

Monthly Indicators

Activity for El Paso and Teller Counties Only



November 2024

Percent changes calculated using year-over-year comparisons.

New Listings were down 1.6 percent for single family-patio homes and 6.6 percent for townhouse-condo properties. Pending Sales increased 22.7 percent for single family-patio homes and 5.5 percent for townhouse-condo properties.

The Median Sales Price was up 3.2 percent to \$490,000 for single family-patio homes and 3.1 percent to \$345,000 for townhouse-condo properties. Days on Market increased 35.9 percent for single family-patio homes and 141.4 percent for townhouse-condo properties.

The number of homes for sale continues to improve nationwide, climbing 0.7% month-over-month and 19.1% year-over-year to 1.37 million units heading into November, for a 4.2-month supply at the current sales pace, according to NAR. Despite a wider selection of properties on the market, sales prices have remained strong at the national level, with a median existing-home price of \$407,200 as of last measure, a 4% increase from the same time last year.

Activity Snapshot

+ 23.5%	+ 3.3%	+ 26.2%
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	11-2023	11-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
New Listings		733	721	- 1.6%	12,005	12,923	+ 7.6%
Pending Sales (PEND, UC, UCSS, RGT)		594	729	+ 22.7%	9,501	9,640	+ 1.5%
Sold Listings		615	780	+ 26.8%	9,508	9,253	- 2.7%
Median Sales Price		\$474,936	\$490,000	+ 3.2%	\$475,000	\$489,900	+ 3.1%
Average Sales Price		\$538,832	\$567,865	+ 5.4%	\$542,814	\$557,660	+ 2.7%
Pct. of List Price Received		98.8%	98.9%	+ 0.1%	99.4%	99.3%	- 0.1%
Days on Market		39	53	+ 35.9%	36	41	+ 13.9%
Housing Affordability Index		74	74	0.0%	74	74	0.0%
Active Listings		2,173	2,623	+ 20.7%	--	--	--
Months Supply of Inventory		2.5	3.2	+ 28.0%	--	--	--

Townhouse-Condo Market Overview

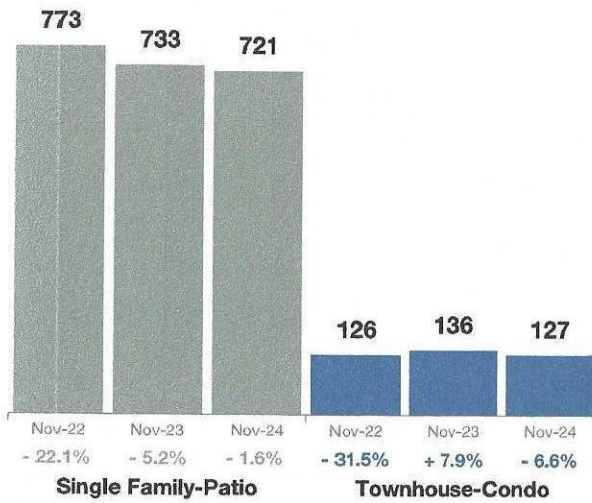


Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

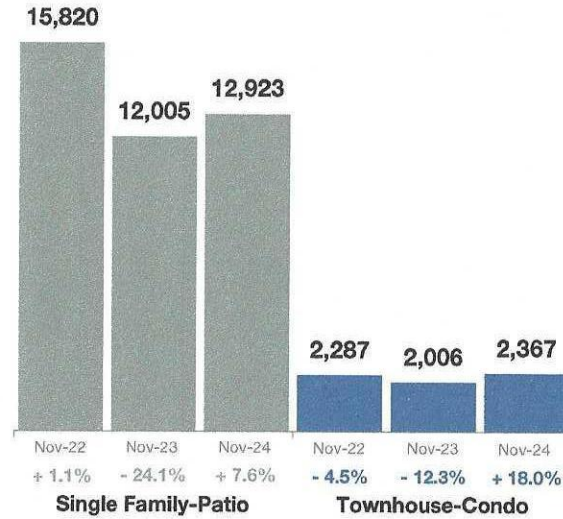
Key Metrics	Historical Sparkbars	11-2023	11-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
New Listings		136	127	- 6.6%	2,006	2,367	+ 18.0%
Pending Sales (PEND, UC, UCSS, RGT)		109	115	+ 5.5%	1,510	1,514	+ 0.3%
Sold Listings		100	103	+ 3.0%	1,449	1,472	+ 1.6%
Median Sales Price		\$334,500	\$345,000	+ 3.1%	\$340,000	\$345,000	+ 1.5%
Average Sales Price		\$372,010	\$340,892	- 8.4%	\$360,268	\$366,614	+ 1.8%
Pct. of List Price Received		98.8%	98.3%	- 0.5%	99.4%	99.0%	- 0.4%
Days on Market		29	70	+ 141.4%	30	49	+ 63.3%
Housing Affordability Index		105	105	0.0%	103	105	+ 1.9%
Active Listings		367	582	+ 58.6%	--	--	--
Months Supply of Inventory		2.8	4.4	+ 57.1%	--	--	--

