



Monthly Indicators

Activity for El Paso and Teller Counties Only



November 2025

Percent changes calculated using year-over-year comparisons.

New Listings were down 3.4 percent for single family-patio homes but increased 2.3 percent for townhouse-condo properties. Pending Sales increased 29.1 percent for single family-patio homes and 33.0 percent for townhouse-condo properties.

The Median Sales Price was up 1.2 percent to \$495,965 for single family-patio homes but decreased 0.1 percent to \$344,750 for townhouse-condo properties. Days on Market increased 5.7 percent for single family-patio homes and 10.0 percent for townhouse-condo properties.

Nationally, inventory dipped 0.7% month-over-month but rose 10.9% year-over-year, totaling 1.52 million units, according to NAR. At the current sales pace, supply stands at 4.4 months, slightly below last month's level but higher than the 4.1 months recorded a year ago. Supported by modest inventory levels, prices continue to rise, with the national median existing-home price increasing 2.1% year-over-year to \$415,200, marking 28 consecutive months of annual gains.

Activity Snapshot

- 8.4%	+ 1.9%	+ 8.8%
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	11-2024	11-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		739	714	- 3.4%	12,974	13,987	+ 7.8%
Pending Sales (PEND, UC, UCSS, RGT)		621	802	+ 29.1%	9,413	9,925	+ 5.4%
Sold Listings		780	721	- 7.6%	9,253	9,492	+ 2.6%
Median Sales Price		\$490,000	\$495,965	+ 1.2%	\$489,900	\$494,611	+ 1.0%
Average Sales Price		\$567,864	\$562,268	- 1.0%	\$557,657	\$566,100	+ 1.5%
Pct. of List Price Received		98.9%	98.5%	- 0.4%	99.3%	99.1%	- 0.2%
Days on Market		53	56	+ 5.7%	41	49	+ 19.5%
Housing Affordability Index		74	77	+ 4.1%	74	77	+ 4.1%
Active Listings		2,754	3,072	+ 11.5%	--	--	--
Months Supply of Inventory		3.3	3.6	+ 9.1%	--	--	--

Townhouse-Condo Market Overview

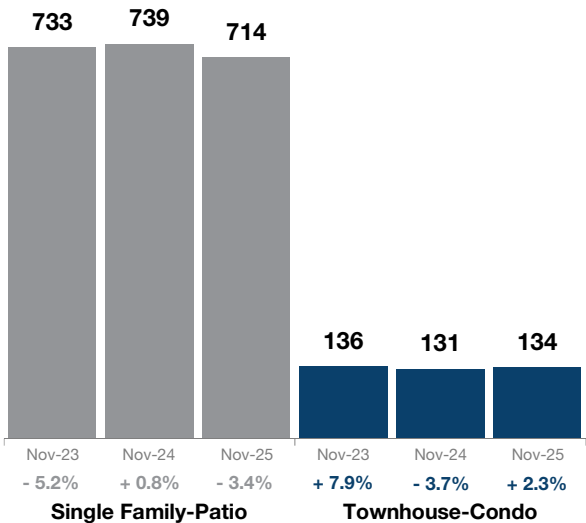
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



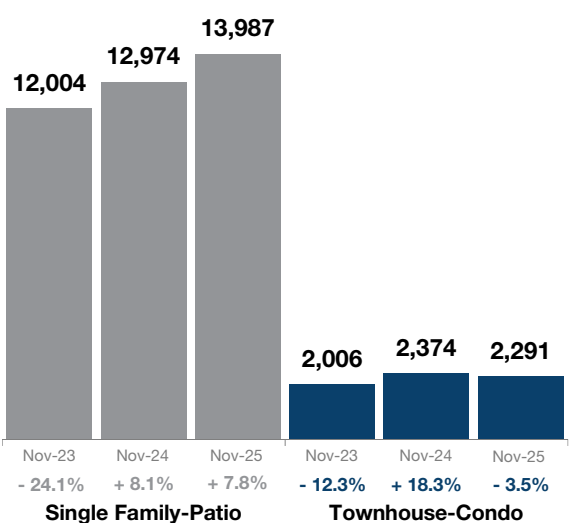
Key Metrics	Historical Sparkbars	11-2024	11-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		131	134	+ 2.3%	2,374	2,291	- 3.5%
Pending Sales (PEND, UC, UCSS, RGT)		88	117	+ 33.0%	1,464	1,475	+ 0.8%
Sold Listings		103	88	- 14.6%	1,472	1,377	- 6.5%
Median Sales Price		\$345,000	\$344,750	- 0.1%	\$345,000	\$335,000	- 2.9%
Average Sales Price		\$340,892	\$381,003	+ 11.8%	\$366,614	\$362,239	- 1.2%
Pct. of List Price Received		98.3%	99.2%	+ 0.9%	99.0%	98.8%	- 0.2%
Days on Market		70	77	+ 10.0%	49	65	+ 32.7%
Housing Affordability Index		105	111	+ 5.7%	105	114	+ 8.6%
Active Listings		609	586	- 3.8%	--	--	--
Months Supply of Inventory		4.6	4.8	+ 4.3%	--	--	--

