

Monthly Indicators

Activity for El Paso and Teller Counties Only



September 2026

Percent changes calculated using year-over-year comparisons.

New Listings were down 3.1 percent for single family-patio homes but increased 3.8 percent for townhouse-condo properties. Pending Sales increased 5.3 percent for single family-patio homes and 9.3 percent for townhouse-condo properties.

The Median Sales Price was up 0.4 percent to \$484,700 for single family-patio homes but decreased 10.1 percent to \$297,000 for townhouse-condo properties. Days on Market decreased 3.8 percent for single family-patio homes and 17.4 percent for townhouse-condo properties.

Heading into September, there were 1.62 million homes listed for sale, up 3.2% from the previous month and 5.9% from a year earlier, the first time inventory has exceeded 1.6 million units since November 2019, NAR reported. That represents a 4.9-month supply at the current sales pace, up from 4.6 months a month earlier and the highest level in over ten years, according to NAR Chief Economist Lawrence Yun. The median existing-home sales price rose 1.6% year-over-year to \$429,100, marking 38 consecutive months of annual gains, and year-to-date sales are up 1.6%. The Federal Reserve raised its benchmark rate by a quarter point on September 16 to a range of 3.75% to 4%, its first increase since July 2023, and the 30-year fixed-rate mortgage moved above 7% in late September, up from an August average of 6.67%, according to Freddie Mac.

Activity Snapshot

- 13.1%	- 1.4%	+ 2.1%
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	9-2025	9-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		1,111	1,077	- 3.1%	12,121	12,317	+ 1.6%
Pending Sales (PEND, UC, UCSS, RGT)		791	833	+ 5.3%	8,211	8,427	+ 2.6%
Sold Listings		898	788	- 12.2%	8,002	8,005	+ 0.0%
Median Sales Price		\$482,905	\$484,700	+ 0.4%	\$495,000	\$489,000	- 1.2%
Average Sales Price		\$570,023	\$555,732	- 2.5%	\$569,773	\$562,483	- 1.3%
Pct. of List Price Received		98.8%	99.1%	+ 0.3%	99.1%	99.1%	0.0%
Days on Market		52	50	- 3.8%	48	50	+ 4.2%
Housing Affordability Index		84	78	- 7.1%	82	78	- 4.9%
Active Listings		3,594	3,650	+ 1.6%	--	--	--
Months Supply of Inventory		4.1	4.3	+ 4.9%	--	--	--

Townhouse-Condo Market Overview

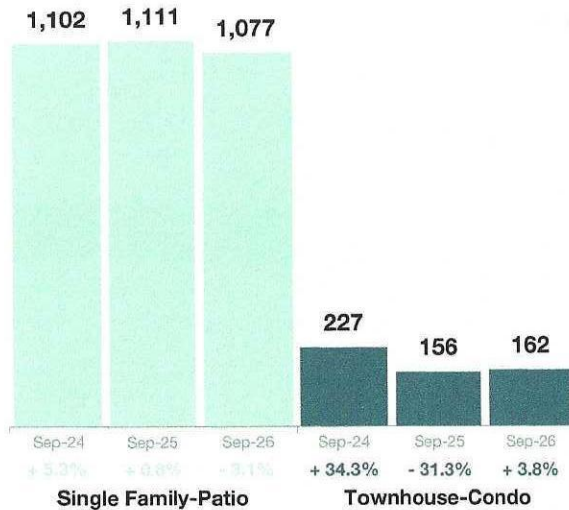
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



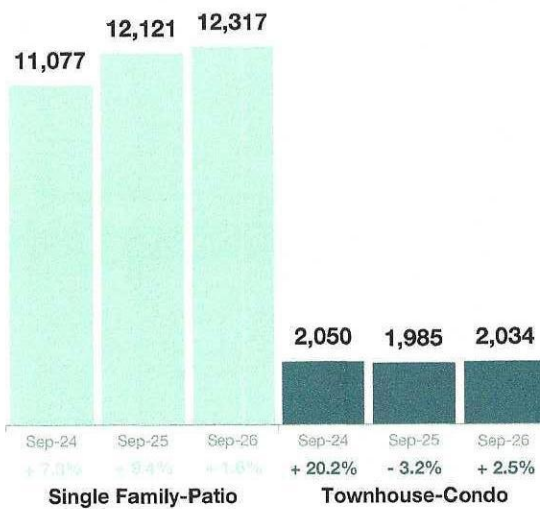
Key Metrics	Historical Sparkbars	9-2025	9-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		156	162	+ 3.8%	1,985	2,034	+ 2.5%
Pending Sales (PEND, UC, UCSS, RGT)		107	117	+ 9.3%	1,221	1,162	- 4.8%
Sold Listings		136	111	- 18.4%	1,169	1,068	- 8.6%
Median Sales Price		\$330,500	\$297,000	- 10.1%	\$335,000	\$316,538	- 5.5%
Average Sales Price		\$368,889	\$323,405	- 12.3%	\$361,088	\$337,261	- 6.6%
Pct. of List Price Received		98.5%	98.6%	+ 0.1%	98.8%	98.6%	- 0.2%
Days on Market		69	57	- 17.4%	63	64	+ 1.6%
Housing Affordability Index		122	128	+ 4.9%	121	120	- 0.8%
Active Listings		645	676	+ 4.8%	--	--	--
Months Supply of Inventory		5.1	5.9	+ 15.7%	--	--	--