New Listings

November

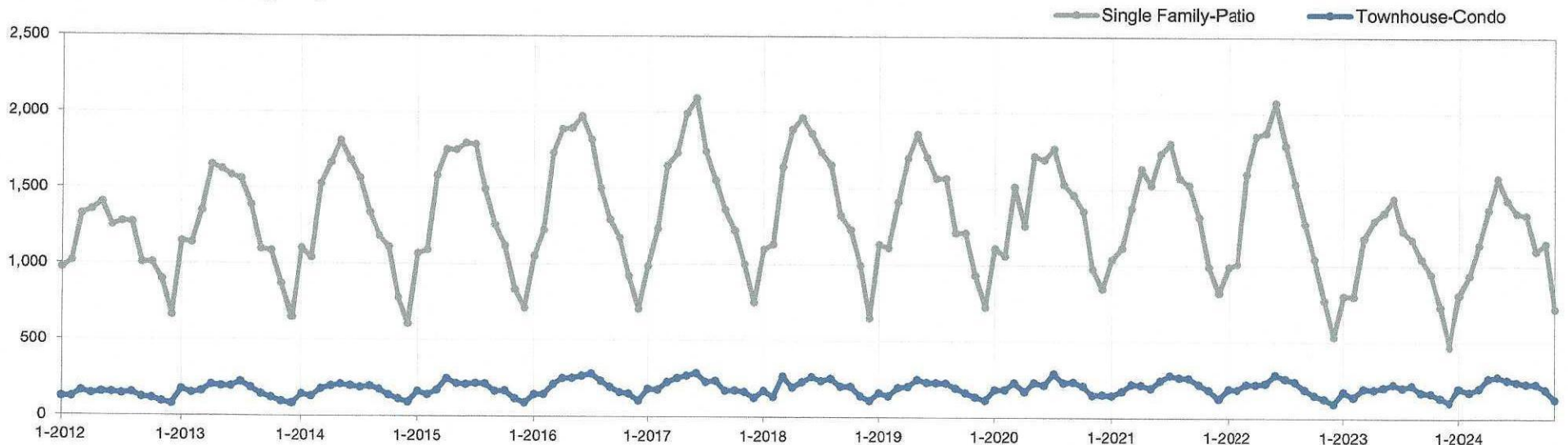


Year to Date



New Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2023	470	-12.0%	106	+10.4%
Jan-2024	809	+0.7%	195	+12.1%
Feb-2024	939	+17.2%	174	+26.1%
Mar-2024	1,139	-3.6%	198	+2.1%
Apr-2024	1,372	+5.8%	263	+39.2%
May-2024	1,579	+16.9%	275	+35.5%
Jun-2024	1,431	-0.8%	252	+13.0%
Jul-2024	1,349	+9.6%	238	+19.0%
Aug-2024	1,336	+13.9%	229	+6.0%
Sep-2024	1,099	+5.0%	226	+33.7%
Oct-2024	1,149	+21.6%	190	+15.9%
Nov-2024	721	-1.6%	127	-6.6%