New Listings

November

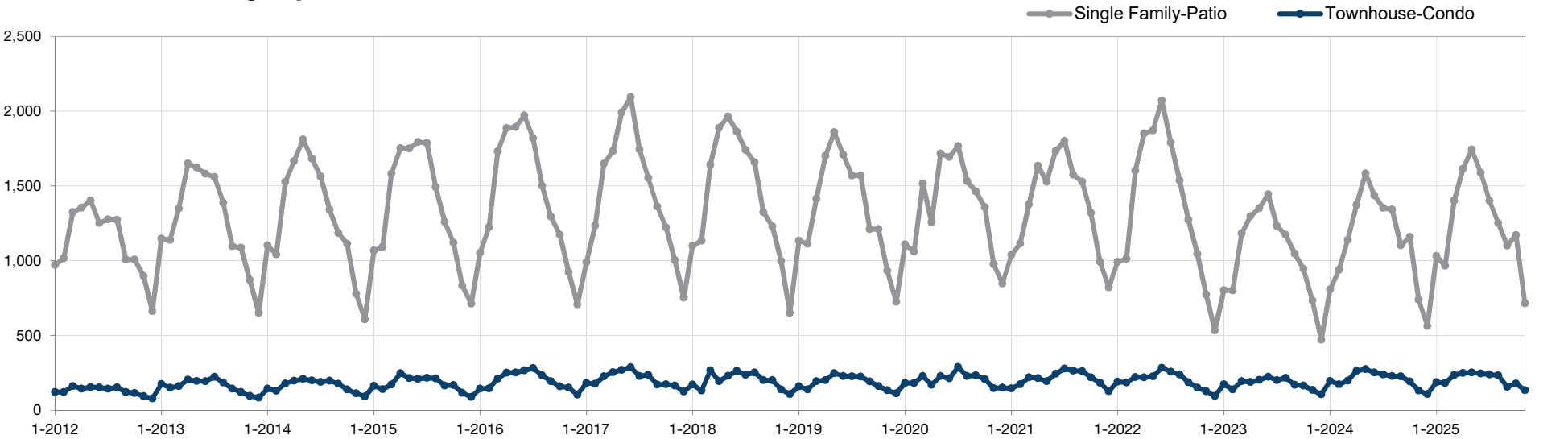


Year to Date



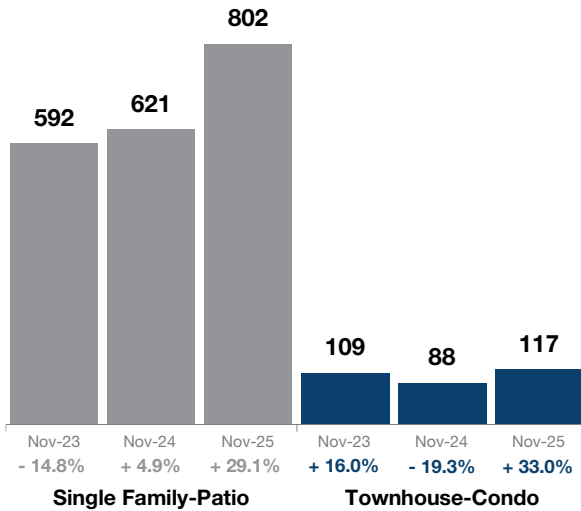
New Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2024	563	+19.3%	108	+1.9%
Jan-2025	1,032	+27.7%	187	-4.1%
Feb-2025	967	+3.0%	181	+4.0%
Mar-2025	1,402	+23.1%	235	+18.7%
Apr-2025	1,615	+17.5%	249	-5.3%
May-2025	1,743	+10.1%	253	-8.0%
Jun-2025	1,589	+10.6%	246	-2.4%
Jul-2025	1,401	+3.6%	239	+0.4%
Aug-2025	1,252	-6.7%	233	+1.7%
Sep-2025	1,100	-0.2%	156	-31.3%
Oct-2025	1,172	+1.1%	178	-7.3%
Nov-2025	714	-3.4%	134	+2.3%

Historical New Listings by Month

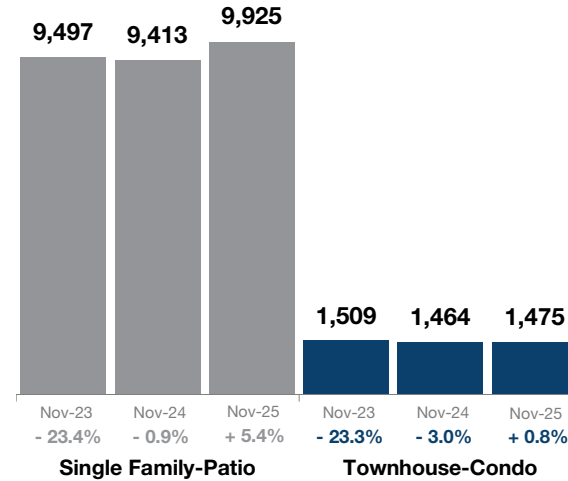


Pending Sales (PEND, UC, UCSS, RGT)

November

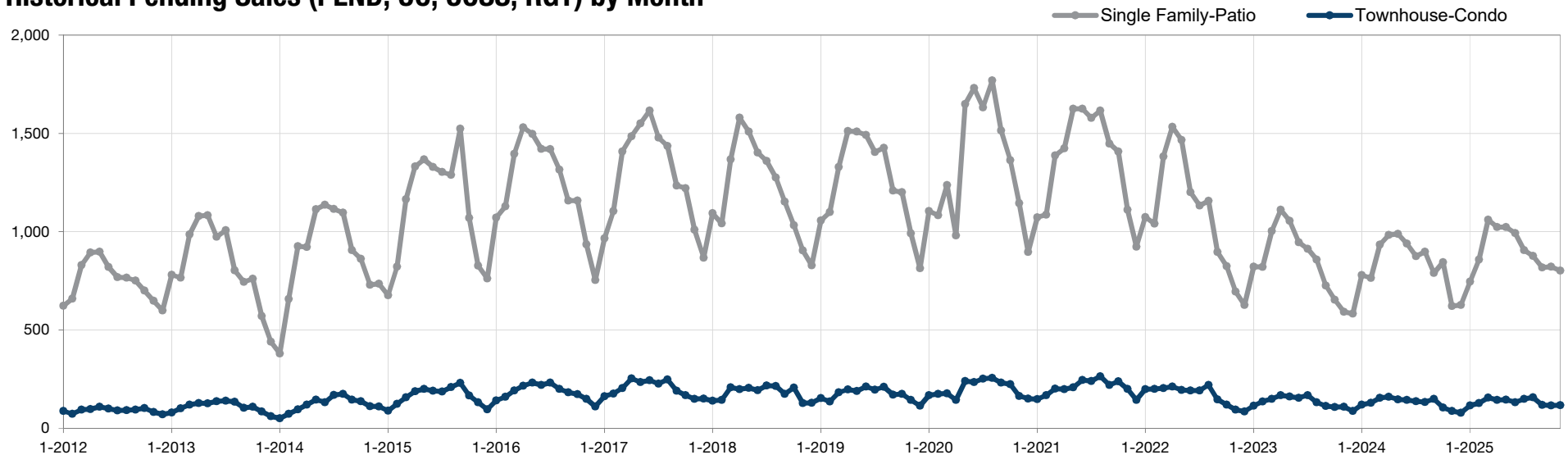


Year to Date



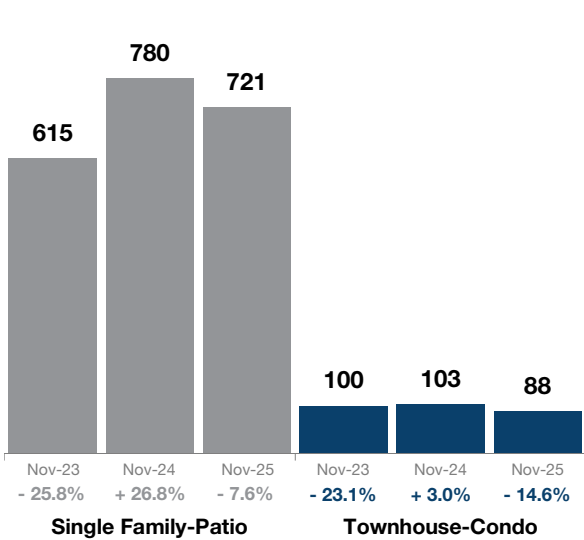
Pending Sales (PEND, UC, UCSS, RGT)	Single Family- Patio	Percent Change from Previous Year	Townhouse- Condo	Percent Change from Previous Year
Dec-2024	626	+7.4%	78	-10.3%
Jan-2025	745	-4.4%	115	-3.4%
Feb-2025	858	+12.3%	128	-0.8%
Mar-2025	1,061	+13.6%	156	+1.3%
Apr-2025	1,023	+4.1%	143	-10.6%
May-2025	1,023	+3.5%	145	-0.7%
Jun-2025	992	+5.6%	132	-8.3%
Jul-2025	906	+3.5%	149	+8.8%
Aug-2025	876	-2.3%	157	+18.0%
Sep-2025	817	+3.5%	118	-20.8%
Oct-2025	822	-2.6%	115	+9.5%
Nov-2025	802	+29.1%	117	+33.0%