New Listings

September

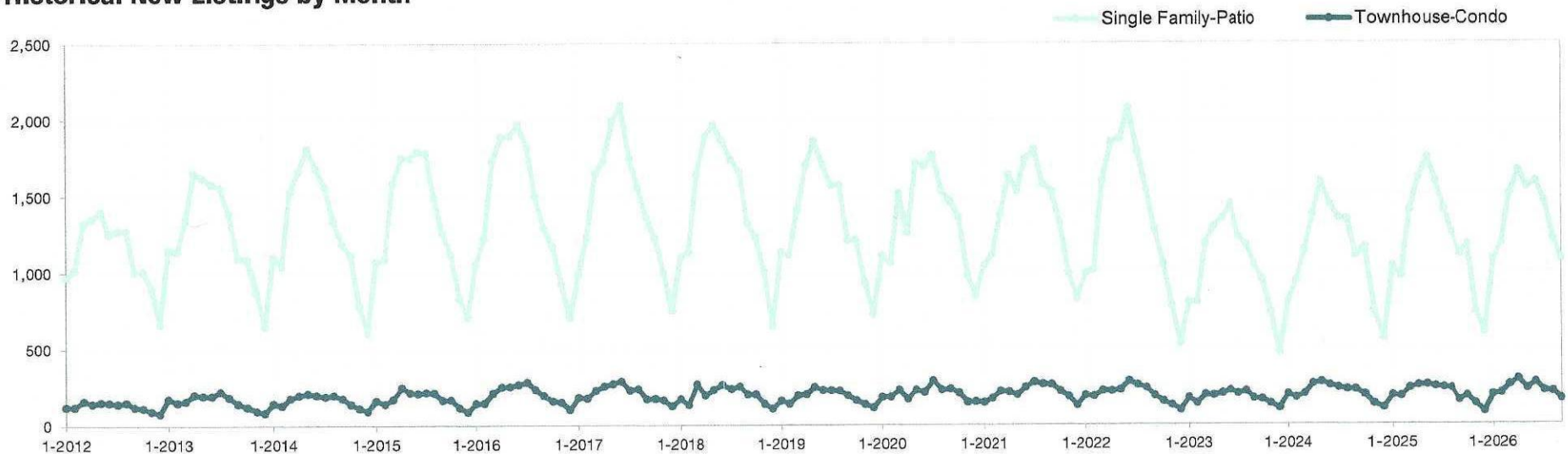


Year to Date



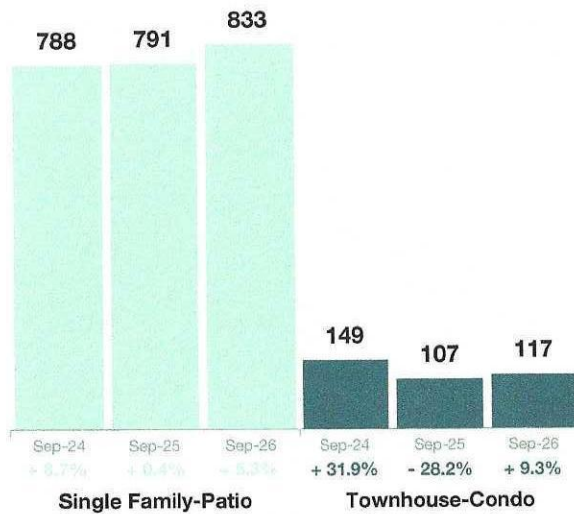
New Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2025	1,177	+1.6%	183	-4.7%
Nov-2025	735	-0.7%	132	+0.8%
Dec-2025	604	+7.3%	81	-25.0%
Jan-2026	1,074	+3.9%	191	+2.1%
Feb-2026	1,186	+22.4%	201	+11.0%
Mar-2026	1,509	+7.8%	256	+8.5%
Apr-2026	1,663	+3.1%	293	+16.3%
May-2026	1,550	-11.1%	231	-9.8%
Jun-2026	1,586	-0.3%	272	+10.6%
Jul-2026	1,460	+3.8%	217	-8.8%
Aug-2026	1,212	-3.3%	211	-9.4%
Sep-2026	1,077	-3.1%	162	+3.8%

Historical New Listings by Month

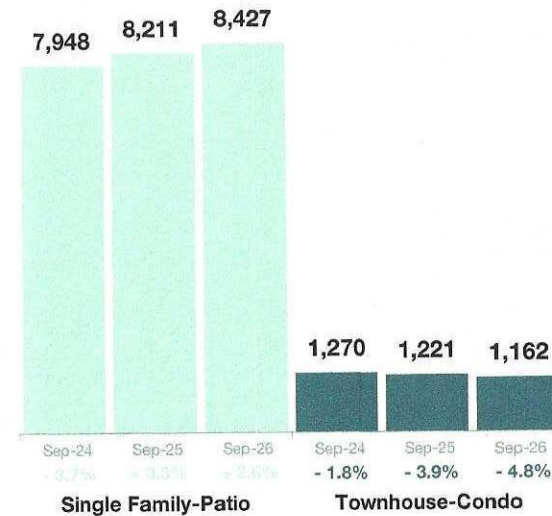


Pending Sales (PEND, UC, UCSS, RGT)

September

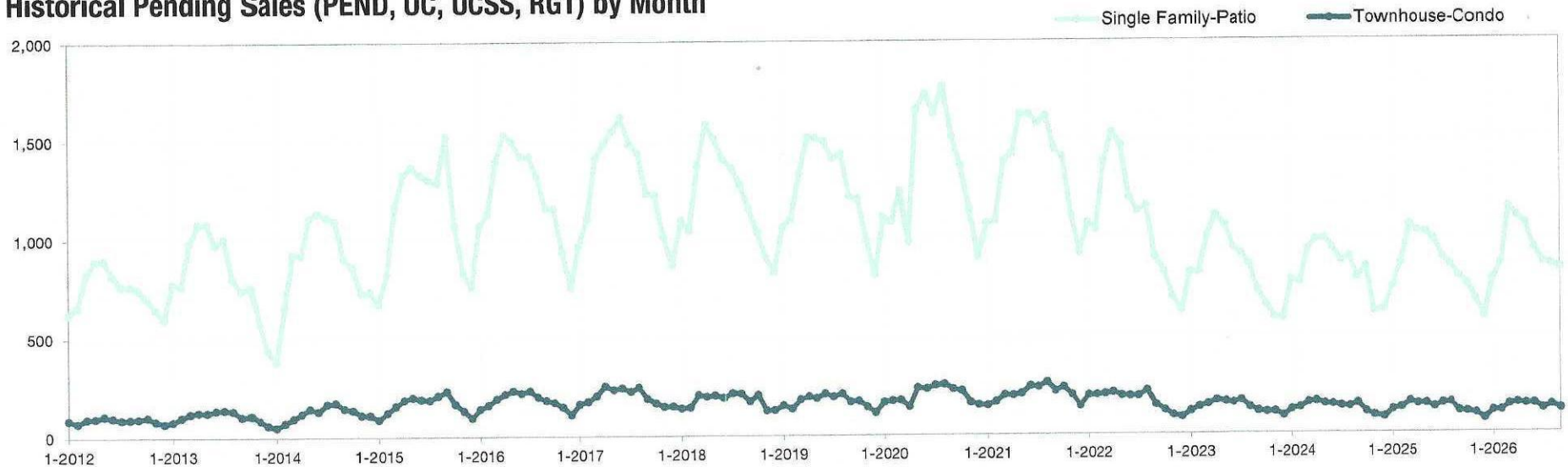


Year to Date



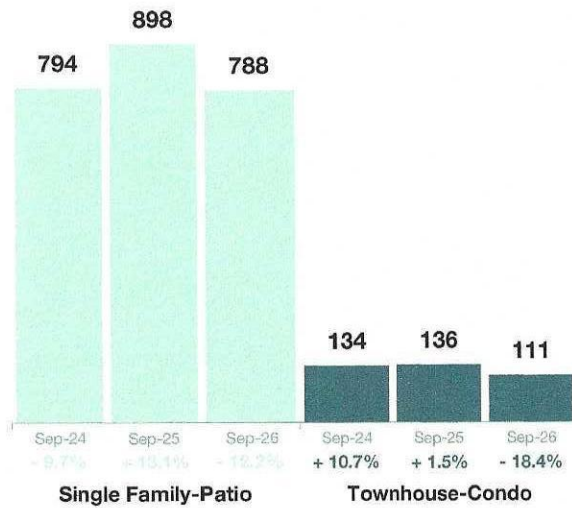
Pending Sales (PEND, UC, UCSS, RGT)	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2025	756	-10.2%	104	-1.0%
Nov-2025	674	+8.9%	95	+8.0%
Dec-2025	586	-6.4%	67	-14.1%
Jan-2026	778	+4.7%	107	-7.0%
Feb-2026	863	+0.5%	109	-13.5%
Mar-2026	1,143	+8.1%	140	-10.3%
Apr-2026	1,096	+7.1%	148	+3.5%
May-2026	1,062	+4.5%	142	-2.1%
Jun-2026	937	-4.4%	144	+11.6%
Jul-2026	863	-3.1%	118	-20.3%
Aug-2026	852	+0.1%	137	-9.9%
Sep-2026	833	+5.3%	117	+9.3%

