



LISTING AND SALES SUMMARY

February 2026

MONTHLY SUMMARY	<u>All Homes</u>					<u>Existing Homes</u>					
	Jan 2026	Feb 2026	% +/-	Feb 2025	% +/-	Jan 2026	Feb 2026	% +/-	Feb 2025	% +/-	
SINGLE FAMILY/PATIO HOMES:											
New Listings	1,274	1,418	11.3	1,181	20.1	1,145	1,259	10.0	1,051	19.8	
Sales	637	773	21.4	730	5.9	573	685	19.5	649	5.5	
Ave. Sales Price	\$543,847	\$524,494	(3.6)	\$544,170	(3.6)	\$535,664	\$516,541	(3.6)	\$538,271	(4.0)	
Median Sales Price	\$469,950	\$465,000	(1.1)	\$473,500	(1.8)	\$460,000	\$454,000	(1.3)	\$465,000	(2.4)	
Total Active	2,843	2,926	2.9	2,425	20.7	2,371	2,460	3.8	1,951	26.1	
* Months Supply	4.5	3.8		3.3		4.1	3.6		3.0		
CONDO/TOWNHOMES:											
New Listings	204	221	8.3	191	15.7	183	197	7.7	169	16.6	
Sales	69	93	34.8	98	(5.1)	63	89	41.3	89	0.0	
Ave. Sale Price	\$332,289	\$356,644	7.3	\$343,873	3.7	\$320,046	\$354,524	10.8	\$336,147	5.5	
Median Sale Price	\$300,000	\$325,000	8.3	\$325,000	0.0	\$292,296	\$325,000	11.2	\$323,000	0.6	
Total Active	535	575	7.5	494	16.4	476	512	7.6	431	18.8	
* Months Supply	7.8	6.2		5.0		7.6	5.8		4.8		
CUMULATIVE YTD SUMMARY											
	Jan-Feb 2026			Jan-Feb 2025			Jan-Feb 2026		Jan-Feb 2025		
SINGLE FAMILY/PATIO HOMES:											
New Listings	2,690			2,403		11.9	2,401		2,094		14.7
Sales	1,410			1,426		(1.1)	1,258		1,242		1.3
Ave. Sales Price	\$533,237			\$546,304		(2.4)	\$525,251		\$540,906		(2.9)
Volume	\$751,864,170			\$779,029,504		(3.5)	\$660,765,758		\$671,805,252		(1.6)
CONDO/TOWNHOMES:											
New Listings	426			395		7.8	382		355		7.6
Sales	162			185		(12.4)	152		163		(6.7)
Ave. Sales Price	\$346,271			\$356,073		(2.8)	\$340,234		\$346,511		(1.8)
Volume	\$56,095,902			\$65,873,505		(14.8)	\$51,715,568		\$56,481,293		(8.4)

* Beginning 2026, calculating differences between Months Supply will not be done.

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Active/Sold Listing Analysis February 2026

Active Listings Analysis Current as of 3/2/26

Single Family	0 - 199999	200000 - 299999	300000 - 399999	400000 - 499999	500000 - 599999	600000 - 799999	800000 - 999999	1000000 - 1999999	2000000 - 99999999
El Paso County	8	45	285	566	410	415	193	195	41
Reductions	2	14	141	165	119	128	53	32	5
% With Reduction	25.00%	28.80%	36.80%	25.00%	23.60%	25.70%	23.80%	14.80%	9.70%
Avg Reduction %	1%	5.00%	3%	2.40%	2.30%	2.80%	2.20%	2.90%	-143%
Teller County	11	16	27	39	32	41	8	16	5
Reductions	0	4	7	11	11	6	0	2	0
% With Reduction	0.00%	12.50%	22.20%	20.50%	28.10%	15%	0.00%	13%	0%
Avg Reduction %	0.00%	2.80%	5.90%	2.70%	1.40%	3%	0.00%	4%	0%
All Counties	65	153	423	708	510	526	228	252	63

Sold Listing Analysis - (February 2026)