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

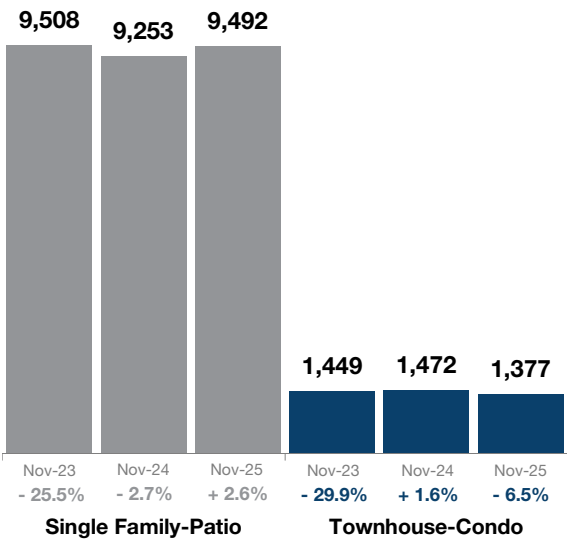


Sold Listings

November

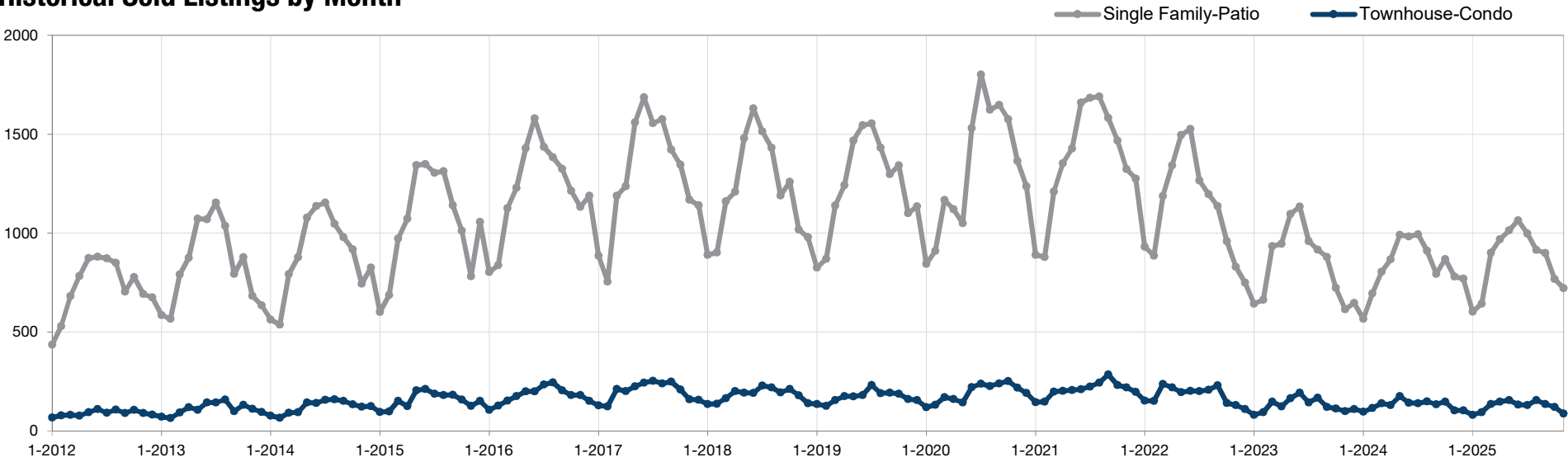


Year to Date



Sold Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Sep-2025	899	+13.2%	135	+0.7%
Oct-2025	768	-11.5%	121	-17.7%
Nov-2025	721	-7.6%	88	-14.6%