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

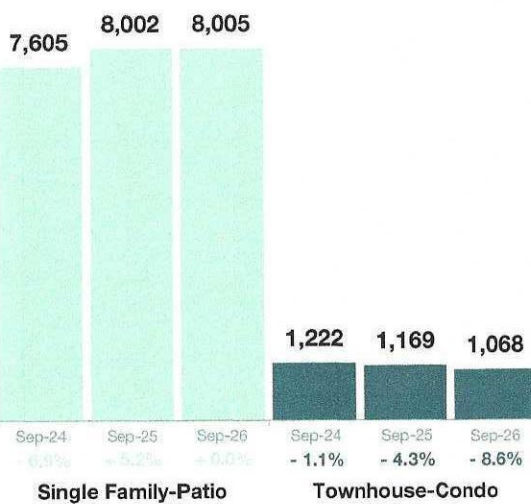


Sold Listings

September

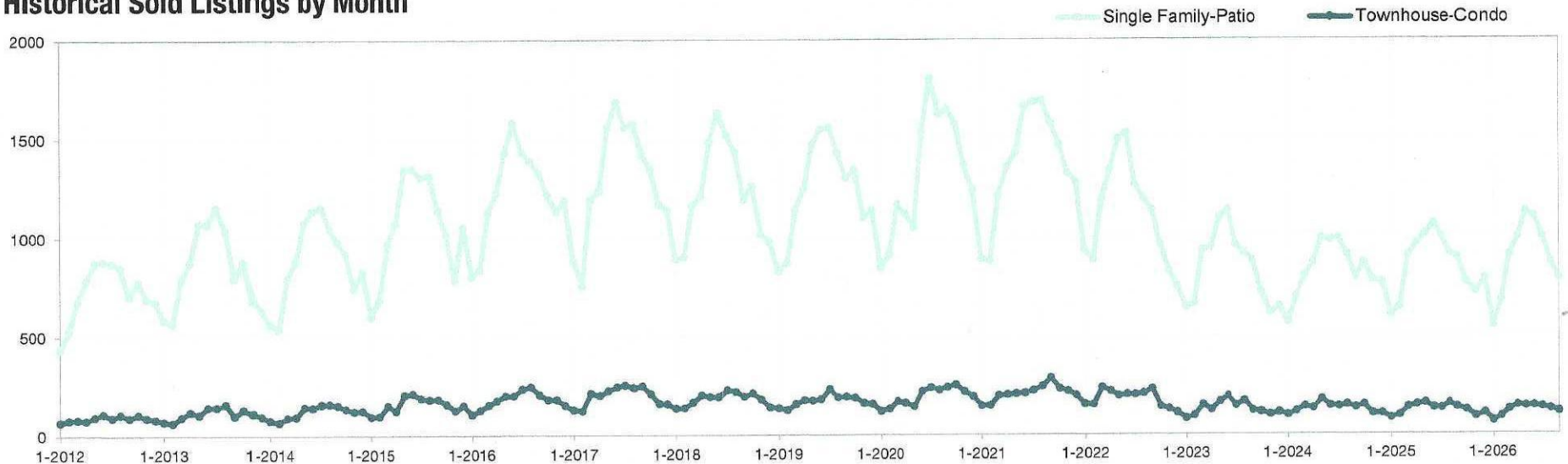


Year to Date



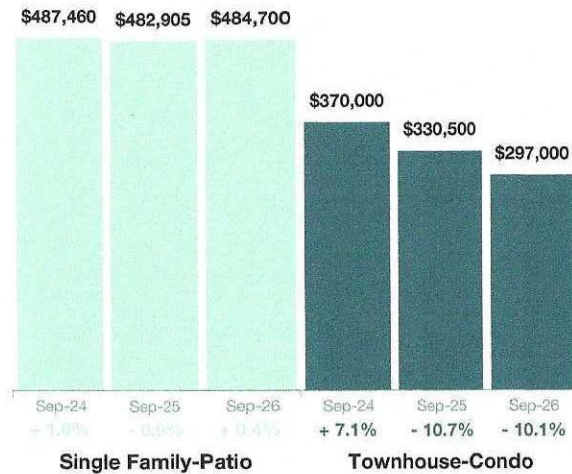
Sold Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2025	768	-11.5%	121	-17.7%
Nov-2025	720	-7.7%	88	-14.6%
Dec-2025	786	+2.2%	105	+1.9%
Jan-2026	546	-9.5%	64	-21.0%
Feb-2026	680	+5.8%	87	-7.4%
Mar-2026	904	+0.4%	123	-9.6%
Apr-2026	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%
Sep-2026	788	-12.2%	111	-18.4%

