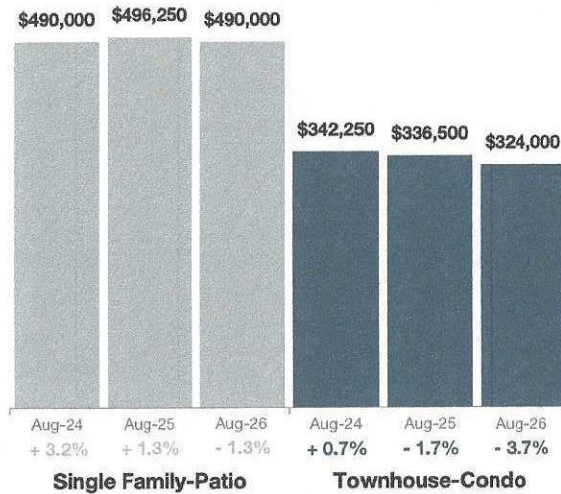


Median Sales Price

August

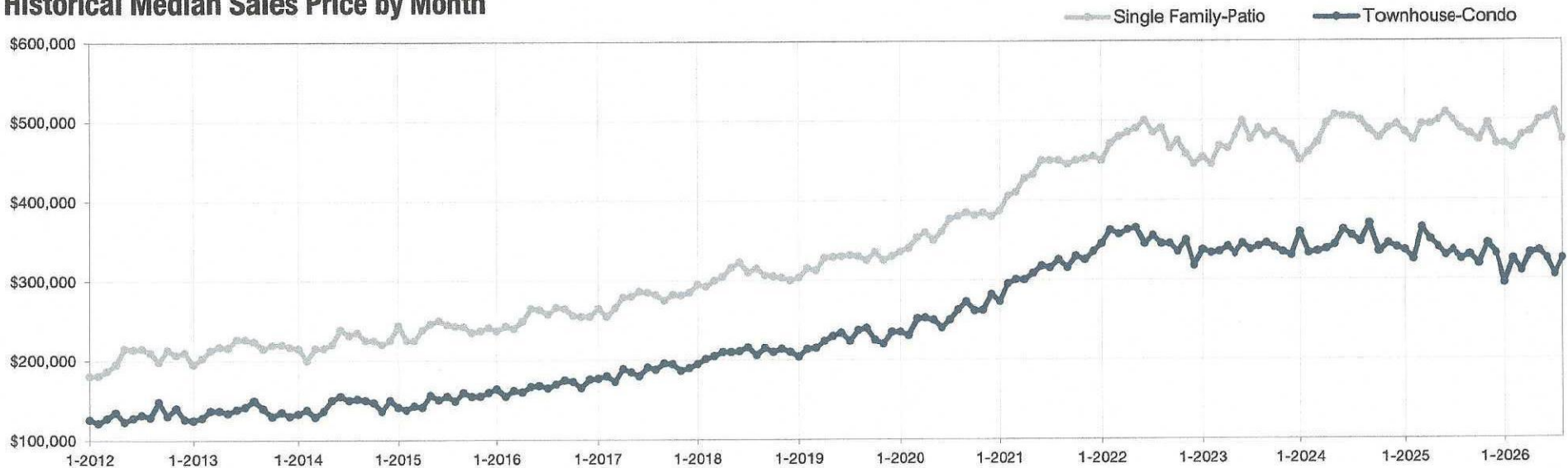


Year to Date



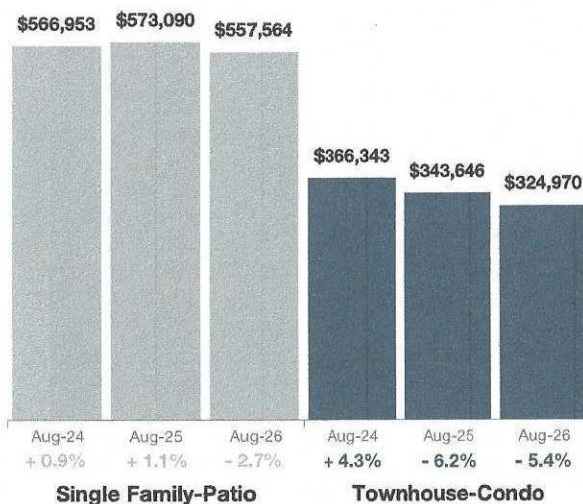
Median Sales Price	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2025	\$482,905	-0.9%	\$330,500	-10.7%
Oct-2025	\$475,000	-0.6%	\$319,000	-4.8%
Nov-2025	\$495,983	+1.2%	\$344,750	-0.1%
Dec-2025	\$469,950	-5.1%	\$331,500	-2.5%
Jan-2026	\$469,975	-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%
Aug-2026	\$475,000	-2.9%	\$325,000	0.0%