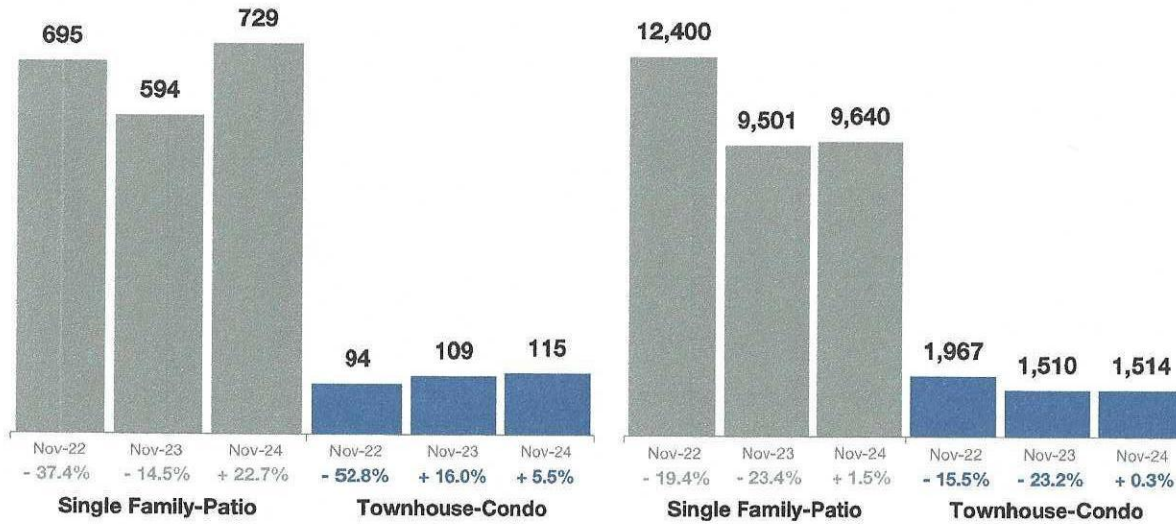
Historical New Listings by Month



Pending Sales (PEND, UC, UCSS, RGT)