Historical Sold Listings by Month

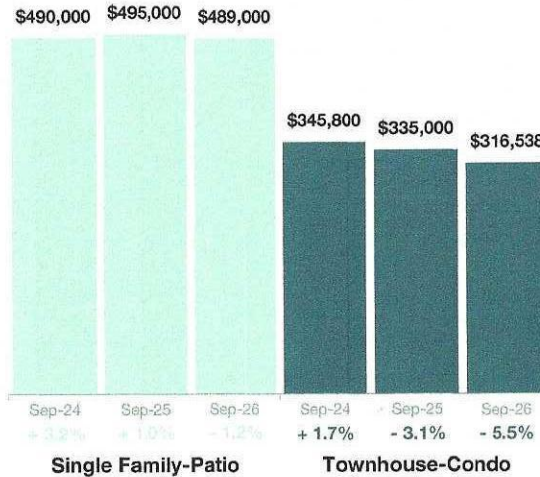


Median Sales Price

September

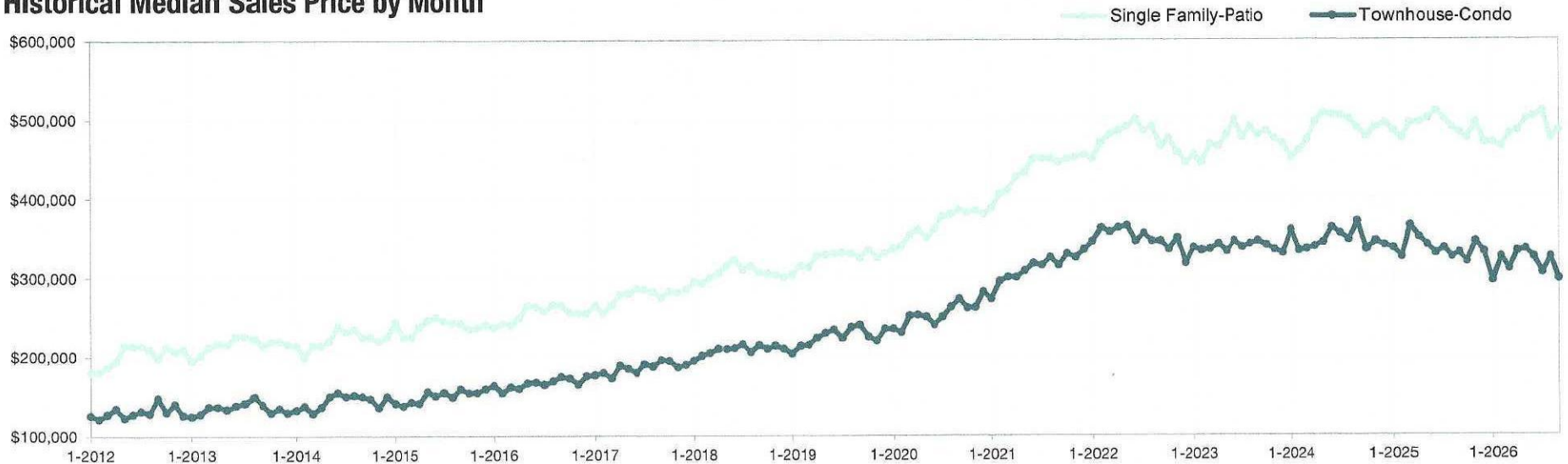


Year to Date



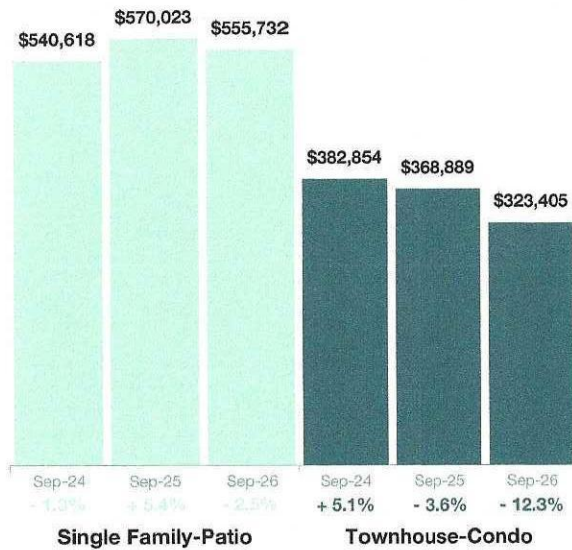
Median Sales Price	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2025	\$475,000	-0.6%	\$319,000	-4.8%
Nov-2025	\$495,983	+1.2%	\$344,750	-0.1%
Dec-2025	\$469,950	-5.1%	\$331,500	-2.5%
Jan-2026	\$469,975	-3.1%	\$294,898	-12.4%
Feb-2026	\$465,000	-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%
Sep-2026	\$484,700	+0.4%	\$297,000	-10.1%

Historical Median Sales Price by Month

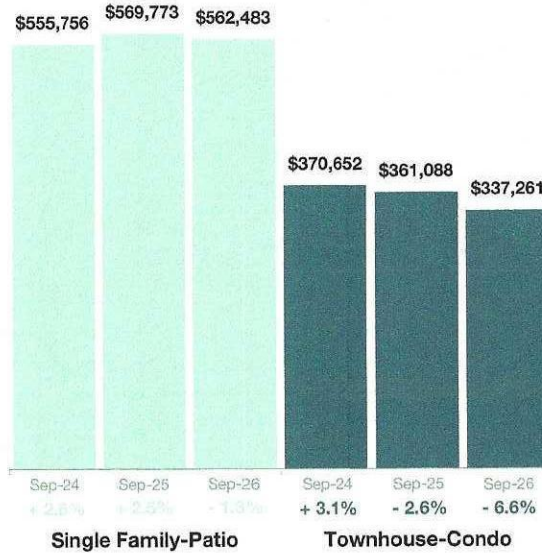


Average Sales Price

September

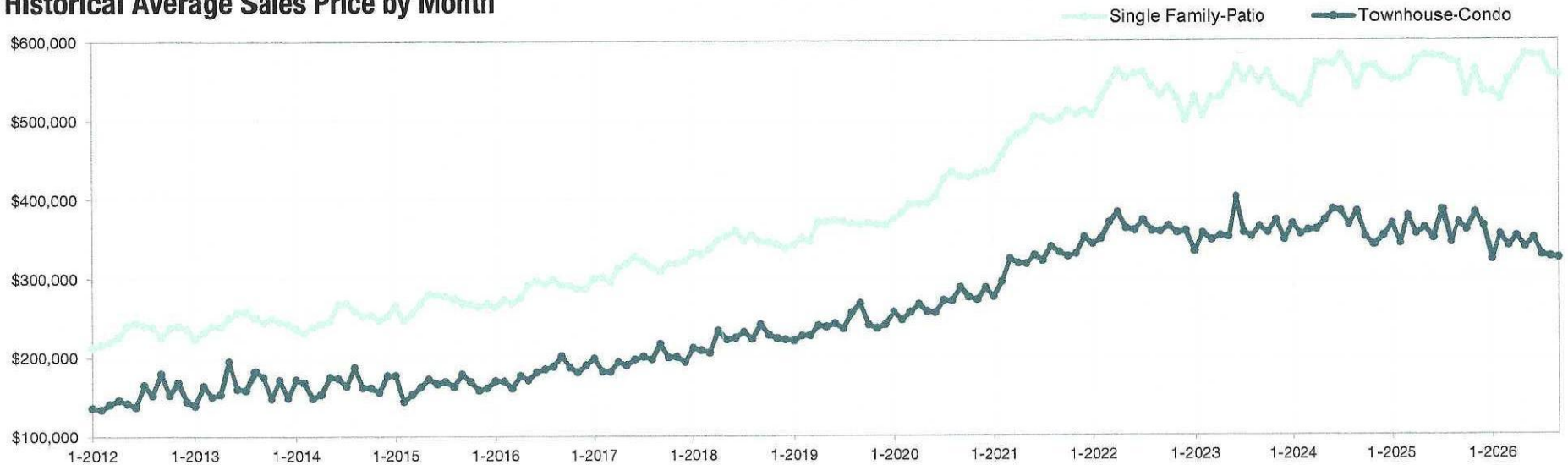


Year to Date



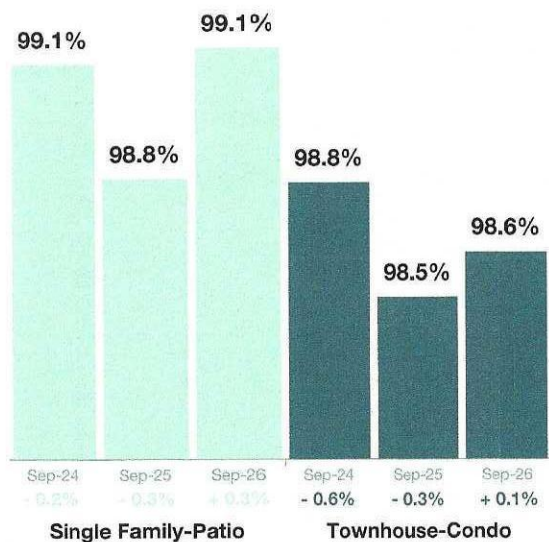
Avg. Sales Price	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2025	\$531,629	-5.9%	\$359,827	+2.5%
Nov-2025	\$562,478	-0.9%	\$381,003	+11.8%
Dec-2025	\$534,807	-3.5%	\$364,533	+3.4%
Jan-2026	\$534,193	-2.7%	\$321,953	-12.4%
Feb-2026	\$524,141	-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%
Aug-2026	\$557,501	-2.7%	\$324,970	-5.4%
Sep-2026	\$555,732	-2.5%	\$323,405	-12.3%