Historical Median Sales Price by Month

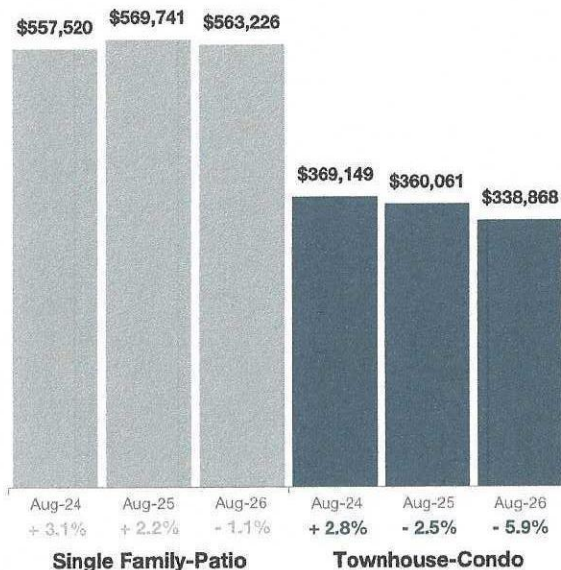


Average Sales Price

August

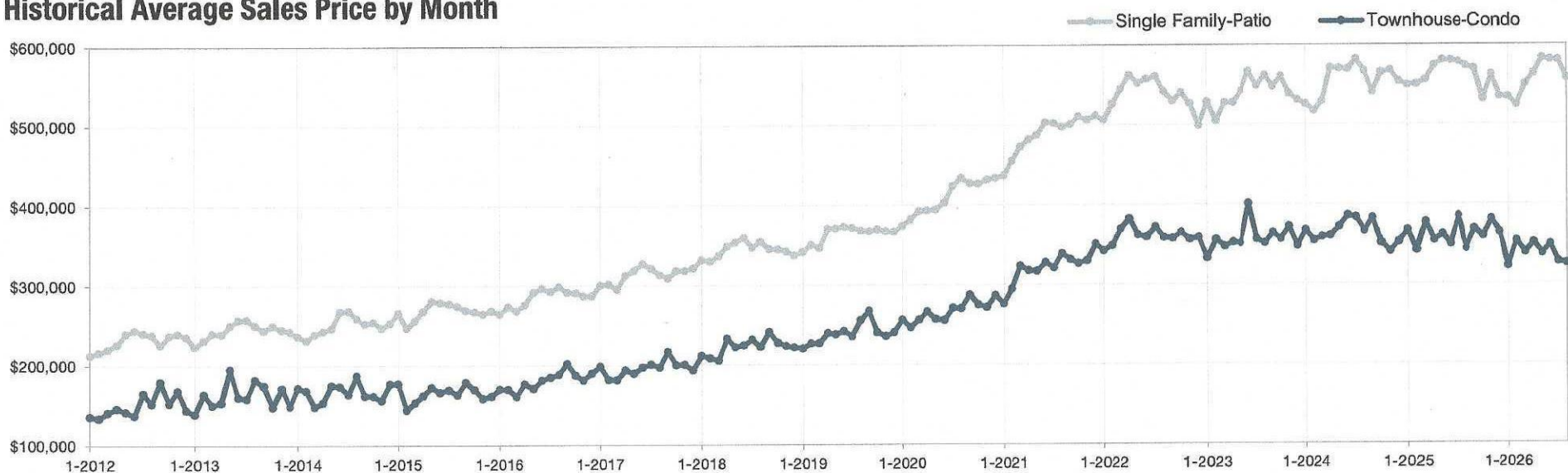


Year to Date



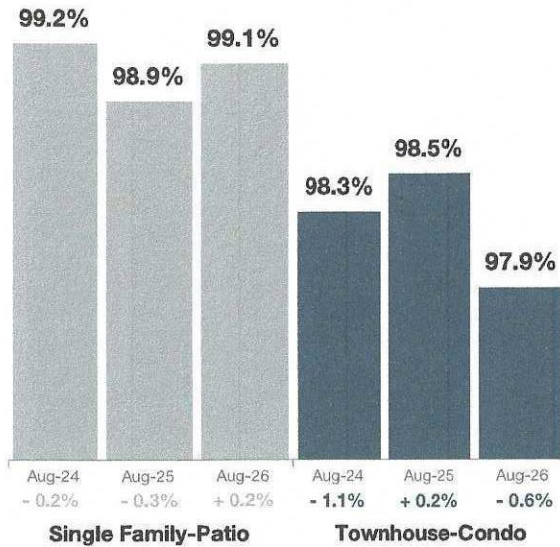
Avg. Sales Price	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2025	\$570,023	+5.4%	\$368,889	-3.6%
Oct-2025	\$531,629	-5.9%	\$359,827	+2.5%
Nov-2025	\$562,478	-0.9%	\$381,003	+11.8%
Dec-2025	\$534,807	-3.5%	\$364,533	+3.4%
Jan-2026	\$534,193	-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	\$580,729	+0.1%	\$349,165	-0.1%
Jul-2026	\$580,428	+0.4%	\$327,429	-14.9%
Aug-2026	\$557,564	-2.7%	\$324,970	-5.4%