Single Family	0 - 199999	200000 - 299999	300000 - 399999	400000 - 499999	500000 - 599999	600000 - 799999	800000 - 999999	1000000 - 1999999	2000000 - 99999999
El Paso County	1	35	149	190	105	111	33	19	1
Teller County	1	2	9	10	5	8	0	1	0
All Counties	11	53	177	208	121	138	35	27	3

Sold Listing Analysis - (January 2026)

Single Family	0 - 199999	200000 - 299999	300000 - 399999	400000 - 499999	500000 - 599999	600000 - 799999	800000 - 999999	1000000 - 1999999	2000000 - 99999999
El Paso County	2	11	124	159	90	79	26	18	2
Teller County	0	3	8	8	9	5	1	1	0
All Counties	12	30	145	178	107	101	34	24	6

Sold Listing Analysis - February 2025)

Single Family	0 - 199999	200000 - 299999	300000 - 399999	400000 - 499999	500000 - 599999	600000 - 799999	800000 - 999999	1000000 - 1999999	2000000 - 99999999
El Paso County	1	19	137	178	117	93	36	25	3
Teller County	0	2	6	5	8	9	4	0	0
All Counties	8	31	163	205	134	111	46	28	4

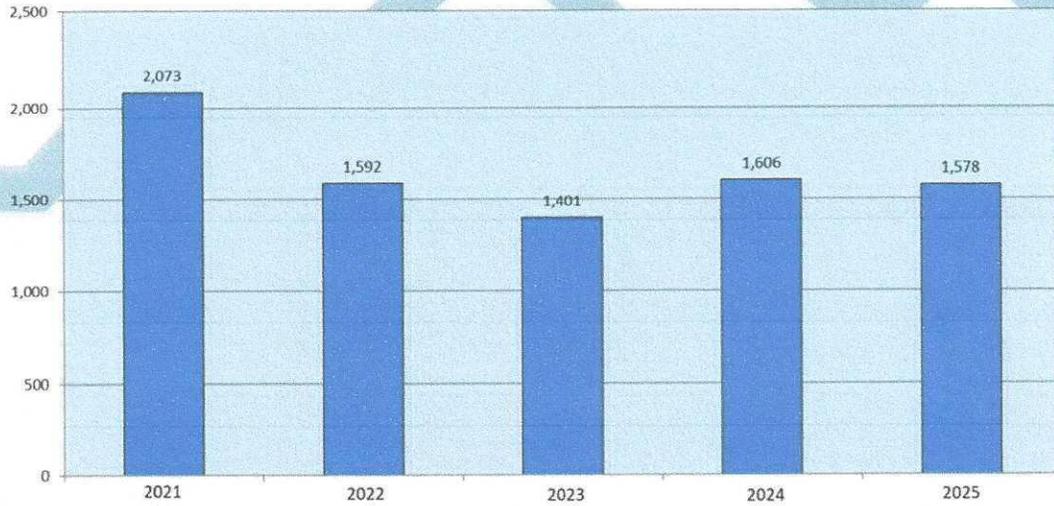
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February 2026 Charts