Historical Average Sales Price by Month

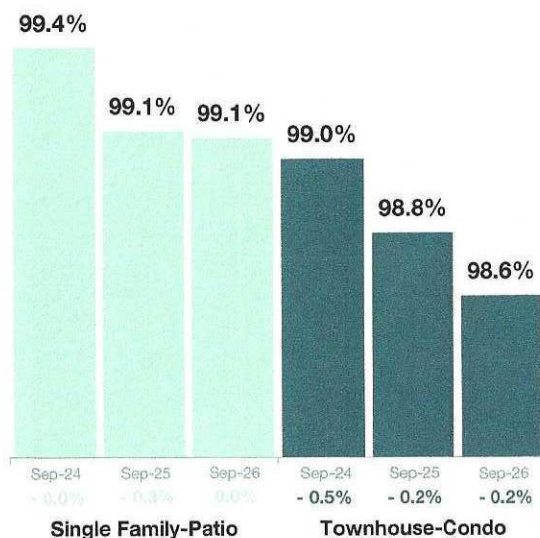


Percent of List Price Received

September

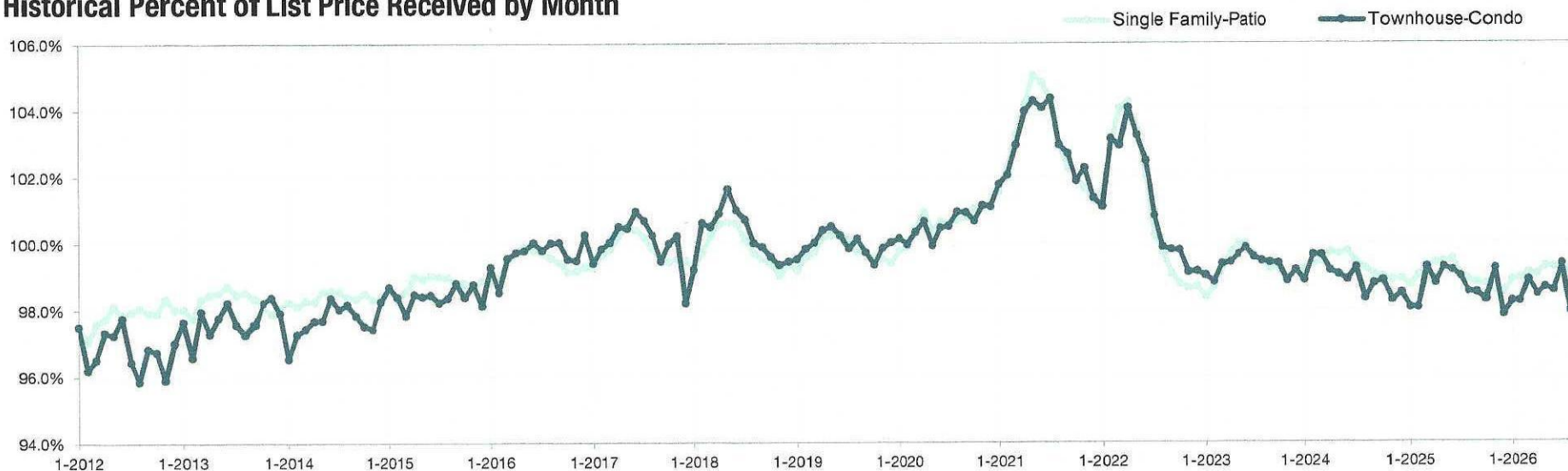


Year to Date



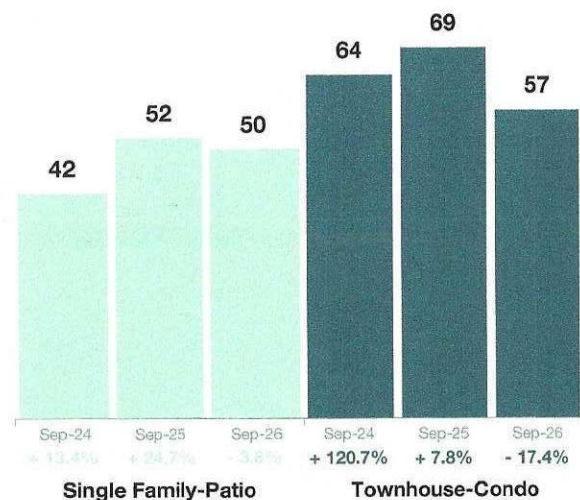
Pct. of List Price Received	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2025	98.8%	-0.2%	98.3%	-0.6%
Nov-2025	98.6%	-0.3%	99.2%	+0.9%
Dec-2025	98.5%	-0.4%	97.8%	-0.7%
Jan-2026	98.9%	+0.2%	98.2%	+0.2%
Feb-2026	98.9%	-0.1%	98.2%	+0.2%
Mar-2026	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%
Sep-2026	99.1%	+0.3%	98.6%	+0.1%