Historical Average Sales Price by Month

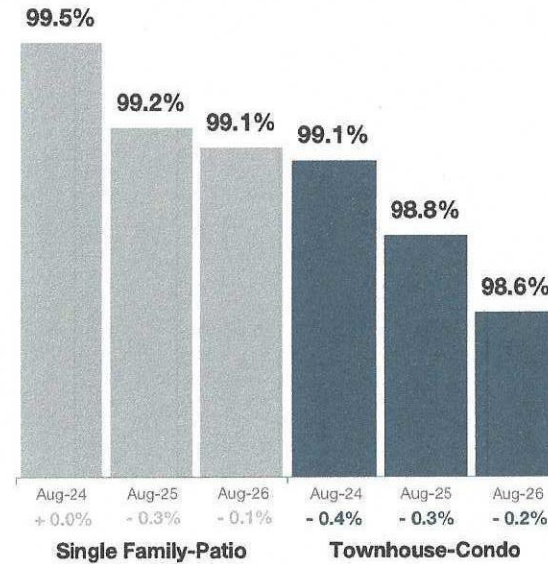


Percent of List Price Received

August

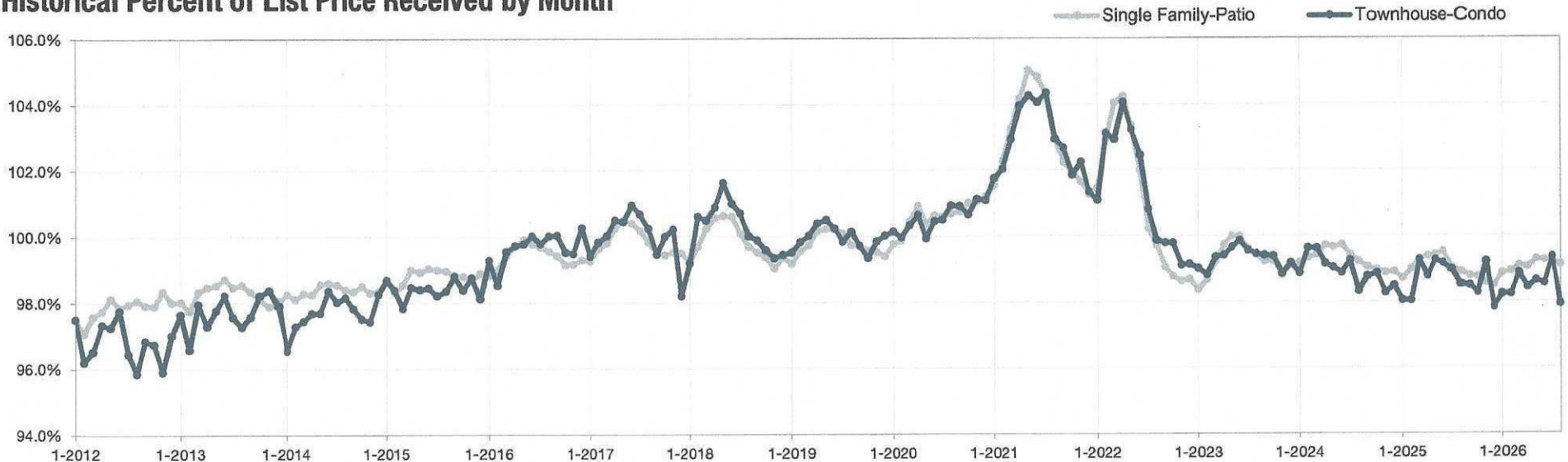


Year to Date



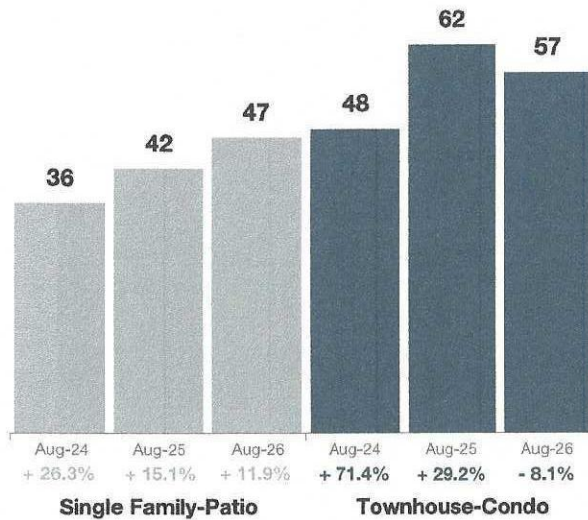
Pct. of List Price Received	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2025	98.8%	-0.3%	98.5%	-0.3%
Oct-2025	98.8%	-0.2%	98.3%	-0.6%
Nov-2025	98.6%	-0.3%	99.2%	+0.9%
Dec-2025	98.5%	-0.4%	97.8%	-0.7%
Jan-2026	98.9%	+0.2%	98.2%	+0.2%
Feb-2026	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	99.3%	-0.2%	98.5%	-0.7%
Jul-2026	99.2%	+0.2%	99.3%	+0.3%
Aug-2026	99.1%	+0.2%	97.9%	-0.6%