Housing Statistics
 Single Family/Patio Homes

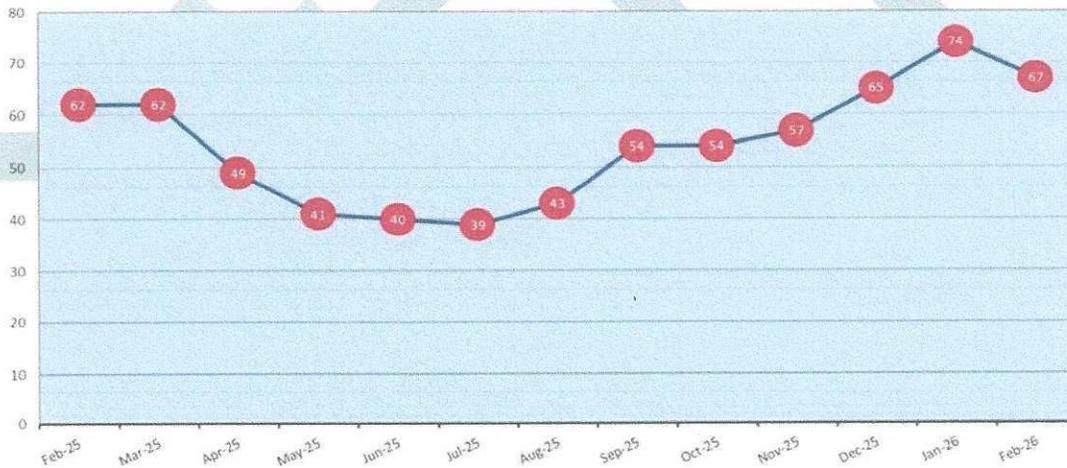
Total Under Contract - February
 (Total number of listings in PPMLS that are under contract/pending sale)



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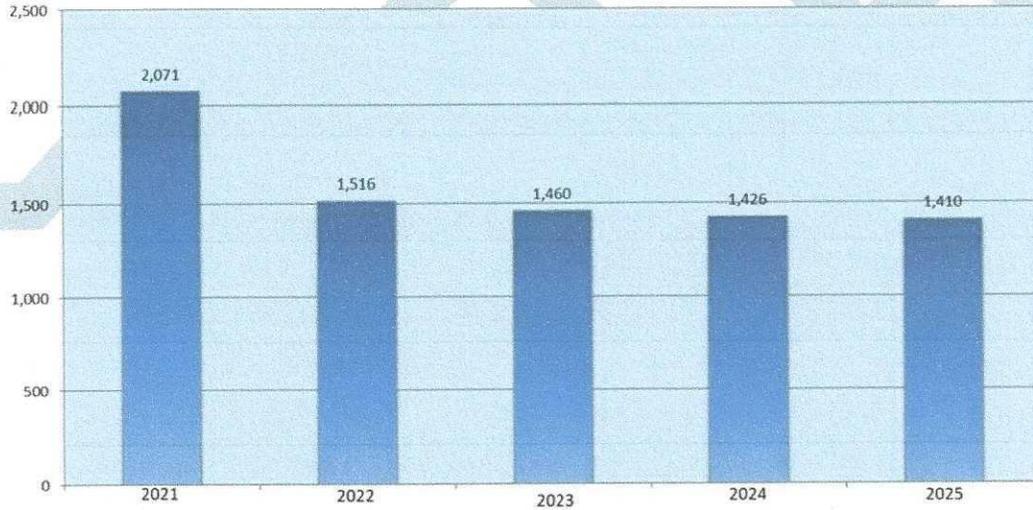
Housing Statistics
 Single Family/Patio Homes