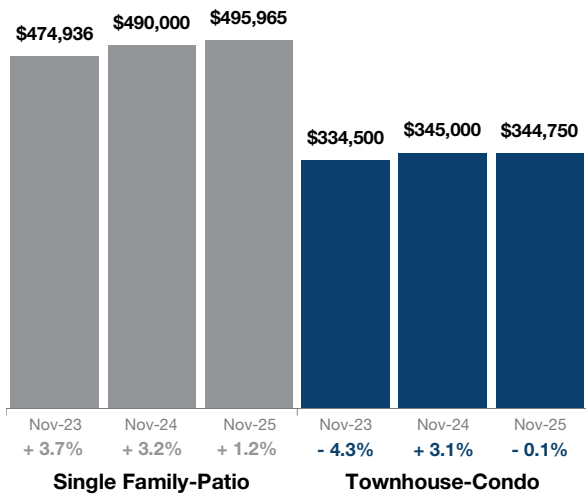
Historical Sold Listings by Month



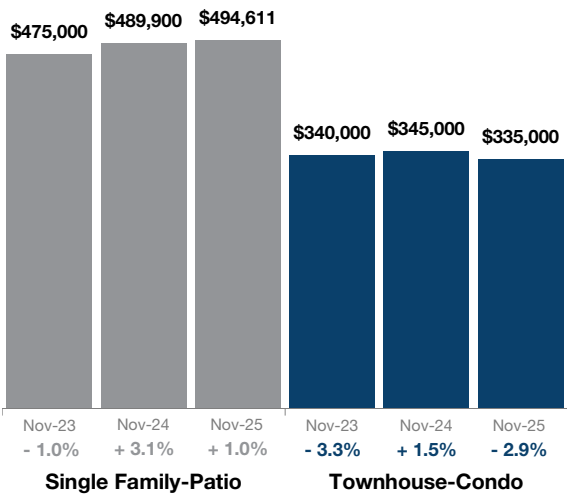
Median Sales Price



November

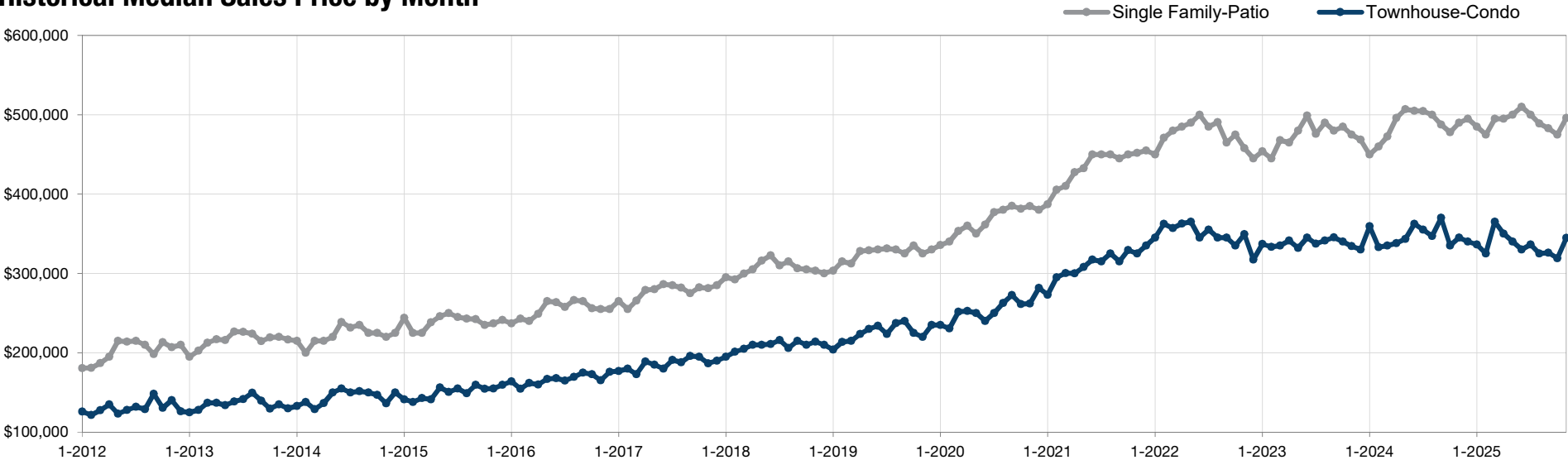


Year to Date

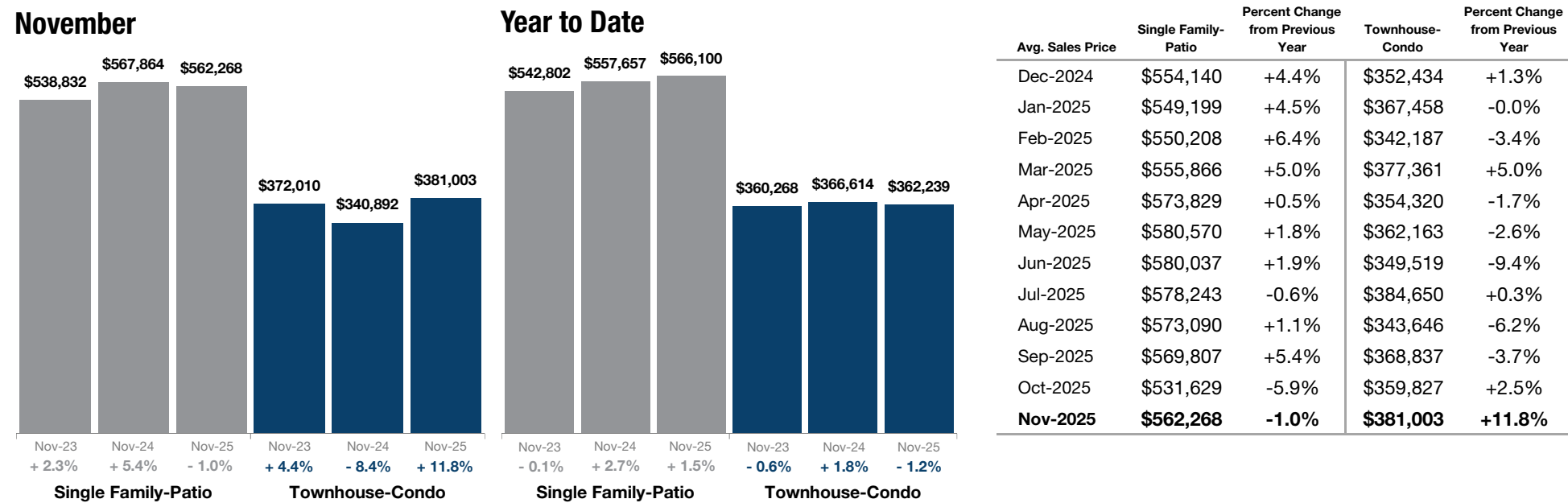


Median Sales Price	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2024	\$495,000	+5.6%	\$340,000	+3.0%
Jan-2025	\$485,000	+7.8%	\$336,500	-6.3%
Feb-2025	\$475,000	+3.3%	\$325,000	-2.4%
Mar-2025	\$495,000	+4.8%	\$364,975	+9.0%
Apr-2025	\$495,000	-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%
Sep-2025	\$482,810	-1.0%	\$326,000	-11.9%
Oct-2025	\$475,000	-0.6%	\$319,000	-4.8%
Nov-2025	\$495,965	+1.2%	\$344,750	-0.1%