Historical Percent of List Price Received by Month

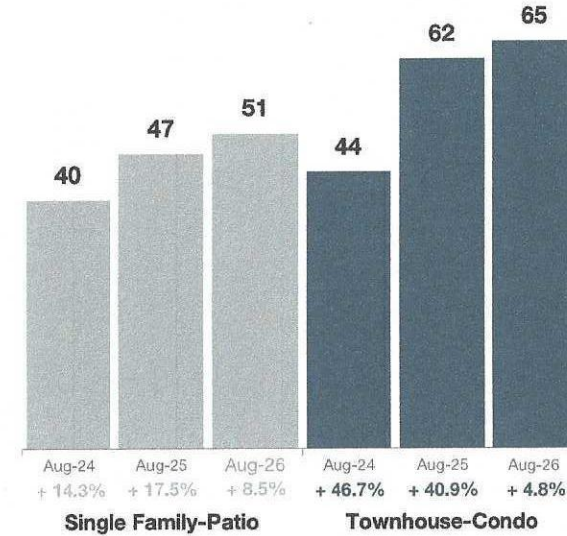


Days on Market Until Sale

August

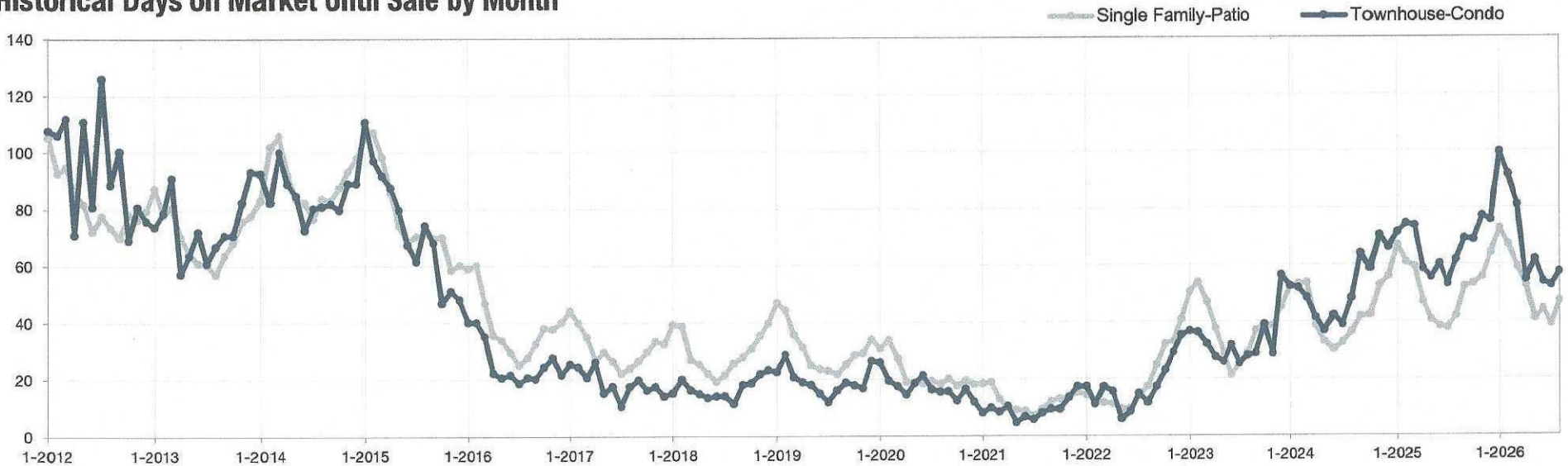


Year to Date



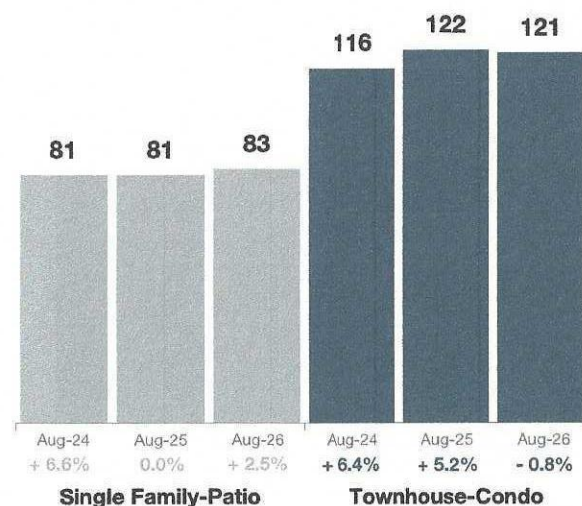
Days on Market Until Sale	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2025	52	+23.8%	69	+7.8%
Oct-2025	53	+26.2%	69	+16.9%
Nov-2025	56	+5.7%	77	+10.0%
Dec-2025	64	+14.3%	76	+15.2%
Jan-2026	73	+9.0%	99	+39.4%
Feb-2026	67	+9.8%	92	+24.3%
Mar-2026	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%
Aug-2026	47	+11.9%	57	-8.1%