Average Days on Market



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Housing Statistics
 Single Family/Patio Homes
Total Sales YTD - February



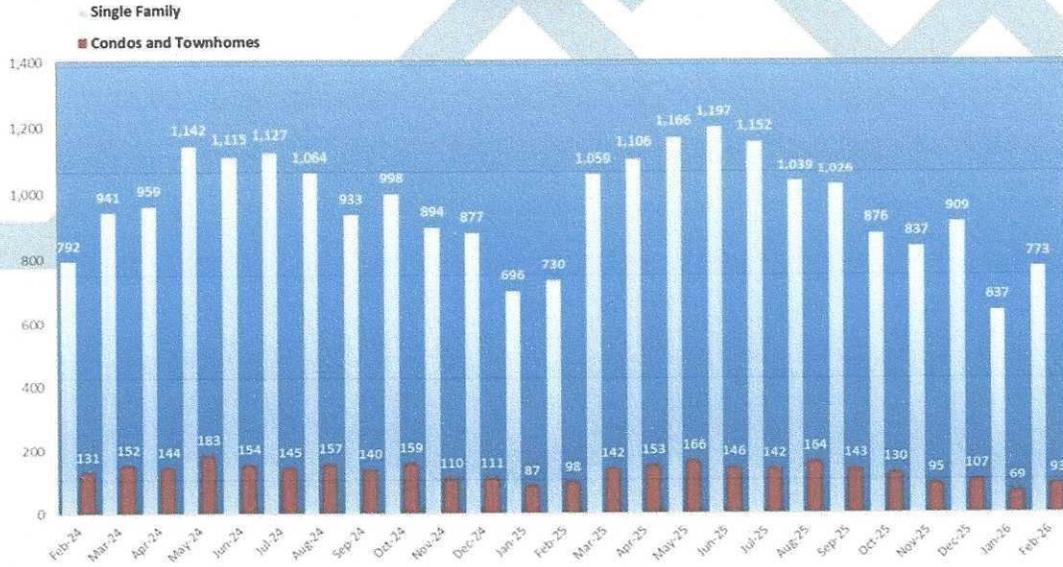
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Housing Statistics
 Single Family/Patio Homes
Average and Median Sales Prices