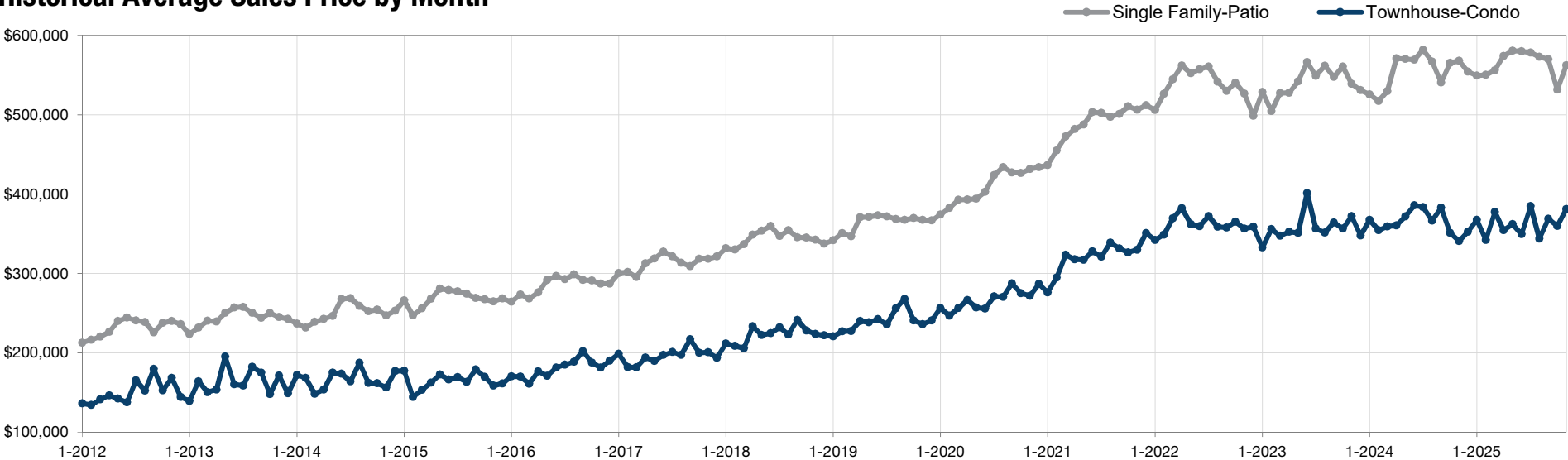
Historical Median Sales Price by Month



Average Sales Price

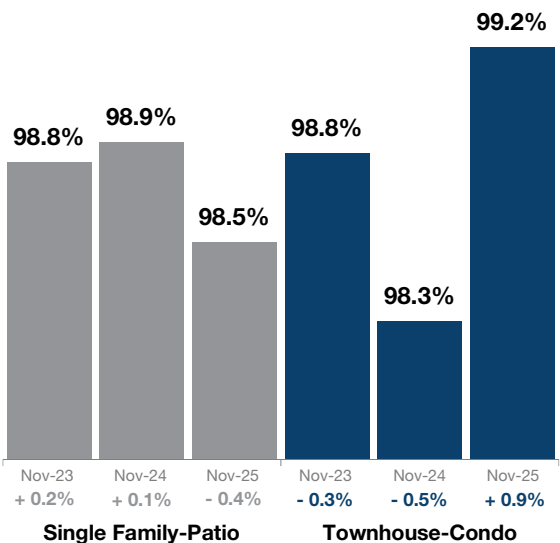


Historical Average Sales Price by Month

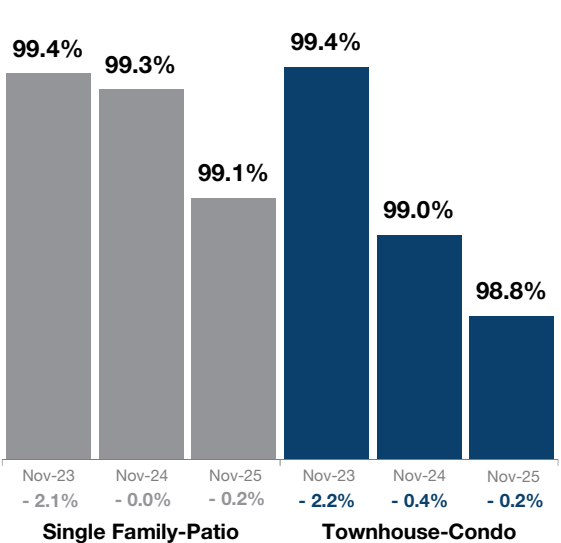


Percent of List Price Received

November

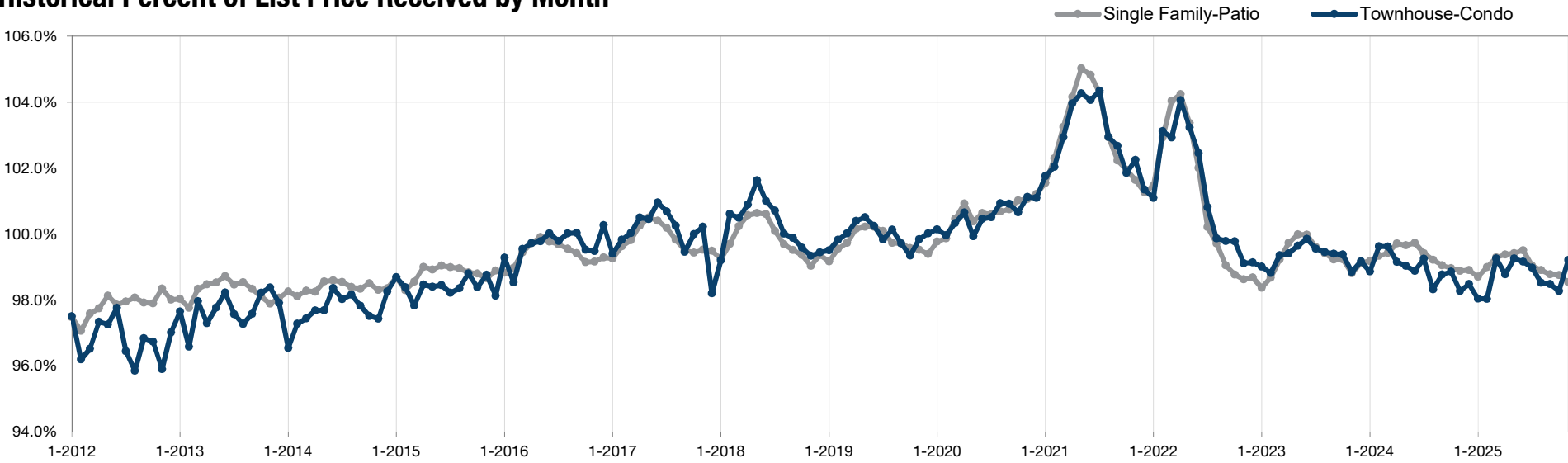


Year to Date



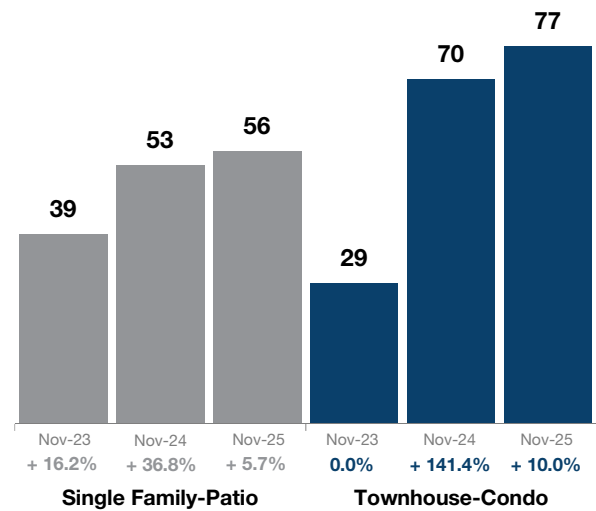
Pct. of List Price Received	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2024	98.9%	-0.2%	98.5%	-0.7%
Jan-2025	98.7%	-0.5%	98.0%	-0.9%
Feb-2025	99.0%	-0.3%	98.0%	-1.6%
Mar-2025	99.3%	-0.1%	99.3%	-0.3%
Apr-2025	99.4%	-0.3%	98.8%	-0.4%
May-2025	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%
Sep-2025	98.8%	-0.3%	98.5%	-0.3%
Oct-2025	98.8%	-0.2%	98.3%	-0.6%
Nov-2025	98.5%	-0.4%	99.2%	+0.9%

Historical Percent of List Price Received by Month

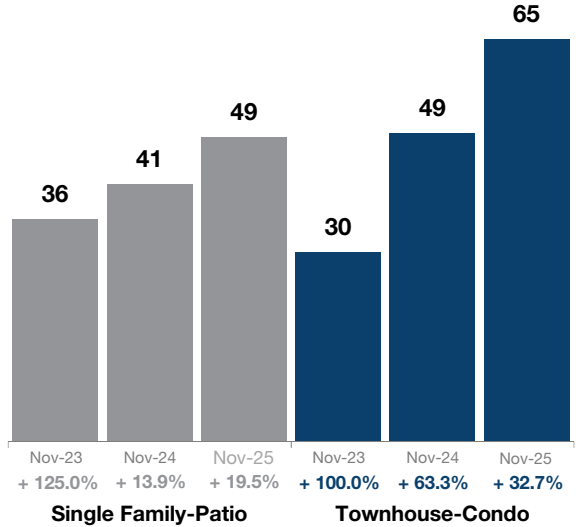


Days on Market Until Sale

November

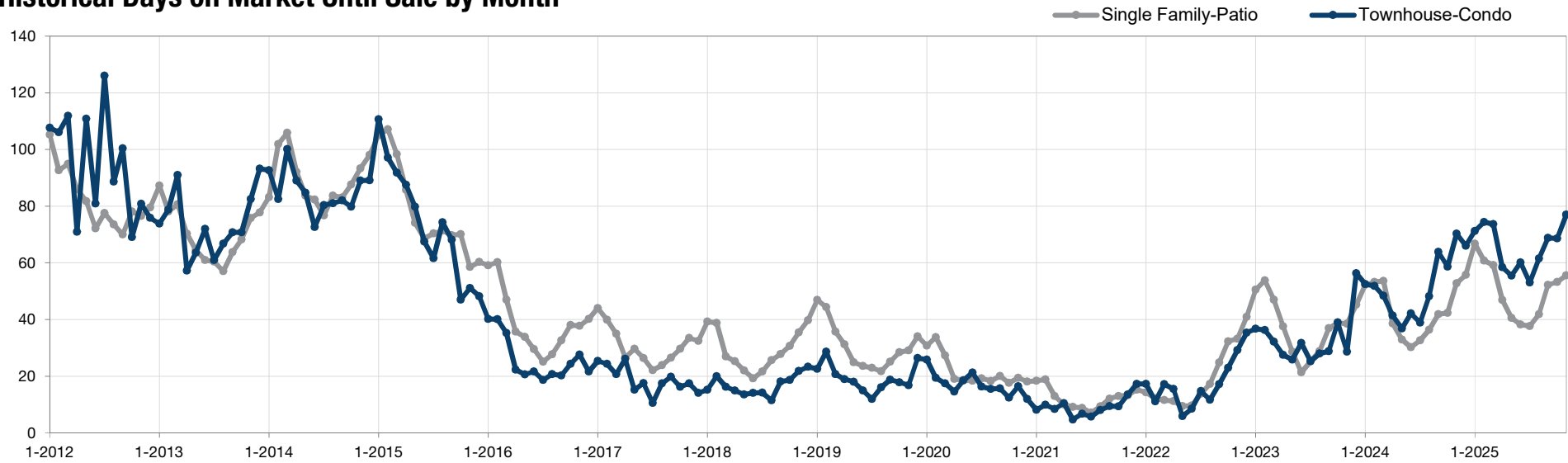


Year to Date



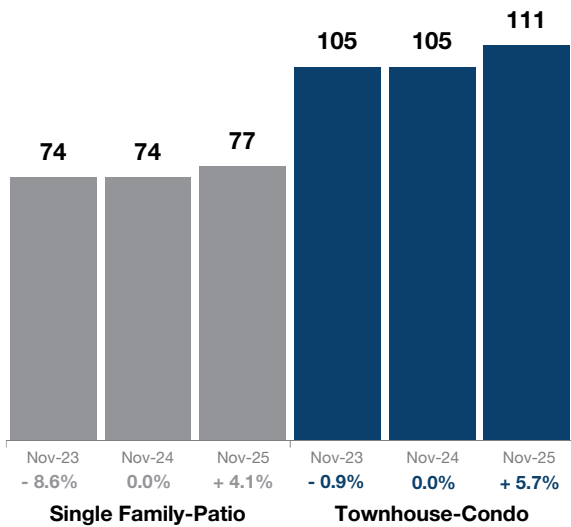
Days on Market Until Sale	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2024	56	+24.4%	66	+17.9%
Jan-2025	67	+28.8%	71	+36.5%
Feb-2025	61	+15.1%	74	+42.3%
Mar-2025	59	+9.3%	74	+54.2%
Apr-2025	47	+20.5%	58	+41.5%
May-2025	41	+24.2%	55	+48.6%
Jun-2025	38	+26.7%	60	+42.9%
Jul-2025	38	+15.2%	53	+35.9%
Aug-2025	42	+16.7%	62	+29.2%
Sep-2025	52	+23.8%	69	+7.8%
Oct-2025	53	+26.2%	69	+16.9%
Nov-2025	56	+5.7%	77	+10.0%