Historical Days on Market Until Sale by Month

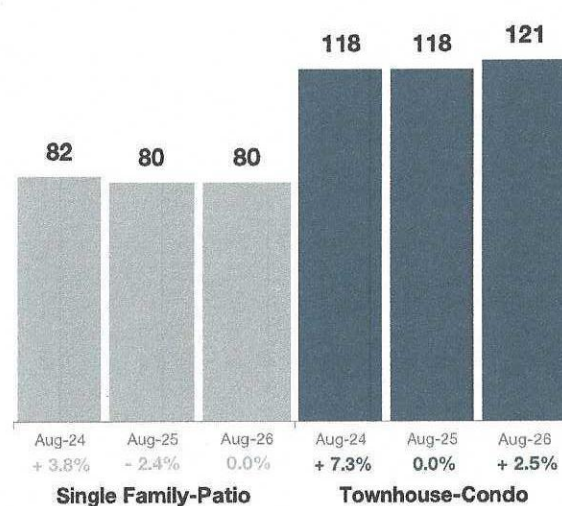


Housing Affordability Index

August

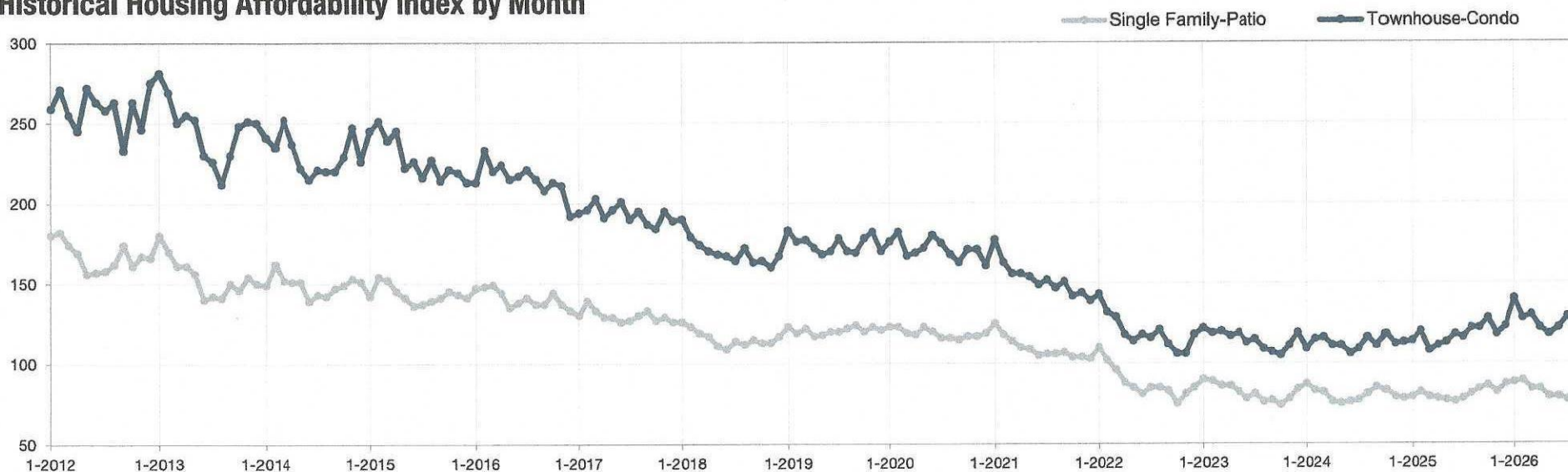


Year to Date



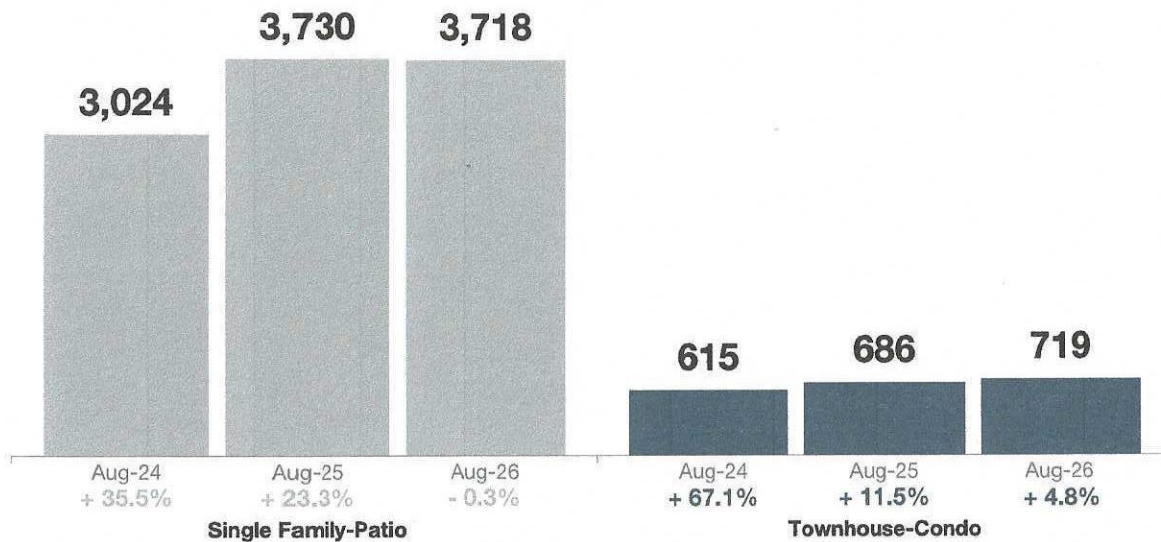
Housing Affordability Index	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2025	84	-1.2%	122	+9.9%
Oct-2025	86	+3.6%	128	+8.5%
Nov-2025	82	+3.8%	118	+5.4%
Dec-2025	87	+11.5%	123	+8.8%
Jan-2026	88	+11.4%	140	+22.8%
Feb-2026	89	+8.5%	128	+6.7%
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%
Aug-2026	83	+2.5%	121	-0.8%