Historical Percent of List Price Received by Month

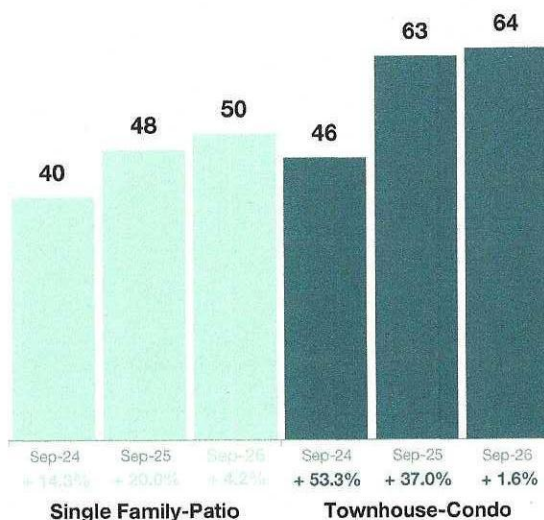


Days on Market Until Sale

September

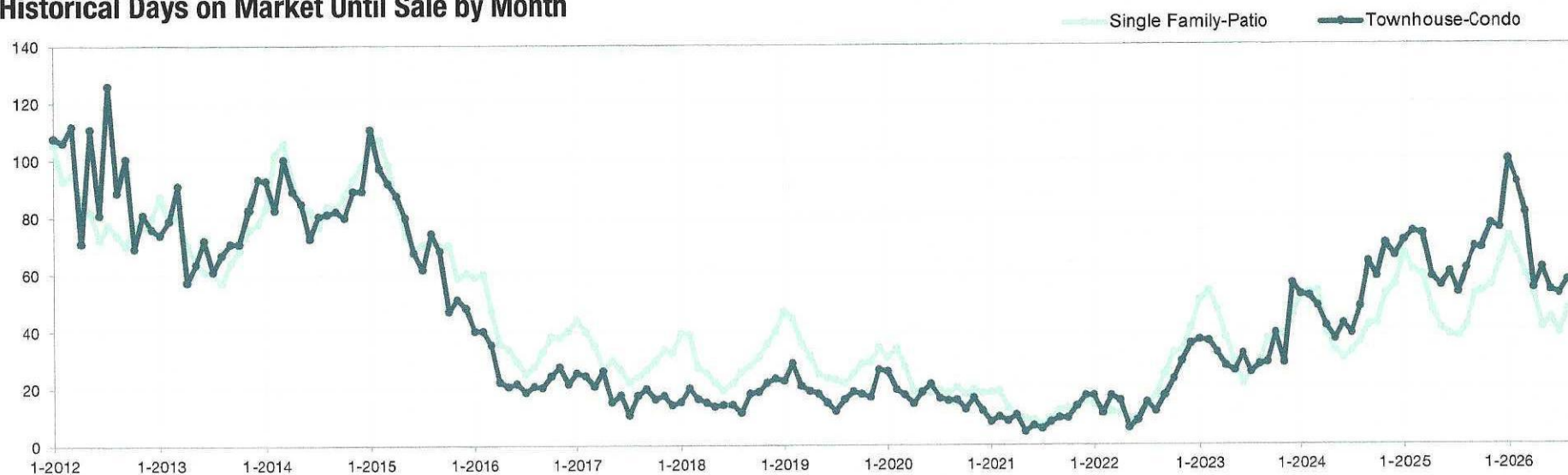


Year to Date



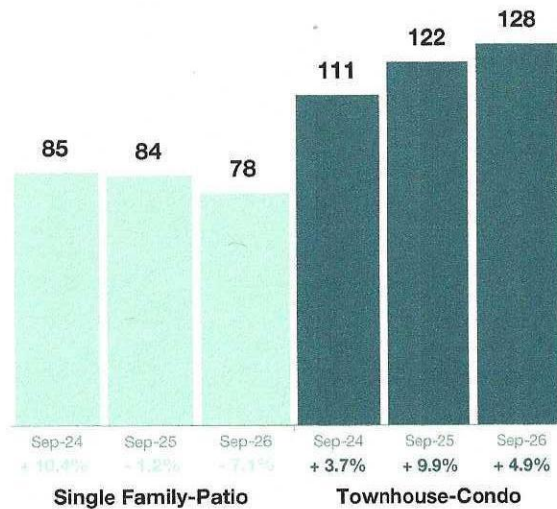
Days on Market Until Sale	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2025	53	+26.2%	69	+16.9%
Nov-2025	56	+5.7%	77	+10.0%
Dec-2025	64	+14.3%	76	+15.2%
Jan-2026	73	+9.0%	99	+39.4%
Feb-2026	67	+9.8%	92	+24.3%
Mar-2026	59	0.0%	81	+9.5%
Apr-2026	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%
Sep-2026	50	-3.8%	57	-17.4%