Historical Days on Market Until Sale by Month

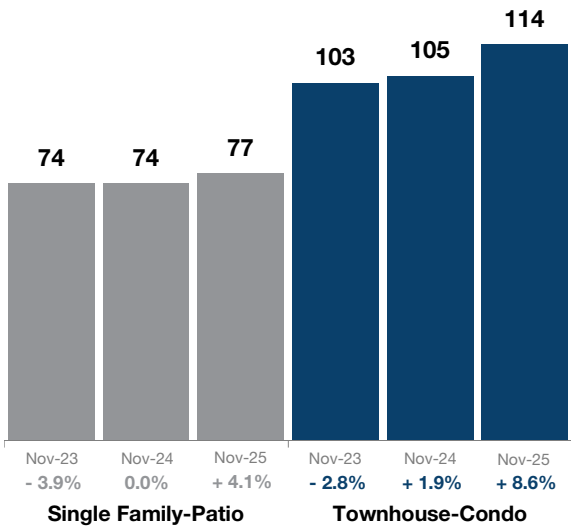


Housing Affordability Index

November

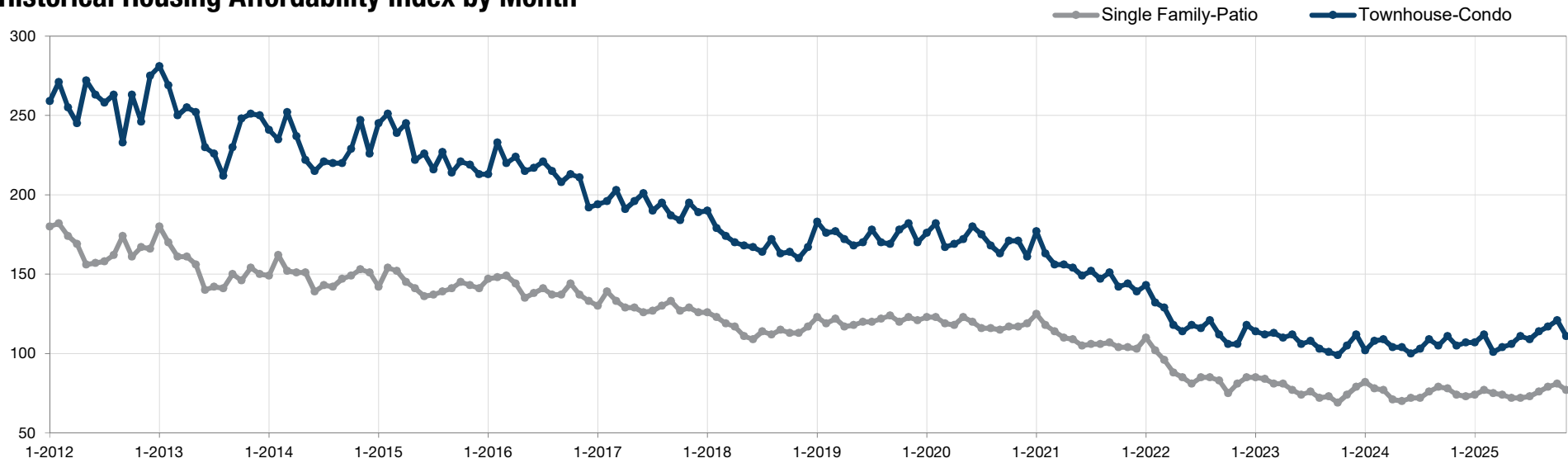


Year to Date



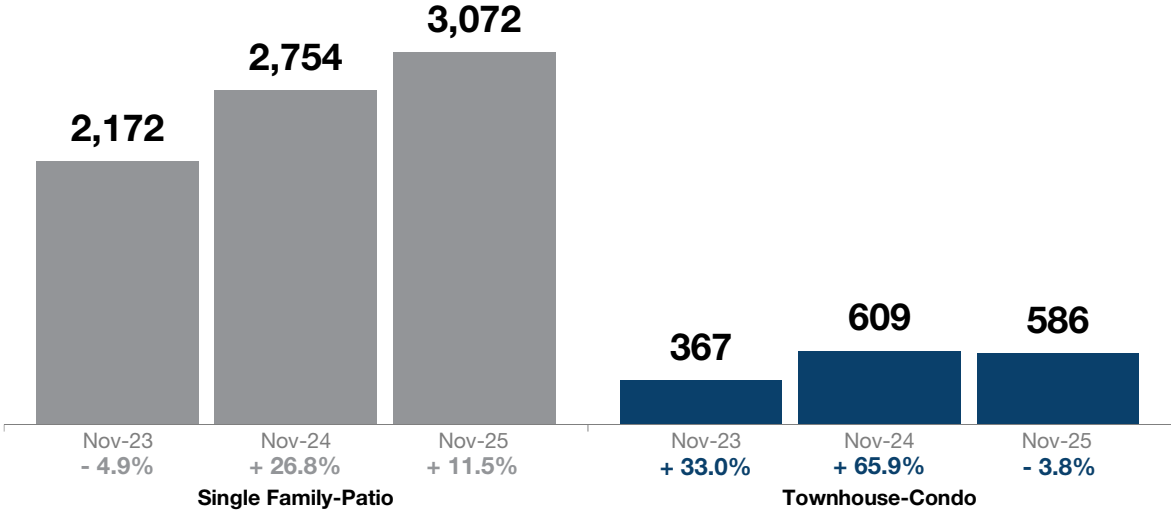
Housing Affordability Index	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2024	73	-7.6%	107	-4.5%
Jan-2025	74	-9.8%	107	+4.9%
Feb-2025	77	-1.3%	112	+3.7%
Mar-2025	75	-2.6%	101	-7.3%
Apr-2025	74	+4.2%	104	0.0%
May-2025	72	+2.9%	106	+1.9%
Jun-2025	72	0.0%	111	+11.0%
Jul-2025	73	+1.4%	109	+5.8%
Aug-2025	76	0.0%	114	+4.6%
Sep-2025	79	0.0%	117	+11.4%
Oct-2025	81	+3.8%	121	+9.0%
Nov-2025	77	+4.1%	111	+5.7%