Historical Housing Affordability Index by Month



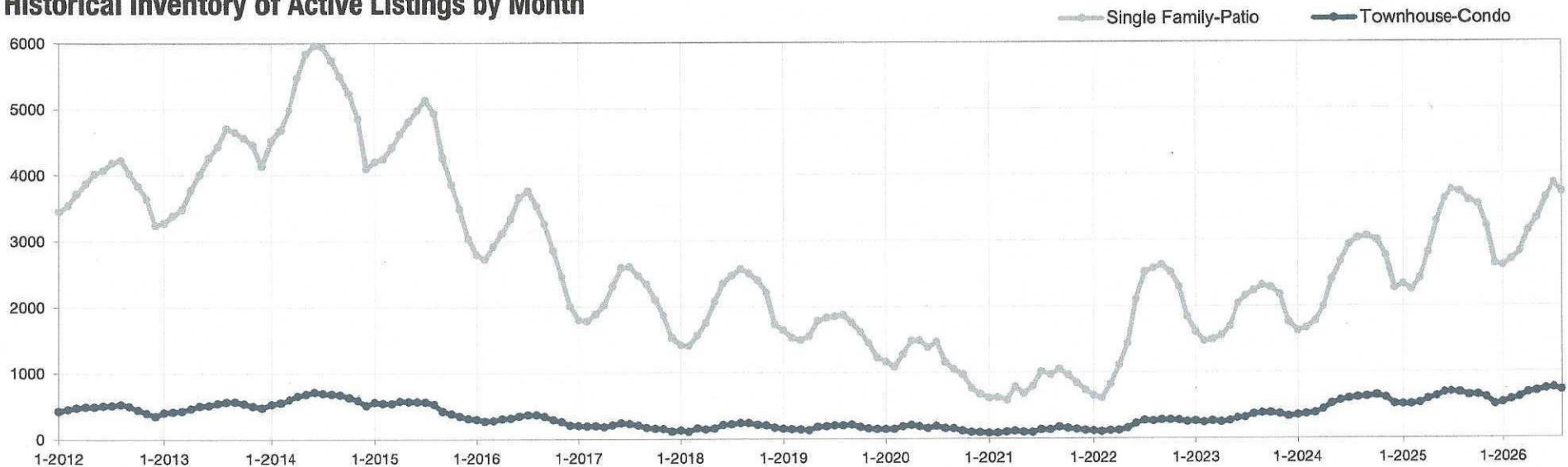
Inventory of Active Listings

August



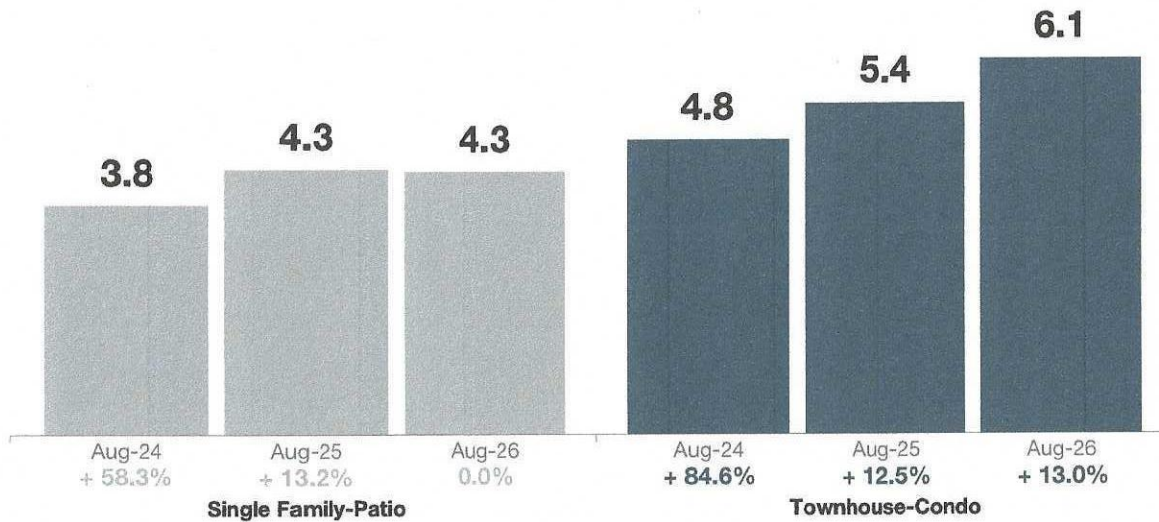
Inventory of Active Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2025	3,594	+17.7%	645	+3.0%
Oct-2025	3,538	+18.2%	649	+0.2%
Nov-2025	3,215	+16.7%	609	0.0%
Dec-2025	2,638	+16.4%	505	-2.1%
Jan-2026	2,610	+12.2%	534	+4.9%
Feb-2026	2,695	+19.9%	577	+12.9%
Mar-2026	2,815	+16.4%	613	+15.2%
Apr-2026	3,132	+11.5%	684	+15.7%
May-2026	3,321	+1.0%	704	+11.4%
Jun-2026	3,639	+0.6%	740	+7.6%
Jul-2026	3,849	+2.4%	753	+7.6%
Aug-2026	3,718	-0.3%	719	+4.8%