Historical Days on Market Until Sale by Month

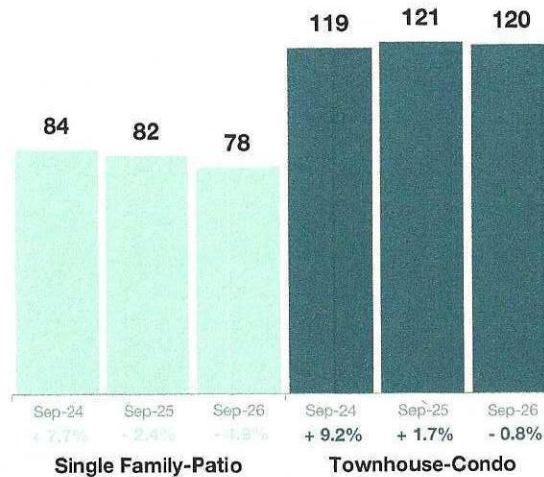


Housing Affordability Index

September

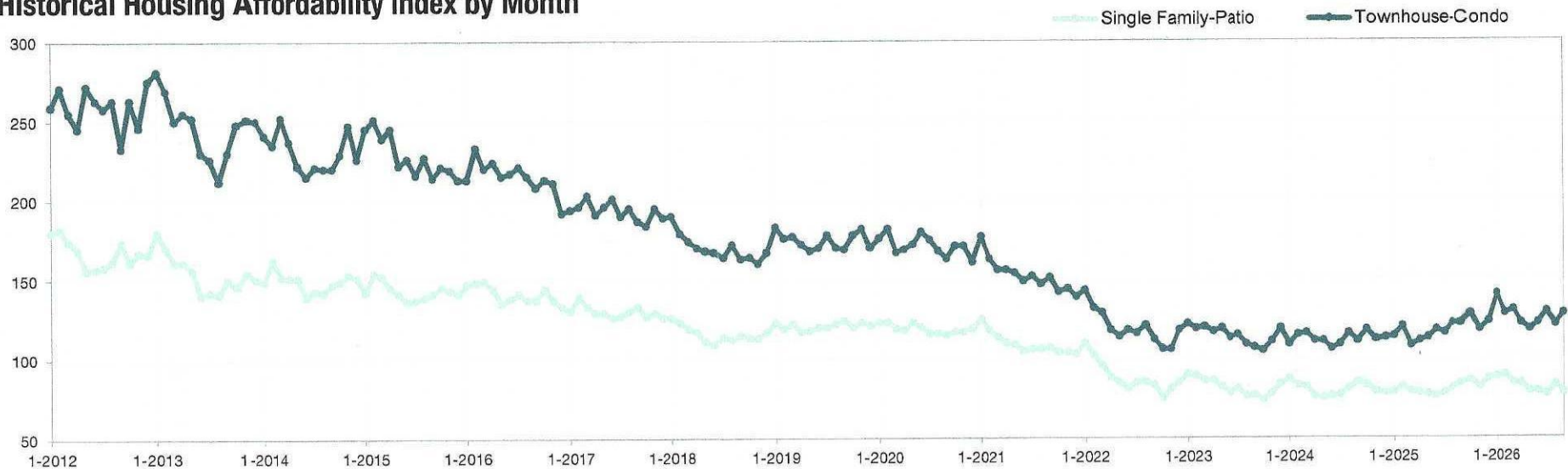


Year to Date



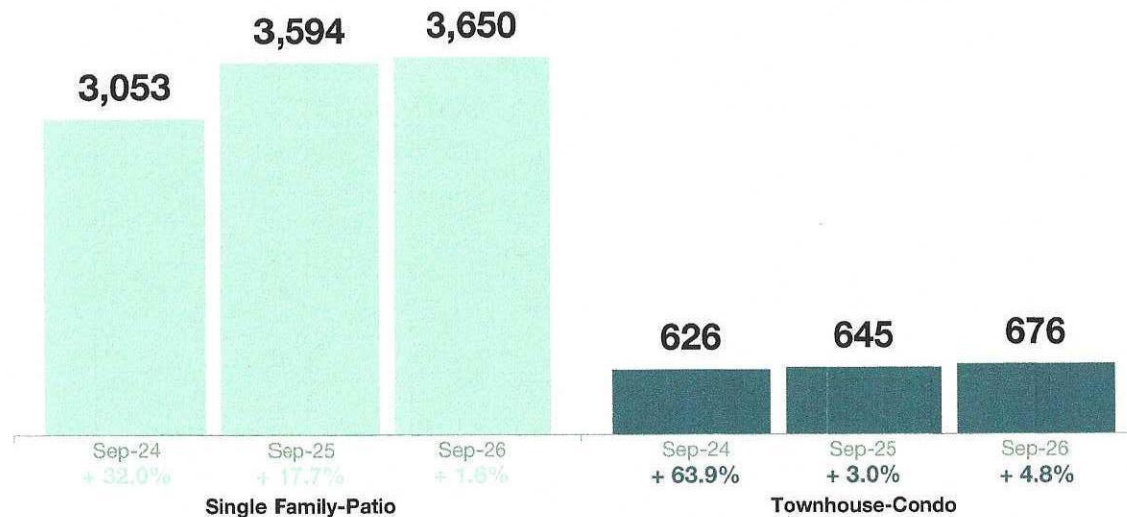
Housing Affordability Index	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2025	86	+3.6%	128	+8.5%
Nov-2025	82	+3.8%	118	+5.4%
Dec-2025	87	+11.5%	123	+8.8%
Jan-2026	88	+11.4%	140	+22.8%
Feb-2026	89	+8.5%	128	+6.7%
Mar-2026	84	+6.3%	130	+20.4%
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%
Sep-2026	78	-7.1%	128	+4.9%

Historical Housing Affordability Index by Month



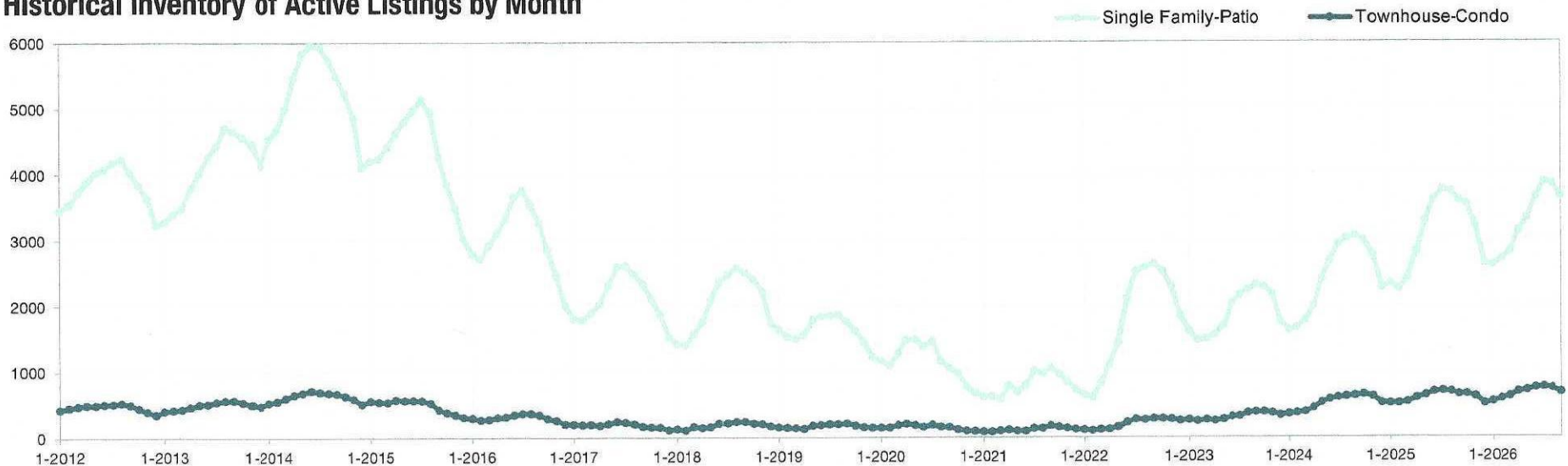
Inventory of Active Listings

September



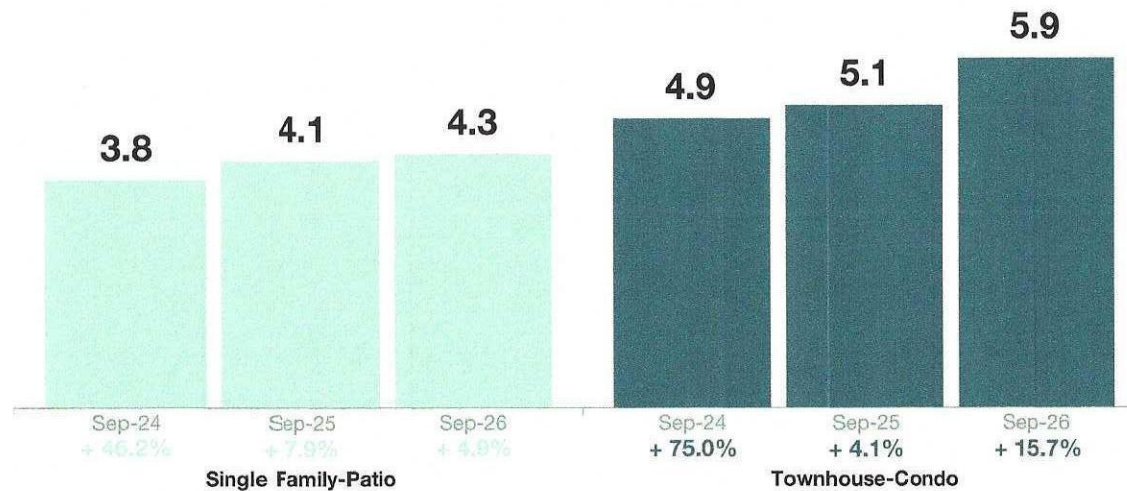
Inventory of Active Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2025	3,538	+18.2%	649	+0.2%
Nov-2025	3,215	+16.7%	609	0.0%
Dec-2025	2,638	+16.4%	505	-2.1%
Jan-2026	2,611	+12.2%	535	+5.1%
Feb-2026	2,696	+20.0%	578	+13.1%
Mar-2026	2,816	+16.5%	614	+15.4%
Apr-2026	3,133	+11.5%	685	+15.9%
May-2026	3,323	+1.0%	706	+11.7%
Jun-2026	3,642	+0.7%	741	+7.7%
Jul-2026	3,868	+2.9%	756	+8.0%
Aug-2026	3,832	+2.7%	734	+7.0%
Sep-2026	3,650	+1.6%	676	+4.8%