Historical Housing Affordability Index by Month



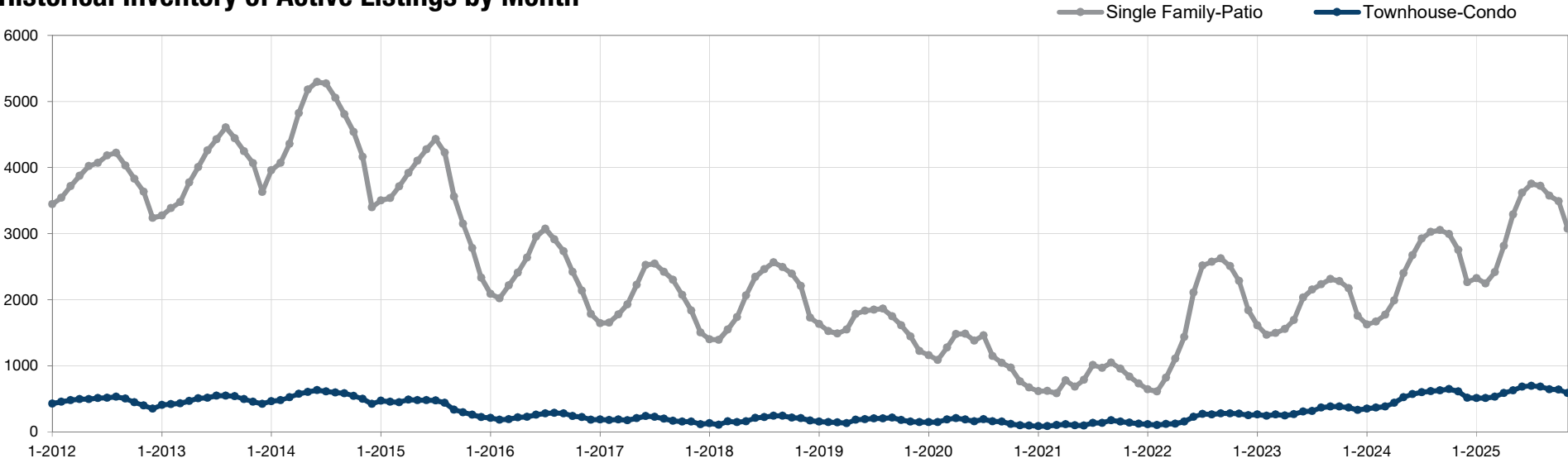
Inventory of Active Listings

November



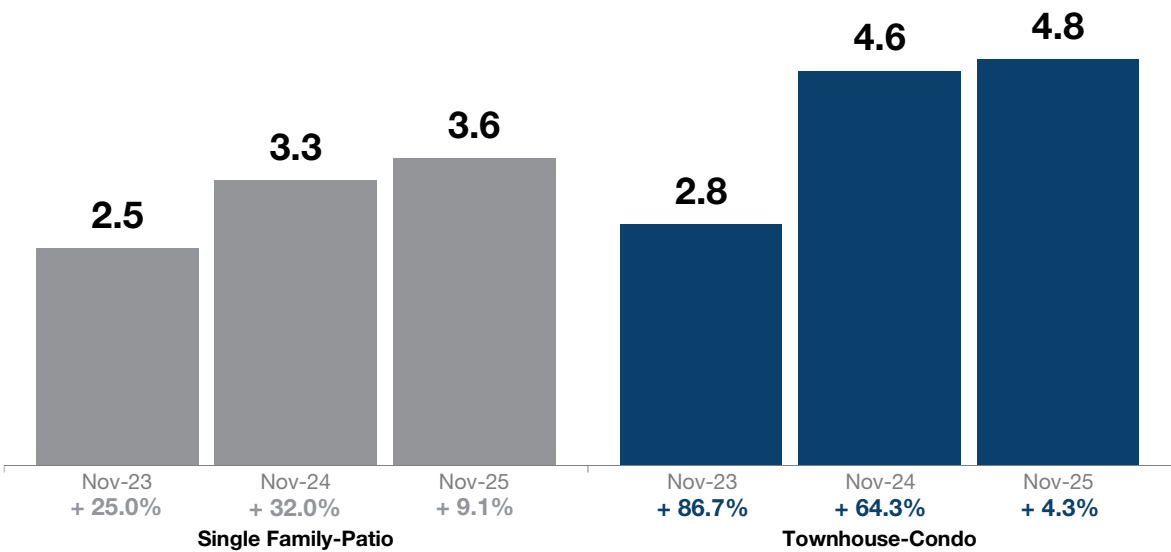
Inventory of Active Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2024	2,265	+28.9%	516	+56.4%
Jan-2025	2,324	+43.0%	509	+45.0%
Feb-2025	2,244	+34.6%	511	+39.6%
Mar-2025	2,416	+36.4%	531	+39.0%
Apr-2025	2,811	+41.5%	587	+33.4%
May-2025	3,290	+37.0%	626	+19.9%
Jun-2025	3,616	+35.3%	683	+19.4%
Jul-2025	3,755	+28.4%	696	+16.0%
Aug-2025	3,720	+23.0%	684	+11.2%
Sep-2025	3,573	+17.0%	641	+2.4%
Oct-2025	3,488	+16.6%	637	-1.7%
Nov-2025	3,072	+11.5%	586	-3.8%

Historical Inventory of Active Listings by Month



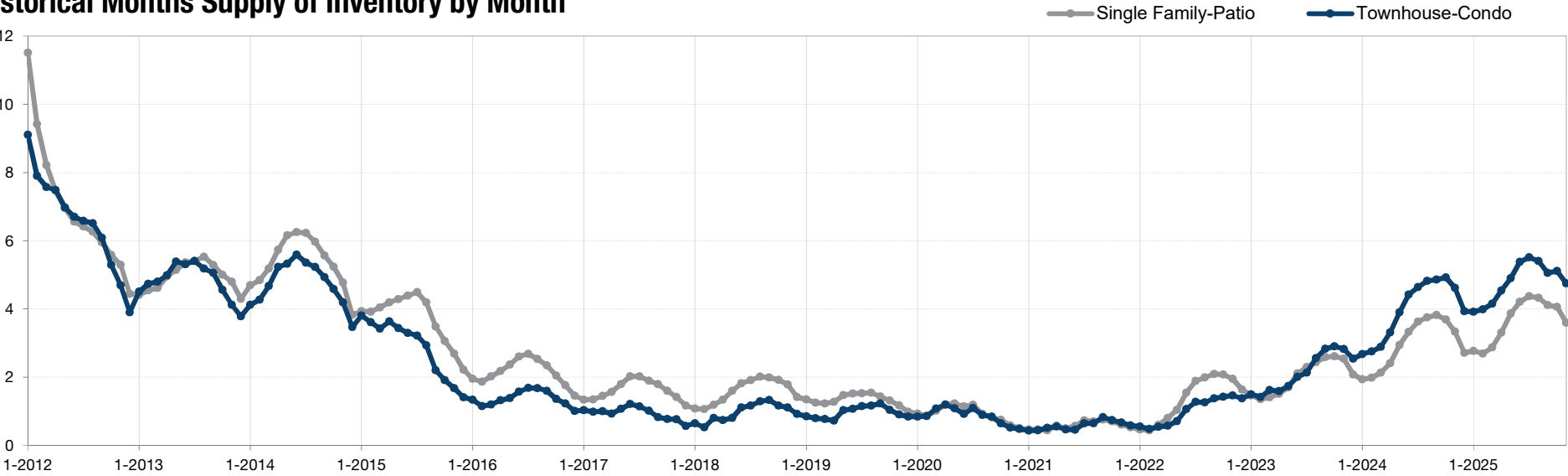
Months Supply of Inventory

November



Months Supply of Inventory	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	3.9	+34.5%	4.9	+25.6%
Jun-2025	4.2	+27.3%	5.4	+22.7%
Jul-2025	4.4	+22.2%	5.5	+19.6%
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%	5.1	+4.1%
Nov-2025	3.6	+9.1%	4.8	+4.3%

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.