Historical Inventory of Active Listings by Month



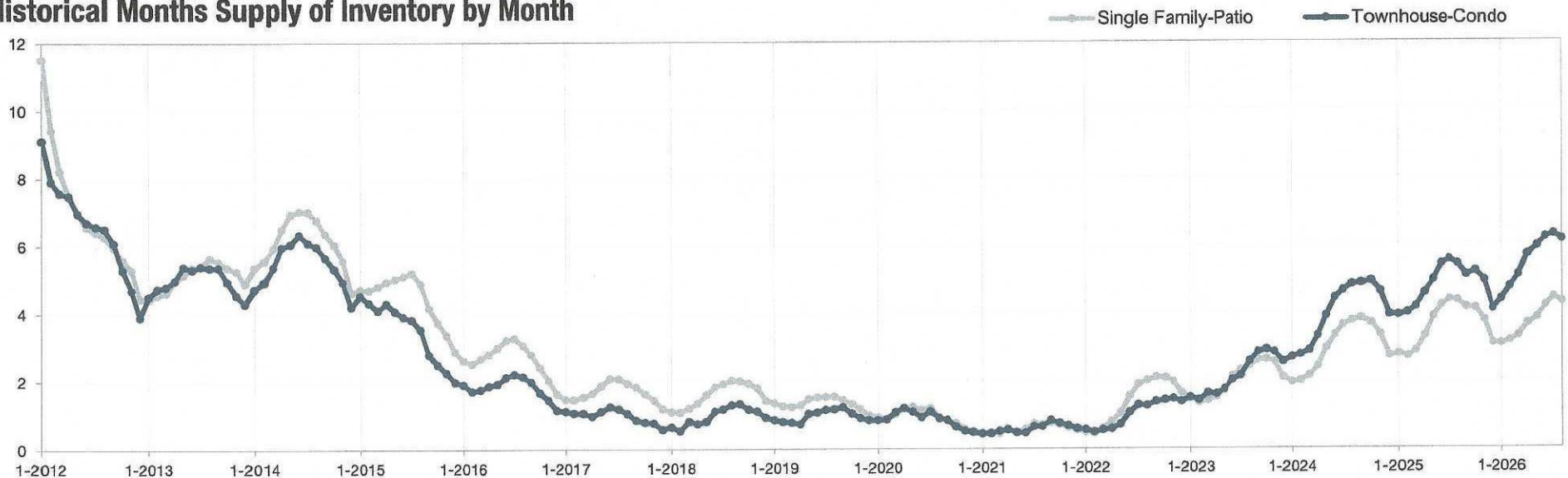
Months Supply of Inventory

August



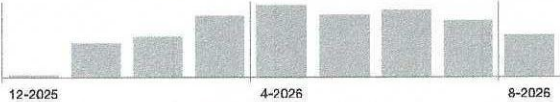
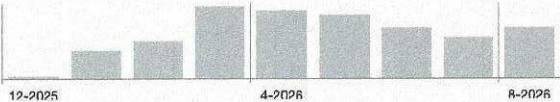
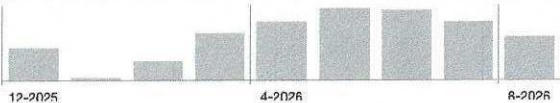
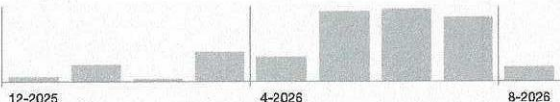
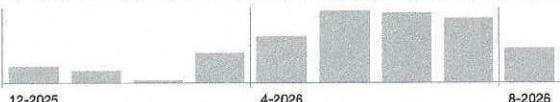
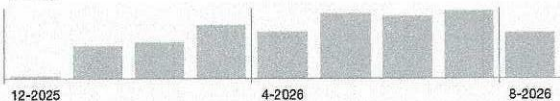
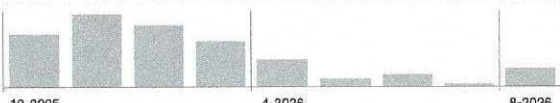
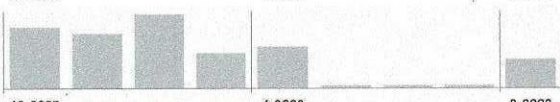
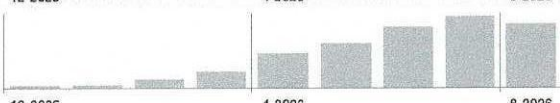
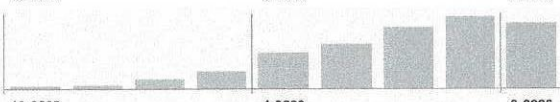
Months Supply of Inventory	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2025	4.1	+7.9%	5.1	+4.1%
Oct-2025	4.1	+10.8%	5.2	+6.1%
Nov-2025	3.8	+15.2%	4.9	+6.5%
Dec-2025	3.1	+14.8%	4.1	+5.1%
Jan-2026	3.1	+10.7%	4.4	+12.8%
Feb-2026	3.2	+18.5%	4.7	+17.5%
Mar-2026	3.3	+13.8%	5.1	+21.4%
Apr-2026	3.7	+12.1%	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	4.4	0.0%	6.3	+14.5%
Aug-2026	4.3	0.0%	6.1	+13.0%

Historical Months Supply of Inventory by Month



Total Market Overview

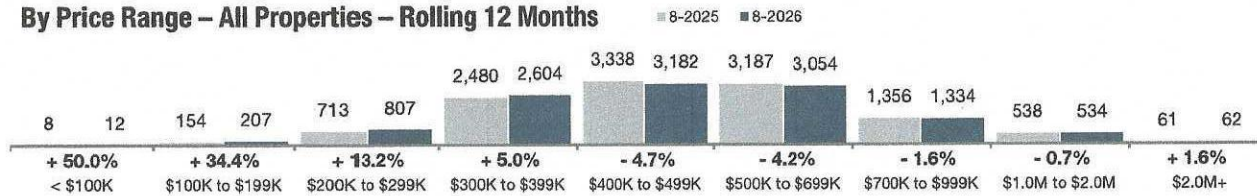
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	8-2025	8-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		1,486	1,407	- 5.3%	12,839	13,084	+ 1.9%
Pending Sales (PEND, UC, UCSS, RGT)		1,004	1,090	+ 8.6%	8,535	8,771	+ 2.8%
Sold Listings		1,070	994	- 7.1%	8,137	8,174	+ 0.5%
Median Sales Price		\$460,000	\$455,000	- 1.1%	\$475,000	\$469,200	- 1.2%
Average Sales Price		\$539,853	\$528,314	- 2.1%	\$543,122	\$536,958	- 1.1%
Pct. of List Price Received		98.9%	99.0%	+ 0.1%	99.1%	99.1%	0.0%
Days on Market		45	48	+ 6.7%	49	52	+ 6.1%
Housing Affordability Index		86	86	0.0%	83	84	+ 1.2%
Active Listings		4,416	4,437	+ 0.5%	--	--	--
Months Supply of Inventory		4.5	4.5	0.0%	--	--	--

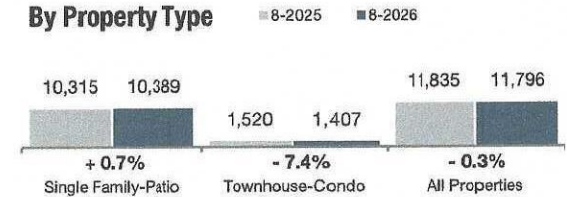
Sold Listings

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		
	8-2025	8-2026	Change	8-2025	8-2026	Change
\$99,999 and Below	6	6	0.0%	2	6	+ 200.0%
\$100,000 to \$199,999	54	70	+ 29.6%	100	137	+ 37.0%
\$200,000 to \$299,999	317	394	+ 24.3%	396	413	+ 4.3%
\$300,000 to \$399,999	1,901	2,069	+ 8.8%	579	535	- 7.6%
\$400,000 to \$499,999	3,032	2,990	- 1.4%	306	192	- 37.3%
\$500,000 to \$699,999	3,082	2,967	- 3.7%	105	87	- 17.1%
\$700,000 to \$999,999	1,335	1,308	- 2.0%	21	26	+ 23.8%
\$1,000,000 to \$1,999,999	529	527	- 0.4%	9	7	- 22.2%
\$2,000,000 and Above	59	58	- 1.7%	2	4	+ 100.0%
All Price Ranges	10,315	10,389	+ 0.7%	1,520	1,407	- 7.4%