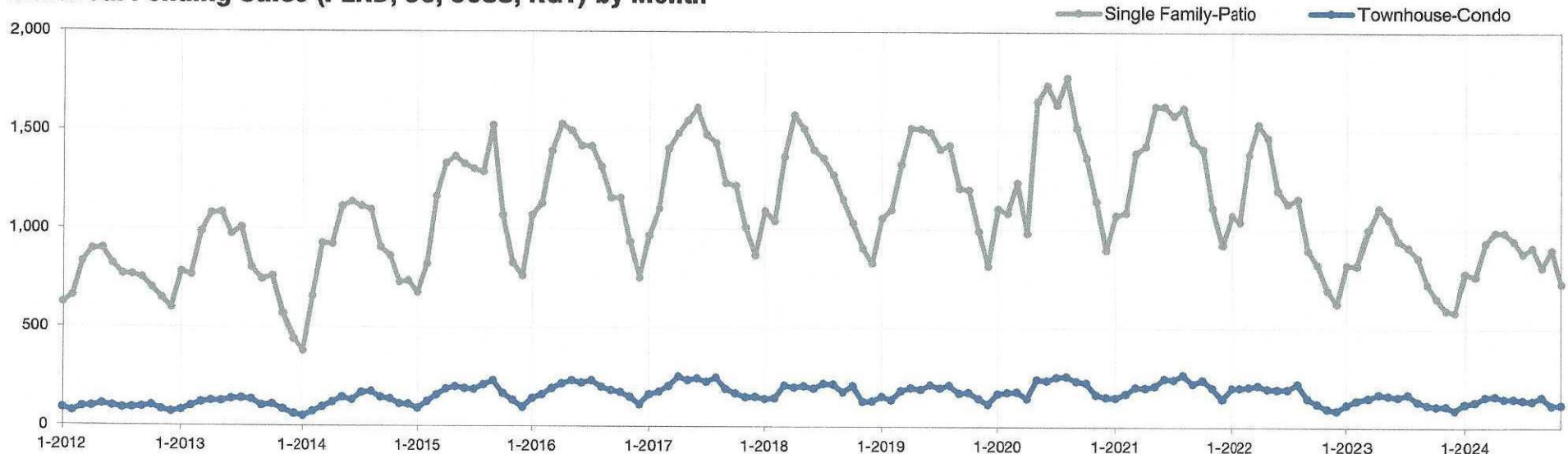
November

Year to Date



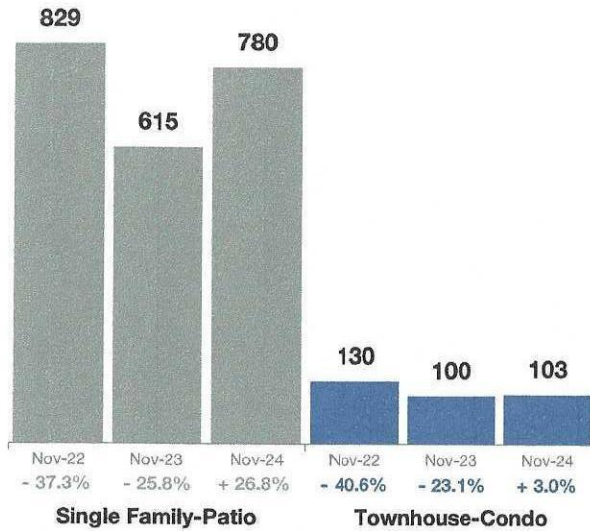
Pending Sales (PEND, UC, UCSS, RGT)	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2023	584	-6.7%	87	+2.4%
Jan-2024	782	-4.9%	119	+4.4%
Feb-2024	766	-6.5%	130	-3.7%
Mar-2024	935	-6.8%	155	+4.0%
Apr-2024	989	-11.0%	160	-4.8%
May-2024	988	-6.4%	146	-9.3%
Jun-2024	946	0.0%	146	-5.2%
Jul-2024	882	-3.4%	140	-16.7%
Aug-2024	911	+6.1%	134	+2.3%
Sep-2024	812	+11.8%	156	+36.8%
Oct-2024	900	+37.8%	113	+5.6%
Nov-2024	729	+22.7%	115	+5.5%