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Housing Statistics Residential Home Sales



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Monthly Listing Activity February 2026

3 pages

Category - Listing	# List Active	% of List	Total Dollar Volume	% of Dollar	Med List Price	Avg List Price	# List New	Med Price	Avg Price New List	BOM	PND	EXP	WTH
SINGLE FAMILY/PATIO	2,919	60.4	1,927,221,823	0	524,900	660,233	1,416	512,770	629,004	225	717	127	60
El Paso County	2,152	44.5	1,449,045,265	0.0	540,000	673,348	1,138	520,000	632,371	176	610	74	42
Teller County	195	4.0	123,912,586	0.0	522,390	635,449	80	519,450	614,169	9	21	14	4
Adams	7	0.1	4,698,800	0.0	599,000	671,257	1	1,100,000	1,100,000	0	0	1	0
Arapahoe	10	0.2	6,430,000	0.0	589,000	643,000	9	629,000	711,177	1	4	2	0
Bent	1	0.0	300,000	0.0	300,000	300,000	0	0	0	0	0	0	0
Boulder	1	0.0	730,000	0.0	730,000	730,000	0	0	0	0	0	0	0
Broomfield	1	0.0	518,000	0.0	518,000	518,000	0	0	0	1	0	0	0
Chaffee	2	0.0	1,367,000	0.0	683,500	683,500	2	1,619,000	1,619,000	0	0	0	0
Cheyenne	1	0.0	595,000	0.0	595,000	595,000	0	0	0	0	0	0	0
Conejos	1	0.0	850,000	0.0	850,000	850,000	0	0	0	0	0	0	0
Costilla	0	0.0	0	0.0	0	0	0	0	0	0	0	0	1
Crowley	3	0.1	815,000	0.0	250,000	271,666	0	0	0	0	0	2	0
Custer	15	0.3	8,384,200	0.0	475,000	558,946	4	606,250	630,375	0	1	2	1
Denver	5	0.1	4,340,000	0.0	610,000	868,000	1	535,000	535,000	0	0	0	1
Douglas	56	1.2	83,585,299	0.0	975,000	1,492,594	24	762,500	932,445	2	9	5	0
Elbert	18	0.4	20,895,800	0.0	1,000,000	1,160,877	7	699,900	1,166,257	0	3	0	1
Fremont	60	1.2	30,107,304	0.0	446,950	501,788	13	399,000	422,095	3	7	5	1
Huerfano	5	0.1	3,192,000	0.0	400,000	638,400	0	0	0	0	0	0	0
Jefferson	4	0.1	2,983,900	0.0	606,950	745,975	4	577,000	731,000	0	3	0	0
Kit Carson	1	0.0	340,000	0.0	340,000	340,000	0	0	0	1	0	0	0
Lake	2	0.0	1,288,500	0.0	644,250	644,250	1	569,500	569,500	0	0	0	0
Larimer	1	0.0	7,250,000	0.0	7,250,000	7,250,000	0	0	0	0	0	0	1
Las Animas	10	0.2	4,830,900	0.0	429,950	483,090	0	0	0	1	1	0	0
Lincoln	4	0.1	2,205,900	0.0	534,950	551,475	5	496,000	490,800	0	3	0	0
Logan	1	0.0	500,000	0.0	500,000	500,000	0	0	0	0	0	0	0
Morgan	1	0.0	710,000	0.0	710,000	710,000	0	0	0	0	0	0	0
Otero	8	0.2	2,380,900	0.0	294,500	297,612	2	431,500	431,500	1	0	0	1
Park	38	0.8	22,663,649	0.0	591,949	596,411	5	550,000	529,400	1	1	3	1
Prowers	1	0.0	119,500	0.0	119,500	119,500	0	0	0	0	0	0	0
Pueblo	308	6.4	120,250,546	0.0	357,450	390,423	117	349,000	367,172	29	53	19	6
Rio Grande	2	0.0	687,775	0.0	343,887	343,887	1	757,000	757,000	0	1	0	0
Saguache	1	0.0	350,000	0.0	350,000	350,000	0	0	0	0	0	0	0
Summit	2	0.0	18,899,999	0.0	9,449,999	9,449,999	2	9,449,999	9,449,999	0	0	0	0
Weld	2	0.0	1,994,000	0.0	997,000	997,000	0	0	0	0	0	0	0
CONDO/TOWNHOME	575	11.9	198,902,374	0	325,000	345,917	221	339,900	347,131	30	104	25	8
El Paso County	511	10.6	176,062,148	0.0	325,000	344,544	195	330,000	343,123	28	94	18	6
Teller County	13	0.3	4,183,828	0.0	334,900	321,832	9	399,000	404,433	2	1	1	0