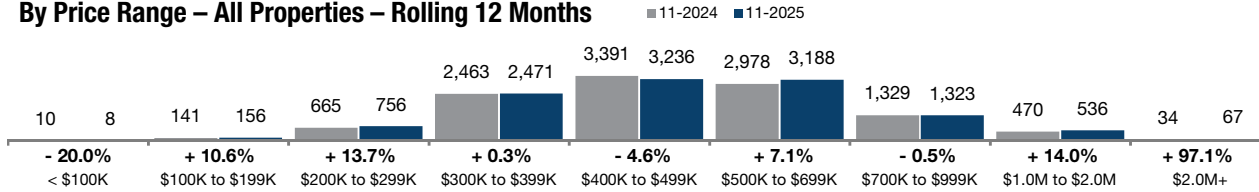
Key Metrics	Historical Sparkbars	11-2024	11-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		870	848	- 2.5%	15,348	16,278	+ 6.1%
Pending Sales (PEND, UC, UCSS, RGT)		709	919	+ 29.6%	10,877	11,400	+ 4.8%
Sold Listings		883	809	- 8.4%	10,725	10,869	+ 1.3%
Median Sales Price		\$470,000	\$478,920	+ 1.9%	\$465,154	\$472,000	+ 1.5%
Average Sales Price		\$541,388	\$542,551	+ 0.2%	\$531,437	\$540,270	+ 1.7%
Pct. of List Price Received		98.8%	98.6%	- 0.2%	99.3%	99.0%	- 0.3%
Days on Market		55	58	+ 5.5%	42	51	+ 21.4%
Housing Affordability Index		77	80	+ 3.9%	78	81	+ 3.8%
Active Listings		3,363	3,658	+ 8.8%	--	--	--
Months Supply of Inventory		3.5	3.7	+ 5.7%	--	--	--

Sold Listings

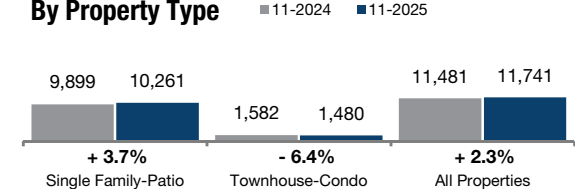
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family-Patio Homes			Townhouse-Condo		
	11-2024	11-2025	Change	11-2024	11-2025	Change
\$99,999 and Below	9	6	-33.3%	1	2	+100.0%
\$100,000 to \$199,999	46	54	+17.4%	95	102	+7.4%
\$200,000 to \$299,999	294	344	+17.0%	371	412	+11.1%
\$300,000 to \$399,999	1,838	1,924	+4.7%	625	547	-12.5%
\$400,000 to \$499,999	3,054	2,959	-3.1%	337	277	-17.8%
\$500,000 to \$699,999	2,863	3,083	+7.7%	115	105	-8.7%
\$700,000 to \$999,999	1,301	1,302	+0.1%	28	21	-25.0%
\$1,000,000 to \$1,999,999	462	527	+14.1%	8	9	+12.5%
\$2,000,000 and Above	32	62	+93.8%	2	5	+150.0%
All Price Ranges	9,899	10,261	+3.7%	1,582	1,480	-6.4%

Compared to Prior Month

	Single Family-Patio Homes			Townhouse-Condo		
	10-2025	11-2025	Change	10-2025	11-2025	Change
\$99,999 and Below	1	1	0.0%	0	0	--
\$100,000 to \$199,999	6	7	+16.7%	11	4	-63.6%
\$200,000 to \$299,999	35	33	-5.7%	39	24	-38.5%
\$300,000 to \$399,999	180	131	-27.2%	45	34	-24.4%
\$400,000 to \$499,999	204	201	-1.5%	11	20	+81.8%
\$500,000 to \$699,999	224	222	-0.9%	11	5	-54.5%
\$700,000 to \$999,999	87	81	-6.9%	3	0	-100.0%
\$1,000,000 to \$1,999,999	29	40	+37.9%	0	0	--
\$2,000,000 and Above	2	5	+150.0%	1	1	0.0%
All Price Ranges	768	721	-6.1%	121	88	-27.3%

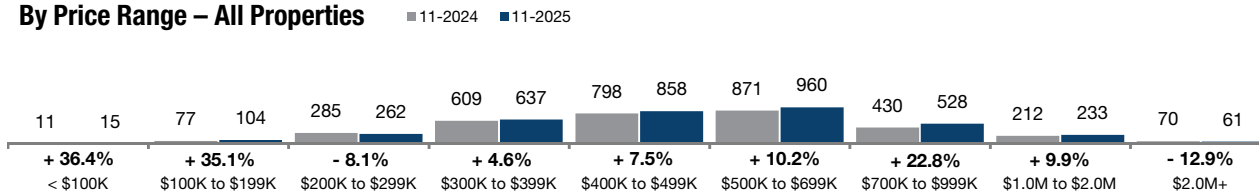
Year to Date

	Single Family-Patio Homes			Townhouse-Condo		
	11-2024	11-2025	Change	11-2024	11-2025	Change
\$99,999 and Below	8	6	-25.0%	1	2	+100.0%
\$100,000 to \$199,999	45	49	+8.9%	90	89	-1.1%
\$200,000 to \$299,999	271	320	+18.1%	340	395	+16.2%
\$300,000 to \$399,999	1,702	1,781	+4.6%	579	511	-11.7%
\$400,000 to \$499,999	2,841	2,735	-3.7%	316	249	-21.2%
\$500,000 to \$699,999	2,687	2,845	+5.9%	110	97	-11.8%
\$700,000 to \$999,999	1,232	1,205	-2.2%	26	20	-23.1%
\$1,000,000 to \$1,999,999	435	491	+12.9%	8	9	+12.5%
\$2,000,000 and Above	32	60	+87.5%	2	5	+150.0%
All Price Ranges	9,253	9,492	+2.6%	1,472	1,377	-6.5%

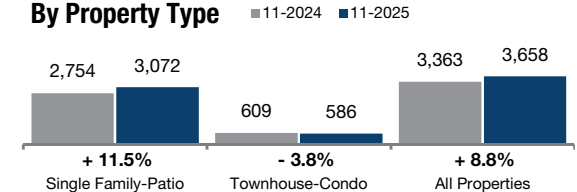
Inventory of Active Listings

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		
	11-2024	11-2025	Change	11-2024	11-2025	Change
\$99,999 and Below	8	11	+37.5%	3	4	+33.3%
\$100,000 to \$199,999	34	34	0.0%	43	70	+62.8%
\$200,000 to \$299,999	119	111	-6.7%	166	151	-9.0%
\$300,000 to \$399,999	403	430	+6.7%	206	207	+0.5%
\$400,000 to \$499,999	665	767	+15.3%	133	91	-31.6%
\$500,000 to \$699,999	824	915	+11.0%	47	45	-4.3%
\$700,000 to \$999,999	423	514	+21.5%	7	14	+100.0%
\$1,000,000 to \$1,999,999	209	229	+9.6%	3	4	+33.3%
\$2,000,000 and Above	69	61	-11.6%	1	0	-100.0%
All Price Ranges	2,754	3,072	+11.5%	609	586	-3.8%

Compared to Prior Month

	Single Family-Patio Homes			Townhouse-Condo		
	10-2025	11-2025	Change	10-2025	11-2025	Change
\$99,999 and Below	11	11	0.0%	4	4	0.0%
\$100,000 to \$199,999	32	34	+6.3%	71	70	-1.4%
\$200,000 to \$299,999	129	111	-14.0%	147	151	+2.7%
\$300,000 to \$399,999	504	430	-14.7%	239	207	-13.4%
\$400,000 to \$499,999	840	767	-8.7%	103	91	-11.7%
\$500,000 to \$699,999	1,042	915	-12.2%	54	45	-16.7%
\$700,000 to \$999,999	598	514	-14.0%	15	14	-6.7%
\$1,000,000 to \$1,999,999	262	229	-12.6%	4	4	0.0%
\$2,000,000 and Above	70	61	-12.9%	0	0	--
All Price Ranges	3,488	3,072	-11.9%	637	586	-8.0%

Year to Date

Single Family-Patio Homes	Townhouse-Condo
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.