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

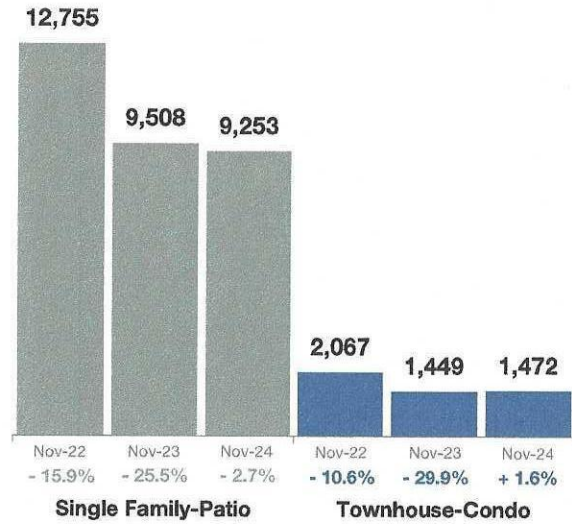


Sold Listings

November

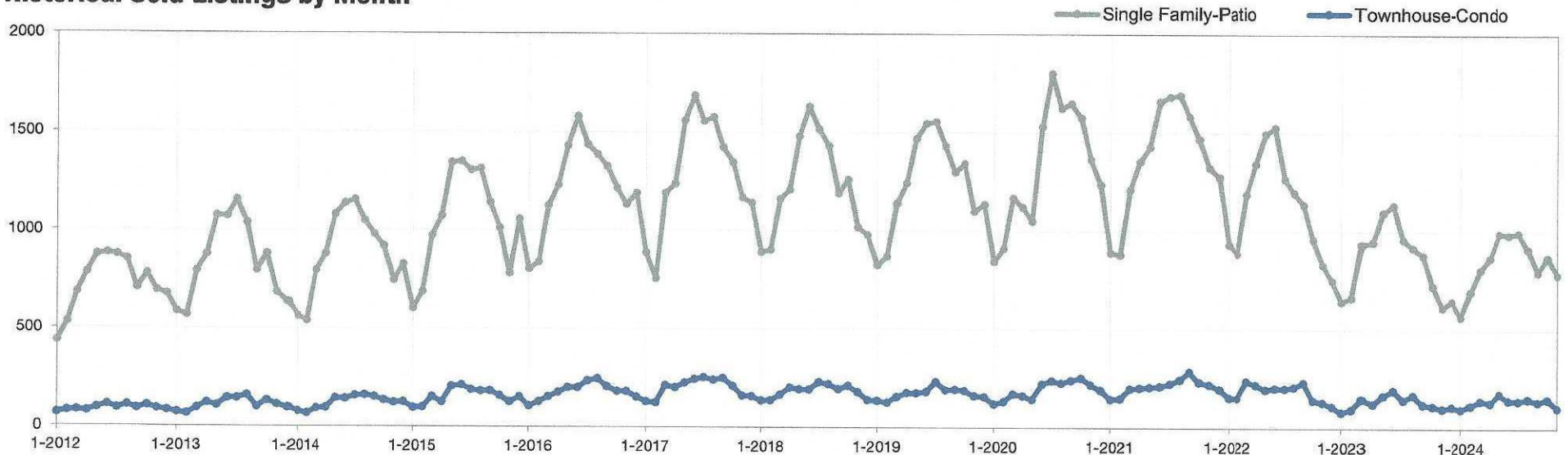


Year to Date



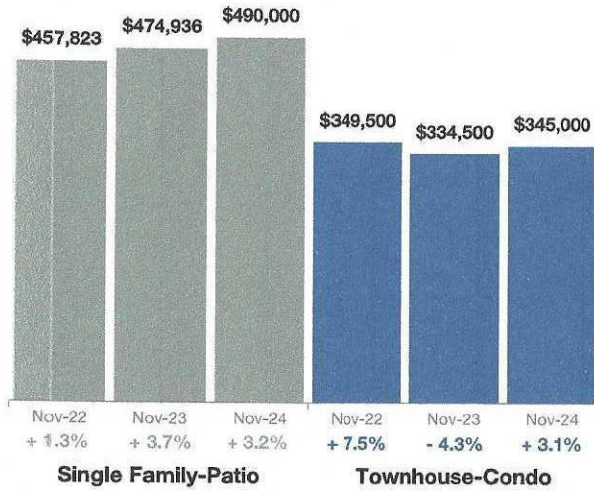
Sold Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2023	646	-13.9%	110	0.0%
Jan-2024	566	-12.0%	97	+19.8%
Feb-2024	695	+4.8%	115	+22.3%
Mar-2024	804	-13.9%	139	-5.4%
Apr-2024	867	-8.3%	130	+4.8%
May-2024	991	-9.7%	176	+6.7%
Jun-2024	983	-13.3%	142	-26.4%
Jul-2024	994	+3.6%	140	-2.1%
Aug-2024	911	-0.5%	149	-11.3%
Sep-2024	794	-9.7%	134	+10.7%
Oct-2024	868	+20.1%	147	+30.1%
Nov-2024	780	+26.8%	103	+3.0%