Category - Listing	# List Active	% of List	Total Dollar Volume	% of Dollar	Med List Price	Avg List Price	# List New	Med Price	Avg Price New List	BOM	PND	EXP	WTH
Adams	1	0.0	380,000	0.0	380,000	380,000	1	380,000	380,000	0	0	1	0
Arapahoe	9	0.2	2,748,600	0.0	320,000	305,400	4	374,900	363,675	0	1	1	0
Broomfield	1	0.0	395,000	0.0	395,000	395,000	0	0	0	0	0	0	0
Chaffee	1	0.0	525,000	0.0	525,000	525,000	0	0	0	0	0	0	0
Denver	10	0.2	4,164,399	0.0	339,749	416,439	3	295,000	298,333	0	1	2	0
Douglas	3	0.1	1,455,000	0.0	525,000	485,000	1	345,000	345,000	0	2	1	0
Elbert	1	0.0	329,900	0.0	329,900	329,900	0	0	0	0	0	0	0
Grand	1	0.0	450,000	0.0	450,000	450,000	0	0	0	0	0	0	0
Huerfano	1	0.0	189,900	0.0	189,900	189,900	0	0	0	0	0	0	0
Jefferson	2	0.0	855,000	0.0	427,500	427,500	1	425,000	425,000	0	0	0	0
Larimer	1	0.0	300,000	0.0	300,000	300,000	1	300,000	300,000	0	1	0	0
Pueblo	19	0.4	6,198,599	0.0	300,000	326,242	5	300,000	340,480	0	4	1	2
Summit	1	0.0	665,000	0.0	665,000	665,000	1	665,000	665,000	0	0	0	0
INCOME	117	2.4	82,635,390	0	580,000	706,285	39	499,994	580,638	3	12	6	4
VACANT LAND	910	18.8	276,683,881	0	129,000	304,048	165	89,999	207,778	7	36	39	2
El Paso County	382	7.9	150,703,046	0.0	200,000	394,510	66	202,500	309,724	3	12	12	0
Teller County	199	4.1	24,102,242	0.0	55,000	121,116	37	52,000	120,245	2	5	16	2
Adams	2	0.0	9,199,000	0.0	4,599,500	4,599,500	0	0	0	0	0	0	0
Alamosa	1	0.0	33,900	0.0	33,900	33,900	0	0	0	0	0	0	0
Chaffee	2	0.0	384,400	0.0	192,200	192,200	0	0	0	0	1	0	0
Clear Creek	1	0.0	599,000	0.0	599,000	599,000	0	0	0	0	0	0	0
Conejos	2	0.0	1,410,000	0.0	705,000	705,000	0	0	0	0	0	0	0
Costilla	4	0.1	61,400	0.0	13,950	15,350	1	29,900	29,900	0	0	1	0
Crowley	2	0.0	75,000	0.0	37,500	37,500	0	0	0	0	0	0	0
Custer	17	0.4	6,356,900	0.0	225,000	373,935	0	0	0	0	0	0	0
Douglas	48	1.0	15,647,750	0.0	199,925	325,994	17	80,000	149,844	0	3	1	0
Elbert	21	0.4	5,670,900	0.0	200,000	270,042	2	327,000	327,000	1	4	2	0
Fremont	33	0.7	3,830,296	0.0	99,000	116,069	7	107,000	136,000	1	3	1	0
Gilpin	1	0.0	847,600	0.0	847,600	847,600	0	0	0	0	0	0	0
Grand	1	0.0	109,000	0.0	109,000	109,000	0	0	0	0	0	0	0
Gunnison	1	0.0	68,900	0.0	68,900	68,900	0	0	0	0	0	0	0
Huerfano	7	0.1	498,500	0.0	85,000	71,214	1	85,000	85,000	0	1	0	0
Jefferson	1	0.0	119,900	0.0	119,900	119,900	0	0	0	0	0	2	0
Lake	1	0.0	79,900	0.0	79,900	79,900	0	0	0	0	0	0	0
Larimer	1	0.0	245,000	0.0	245,000	245,000	1	245,000	245,000	0	0	0	0
Las Animas	5	0.1	522,900	0.0	30,000	104,580	0	0	0	0	0	1	0
Lincoln	8	0.2	4,041,000	0.0	75,000	505,125	3	65,000	173,333	0	0	0	0
Park	84	1.7	44,296,098	0.0	93,500	527,334	14	98,500	215,742	0	6	1	0
Pueblo	84	1.7	7,714,499	0.0	40,000	91,839	16	59,000	83,681	0	1	2	0
Rio Grande	1	0.0	58,750	0.0	58,750	58,750	0	0	0	0	0	0	0
Saguache	1	0.0	8,000	0.0	8,000	8,000	0	0	0	0	0	0	0
FARM AND RANCH	18	0.4	24,681,734	0	1,024,500	1,371,207	4	542,000	792,250	0	1	1	1
COMMERCIAL	130	2.7	134,606,829	0	575,000	1,035,437	20	587,500	1,022,721	2	4	7	0