Compared to Prior Month

By Price Range	Single Family-Patio Homes			Townhouse-Condo		
	7-2026	8-2026	Change	7-2026	8-2026	Change
\$99,999 and Below	2	1	- 50.0%	1	1	0.0%
\$100,000 to \$199,999	10	6	- 40.0%	15	19	+ 26.7%
\$200,000 to \$299,999	25	41	+ 64.0%	46	32	- 30.4%
\$300,000 to \$399,999	162	169	+ 4.3%	47	50	+ 6.4%
\$400,000 to \$499,999	287	265	- 7.7%	15	14	- 6.7%
\$500,000 to \$699,999	314	228	- 27.4%	8	7	- 12.5%
\$700,000 to \$999,999	127	113	- 11.0%	3	1	- 66.7%
\$1,000,000 to \$1,999,999	69	41	- 40.6%	0	1	---
\$2,000,000 and Above	3	5	+ 66.7%	0	0	---
All Price Ranges	999	869	- 13.0%	135	125	- 7.4%

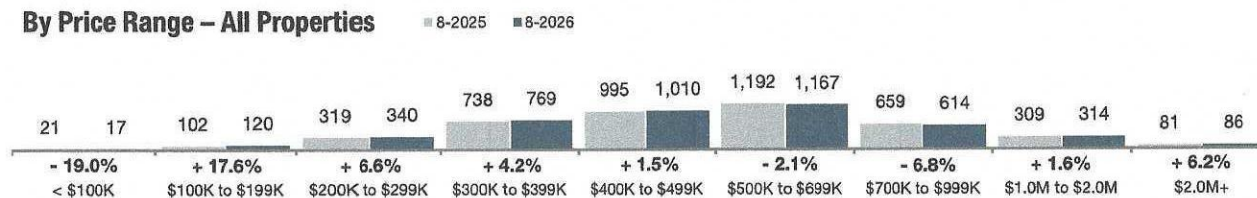
Year to Date

By Price Range	Single Family-Patio Homes			Townhouse-Condo		
	8-2025	8-2026	Change	8-2025	8-2026	Change
\$99,999 and Below	4	3	- 25.0%	2	5	+ 150.0%
\$100,000 to \$199,999	32	45	+ 40.6%	64	103	+ 60.9%
\$200,000 to \$299,999	221	254	+ 14.9%	289	277	- 4.2%
\$300,000 to \$399,999	1,283	1,401	+ 9.2%	384	366	- 4.7%
\$400,000 to \$499,999	2,070	2,098	+ 1.4%	199	126	- 36.7%
\$500,000 to \$699,999	2,147	2,054	- 4.3%	73	58	- 20.5%
\$700,000 to \$999,999	926	945	+ 2.1%	12	17	+ 41.7%
\$1,000,000 to \$1,999,999	376	378	+ 0.5%	8	5	- 37.5%
\$2,000,000 and Above	45	39	- 13.3%	2	0	- 100.0%
All Price Ranges	7,104	7,217	+ 1.6%	1,033	957	- 7.4%

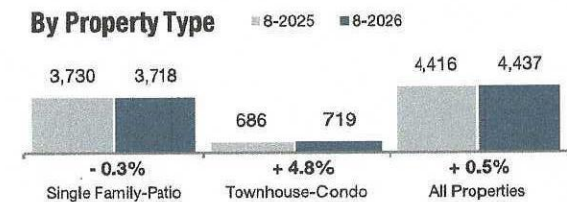
Inventory of Active Listings

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

By Price Range	Single Family-Patio Homes			Townhouse-Condo		
	8-2025	8-2026	Change	8-2025	8-2026	Change
\$99,999 and Below	16	11	- 31.3%	5	6	+ 20.0%
\$100,000 to \$199,999	33	41	+ 24.2%	69	79	+ 14.5%
\$200,000 to \$299,999	155	146	- 5.8%	164	194	+ 18.3%
\$300,000 to \$399,999	501	519	+ 3.6%	237	250	+ 5.5%
\$400,000 to \$499,999	868	916	+ 5.5%	127	94	- 26.0%
\$500,000 to \$699,999	1,120	1,088	- 2.9%	72	79	+ 9.7%
\$700,000 to \$999,999	652	601	- 7.8%	7	13	+ 85.7%
\$1,000,000 to \$1,999,999	305	310	+ 1.6%	4	4	0.0%
\$2,000,000 and Above	80	86	+ 7.5%	1	0	- 100.0%
All Price Ranges	3,730	3,718	- 0.3%	686	719	+ 4.8%

Compared to Prior Month

By Price Range	Single Family-Patio Homes			Townhouse-Condo		
	7-2026	8-2026	Change	7-2026	8-2026	Change
\$99,999 and Below	13	11	- 15.4%	8	6	- 25.0%
\$100,000 to \$199,999	39	41	+ 5.1%	80	79	- 1.3%
\$200,000 to \$299,999	139	146	+ 5.0%	214	194	- 9.3%
\$300,000 to \$399,999	537	519	- 3.4%	255	250	- 2.0%
\$400,000 to \$499,999	952	916	- 3.8%	103	94	- 8.7%
\$500,000 to \$699,999	1,128	1,088	- 3.5%	75	79	+ 5.3%
\$700,000 to \$999,999	619	601	- 2.9%	15	13	- 13.3%
\$1,000,000 to \$1,999,999	337	310	- 8.0%	3	4	+ 33.3%
\$2,000,000 and Above	85	86	+ 1.2%	0	0	---
All Price Ranges	3,849	3,718	- 3.4%	753	719	- 4.5%

Year to Date

By Price Range	Single Family-Patio Homes			Townhouse-Condo		
	8-2025	8-2026	Change	8-2025	8-2026	Change
\$99,999 and Below	16	11	- 31.3%	5	6	+ 20.0%
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\$1,000,000 to \$1,999,999	305	310	+ 1.6%	4	4	0.0%
\$2,000,000 and Above	80	86	+ 7.5%	1	0	- 100.0%
All Price Ranges	3,730	3,718	- 0.3%	686	719	+ 4.8%

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.