Historical Sold Listings by Month

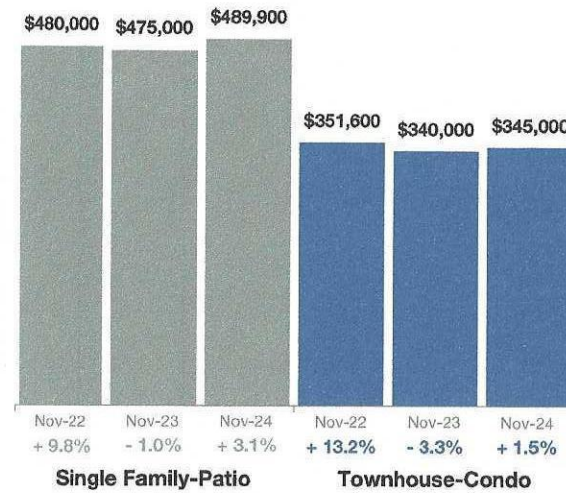


Median Sales Price

November

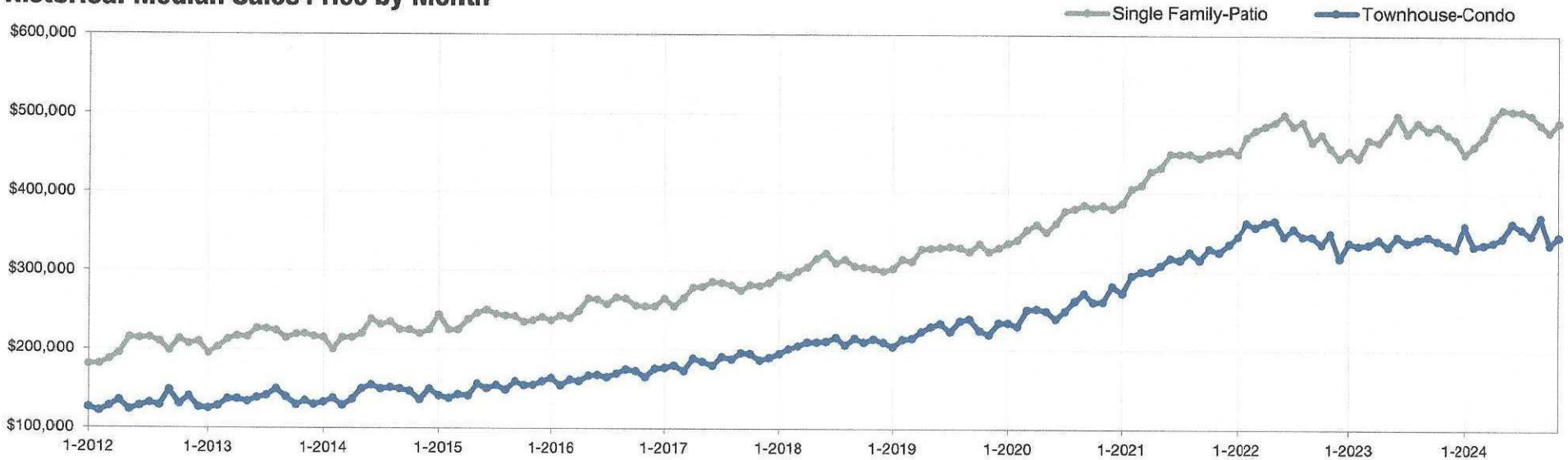


Year to Date



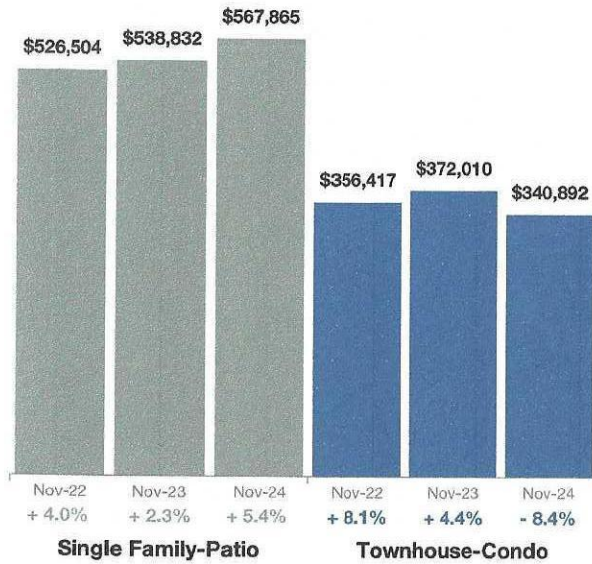
Median Sales Price	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2023	\$468,695	+5.3%	\$329,950	+3.9%
Jan-2024	\$450,000	-0.9%	\$359,287	+6.6%
Feb-2024	\$460,000	+3.4%	\$333,000	-0.1%
Mar-2024	\$472,483	+1.0%	\$334,900	-0.0%
Apr-2024	\$496,000	+6.7%	\$338,000	-1.0%
May-2024	\$507,000	+5.6%	\$343,500	+3.5%
Jun-2024	\$505,000	+1.2%	\$362,500	+5.1%
Jul-2024	\$504,593	+6.0%	\$355,000	+5.2%
Aug-2024	\$500,000	+2.0%	\$347,200	+1.7%
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%