Category - Listing	# List Active	% of List	Total Dollar Volume	% of Dollar	Med List Price	Avg List Price	# List New	Med Price	Avg Price New List	BOM	PND	EXP	WTH
BUSINESS OP	0	0.0	0	0	0	0	0	0	0	0	0	0	0
RENTALS	165	3.4	347,113	0	2,000	2,103	92	2,000	2,152	3	0	1	13
El Paso County	154	3.2	318,198	0.0	2,000	2,066	88	2,005	2,161	3	0	1	13
Teller County	6	0.1	10,840	0.0	1,762	1,806	3	1,575	1,666	0	0	0	0
Arapahoe	1	0.0	2,000	0.0	2,000	2,000	0	0	0	0	0	0	0
Broomfield	1	0.0	2,895	0.0	2,895	2,895	1	2,895	2,895	0	0	0	0
Douglas	2	0.0	10,720	0.0	5,360	5,360	0	0	0	0	0	0	0
Otero	1	0.0	2,460	0.0	2,460	2,460	0	0	0	0	0	0	0
Total	4,834	100.0	2,645,079,144	100	442,000	547,182	1,957	460,000	535,583	270	874	206	88

Monthly Sales Activity February 2026

1 page

Category - Listing	# List Sold	% of List	Total Dollar Volume	% of Dollar	Med Sale Price	Avg Sale Price	Med List Price	SP/LP	Avg DOM
SINGLE FAMILY/PATIO	773	85.1	405,434,437	90.1	465,000	524,494	468,000	98.8	67.0
El Paso County	644	70.9	338,399,010	75.2	465,000	525,464	468,000	99.0	65.0
Teller County	36	4.0	17,999,453	4.0	475,000	499,984	479,950	97.6	93.0
Adams	1	0.1	535,000	0.1	535,000	535,000	555,000	96.4	70.0
Arapahoe	3	0.3	2,344,000	0.5	717,000	781,333	695,000	100.8	83.0
Crowley	1	0.1	150,000	0.0	150,000	150,000	160,000	93.8	145.0
Custer	2	0.2	1,309,000	0.3	654,500	654,500	656,999	99.2	7.0
Denver	2	0.2	960,000	0.2	480,000	480,000	497,500	96.7	75.0
Douglas	18	2.0	14,983,551	3.3	734,995	832,419	737,500	98.2	93.0
Elbert	3	0.3	3,455,000	0.8	1,150,000	1,151,666	1,175,000	98.4	102.0
Fremont	12	1.3	5,259,900	1.2	393,500	438,325	402,500	95.9	57.0
Jefferson	3	0.3	2,110,000	0.5	715,000	703,333	695,000	99.1	64.0
Otero	1	0.1	64,000	0.0	64,000	64,000	67,236	95.2	18.0
Park	3	0.3	1,492,665	0.3	505,000	497,555	550,000	91.3	144.0
Prowers	1	0.1	80,000	0.0	80,000	80,000	90,000	88.9	6.0
Pueblo	42	4.6	15,812,858	3.5	345,000	376,496	349,949	98.2	67.0
Weld	1	0.1	480,000	0.1	480,000	480,000	475,000	101.1	54.0
CONDO/TOWNHOME	93	10.2	33,167,930	7.4	325,000	356,644	330,000	98.1	89.0
El Paso County	84	9.3	29,856,930	6.6	328,750	355,439	332,500	98.3	89.0
Teller County	3	0.3	890,000	0.2	295,000	296,666	299,900	94.8	146.0
Adams	1	0.1	272,000	0.1	272,000	272,000	285,000	95.4	43.0
Arapahoe	1	0.1	280,000	0.1	280,000	280,000	280,000	100.0	11.0
Douglas	2	0.2	1,231,500	0.3	615,750	615,750	633,000	97.3	126.0
Fremont	1	0.1	394,500	0.1	394,500	394,500	400,000	98.6	7.0
Pueblo	1	0.1	243,000	0.1	243,000	243,000	271,000	89.7	36.0
INCOME	12	1.3	5,958,898	1.3	536,950	496,574	563,900	96.2	99.0
VACANT LAND	25	2.8	4,061,214	0.9	124,000	162,448	130,000	92.9	147.0
El Paso County	13	1.4	3,054,715	0.7	216,000	234,978	219,900	92.5	153.0
Teller County	5	0.6	315,500	0.1	40,000	63,100	42,000	90.3	180.0
Douglas	2	0.2	344,500	0.1	172,250	172,250	184,700	96.4	80.0
Fremont	2	0.2	192,499	0.0	96,249	96,249	96,249	100.0	175.0
Park	2	0.2	46,000	0.0	23,000	23,000	23,750	95.9	126.0
Pueblo	1	0.1	108,000	0.0	108,000	108,000	130,000	83.1	21.0
FARM AND RANCH	0	0.0	0	0.0	0	0	0	0.0	0.0
COMMERCIAL	5	0.6	1,265,293	0.3	255,000	253,058	150,000	107.6	141.0
BUSINESS OP	0	0.0	0	0.0	0	0	0	0.0	0.0
Total	908	100.0	449,887,772	100.0	442,762	495,471	446,500	98.5	72