Historical Inventory of Active Listings by Month



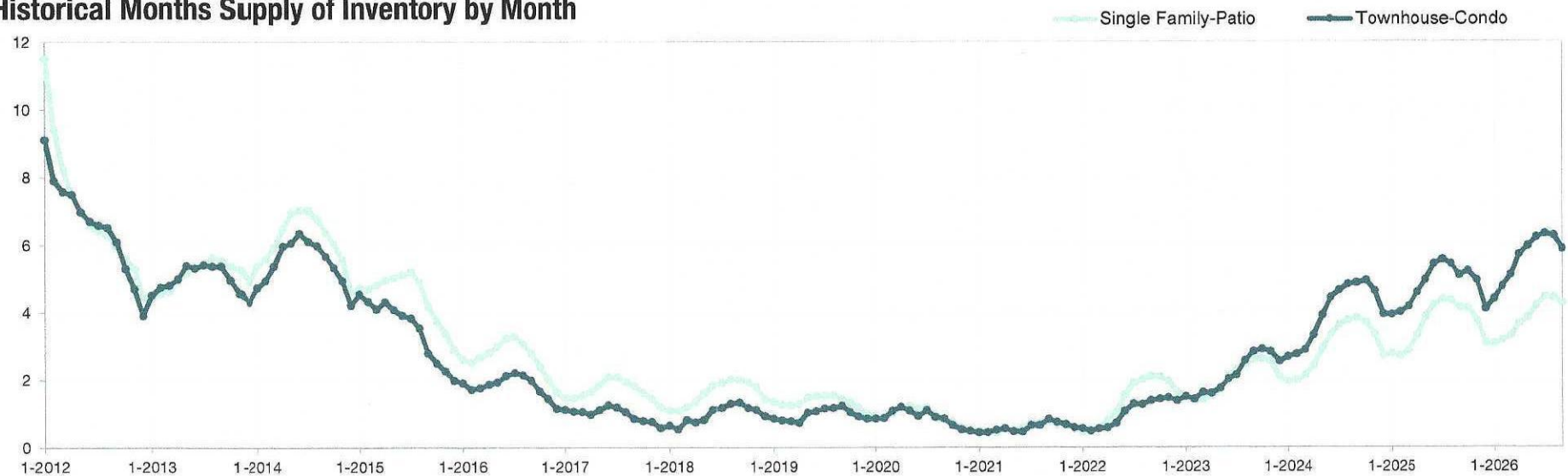
Months Supply of Inventory

September



Months Supply of Inventory	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	4.8	+20.0%
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	4.4	+2.3%	6.3	+16.7%
Sep-2026	4.3	+4.9%	5.9	+15.7%

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	9-2025	9-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		1,267	1,239	- 2.2%	14,106	14,351	+ 1.7%
Pending Sales (PEND, UC, UCSS, RGT)		898	950	+ 5.8%	9,432	9,589	+ 1.7%
Sold Listings		1,034	899	- 13.1%	9,171	9,073	- 1.1%
Median Sales Price		\$468,950	\$462,500	- 1.4%	\$474,950	\$468,200	- 1.4%
Average Sales Price		\$543,568	\$527,047	- 3.0%	\$543,172	\$535,971	- 1.3%
Pct. of List Price Received		98.7%	99.0%	+ 0.3%	99.1%	99.1%	0.0%
Days on Market		54	51	- 5.6%	50	52	+ 4.0%
Housing Affordability Index		86	82	- 4.7%	85	81	- 4.7%
Active Listings		4,239	4,326	+ 2.1%	--	--	--
Months Supply of Inventory		4.3	4.5	+ 4.7%	--	--	--

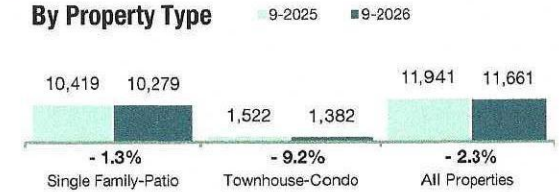
Sold Listings

Actual sales that have closed in a given month.

By Price Range – All Properties – Rolling 12 Months



By Property Type

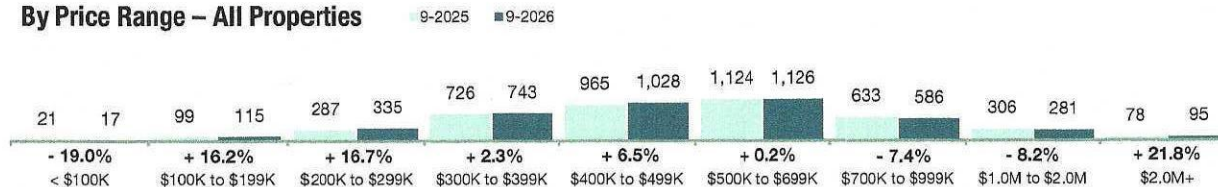


By Price Range	Rolling 12 Months			Compared to Prior Month			Year to Date		
	Single Family-Patio Homes	Townhouse-Condo		Single Family-Patio Homes	Townhouse-Condo		Single Family-Patio Homes	Townhouse-Condo	
	9-2025	9-2026	Change	9-2025	9-2026	Change	8-2026	9-2026	Change
\$99,999 and Below	5	6	+20.0%	2	6	+200.0%	1	0	-100.0%
\$100,000 to \$199,999	53	72	+35.8%	104	145	+39.4%	6	6	0.0%
\$200,000 to \$299,999	326	396	+21.5%	408	410	+0.5%	41	33	-19.5%
\$300,000 to \$399,999	1,929	2,048	+6.2%	581	519	-10.7%	169	165	-2.4%
\$400,000 to \$499,999	3,055	2,962	-3.0%	296	185	-37.5%	265	232	-12.5%
\$500,000 to \$699,999	3,086	2,924	-5.2%	97	84	-13.4%	228	210	-7.9%
\$700,000 to \$999,999	1,357	1,293	-4.7%	22	23	+4.5%	113	95	-15.9%
\$1,000,000 to \$1,999,999	542	522	-3.7%	9	7	-22.2%	41	41	0.0%
\$2,000,000 and Above	66	56	-15.2%	3	3	0.0%	5	6	+20.0%
All Price Ranges	10,419	10,279	-1.3%	1,522	1,382	-9.2%	869	788	-9.3%

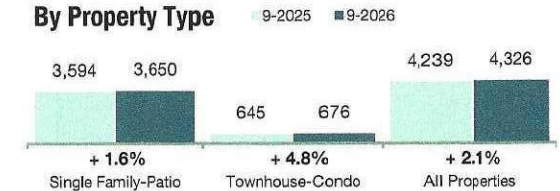
Inventory of Active Listings

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

By Price Range – All Properties



By Property Type



By Price Range	Year over Year			Compared to Prior Month			Year to Date		
	Single Family-Patio Homes	Townhouse-Condo		Single Family-Patio Homes	Townhouse-Condo		Single Family-Patio Homes	Townhouse-Condo	
	9-2025	9-2026	Change	9-2025	9-2026	Change	8-2026	9-2026	Change
\$99,999 and Below	15	10	-33.3%	6	7	+16.7%	11	10	-9.1%
\$100,000 to \$199,999	33	39	+18.2%	66	76	+15.2%	41	39	-4.9%
\$200,000 to \$299,999	141	140	-0.7%	146	195	+33.6%	148	140	-5.4%
\$300,000 to \$399,999	491	526	+7.1%	235	217	-7.7%	548	526	-4.0%
\$400,000 to \$499,999	853	936	+9.7%	112	92	-17.9%	944	936	-0.8%
\$500,000 to \$699,999	1,062	1,051	-1.0%	62	75	+21.0%	1,109	1,051	-5.2%
\$700,000 to \$999,999	621	575	-7.4%	12	11	-8.3%	620	575	-7.3%
\$1,000,000 to \$1,999,999	300	278	-7.3%	6	3	-50.0%	325	278	-14.5%
\$2,000,000 and Above	78	95	+21.8%	0	0	--	86	95	+10.5%
All Price Ranges	3,594	3,650	+1.6%	645	676	+4.8%	3,832	3,650	-4.7%

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.