Historical Median Sales Price by Month

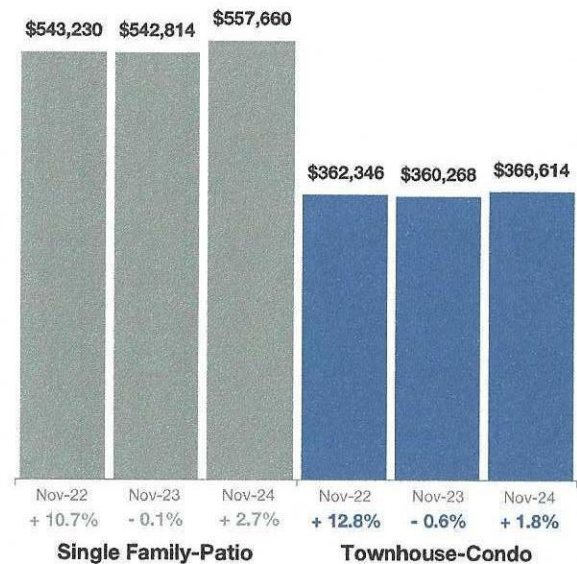


Average Sales Price

November

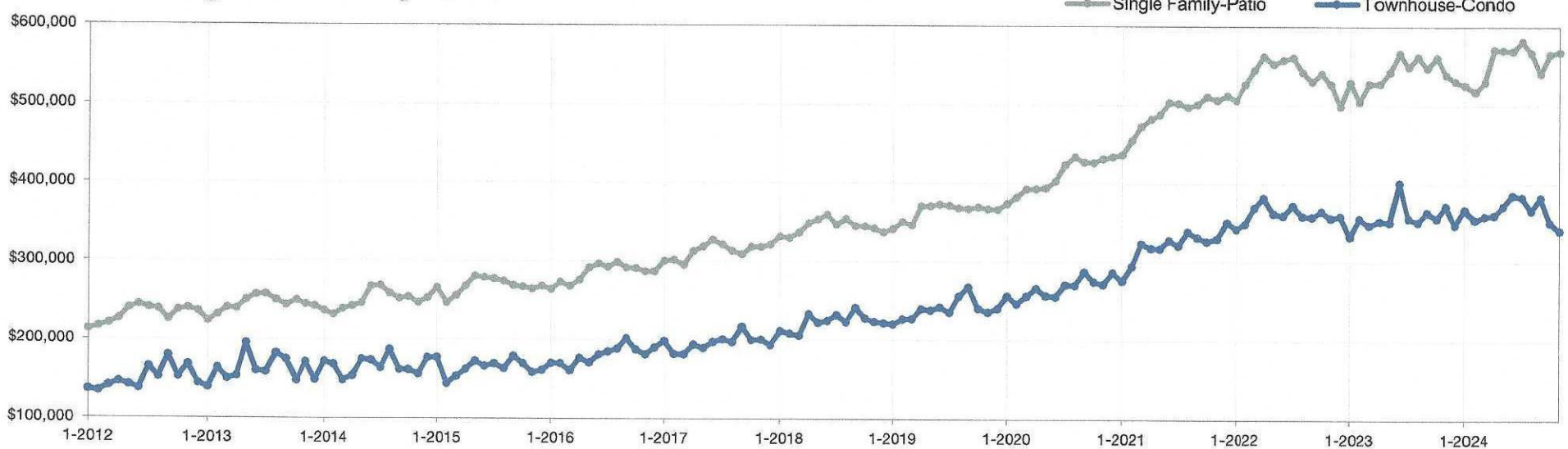


Year to Date



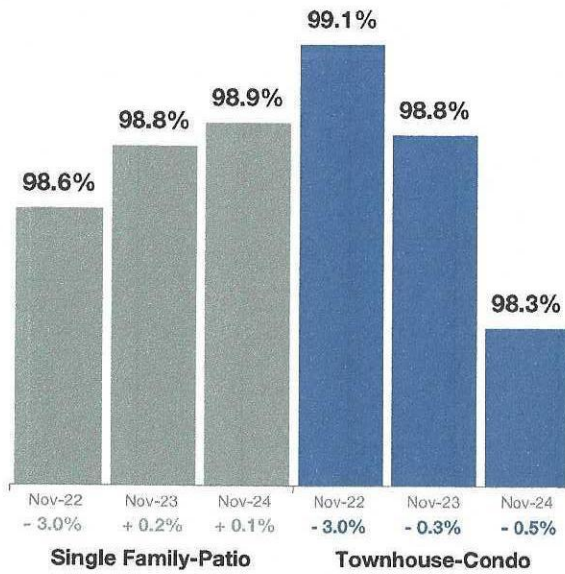
Avg. Sales Price	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2023	\$530,870	+6.5%	\$347,772	-3.1%
Jan-2024	\$525,551	-0.6%	\$367,491	+10.5%
Feb-2024	\$517,091	+2.5%	\$354,270	-0.4%
Mar-2024	\$529,543	+0.4%	\$359,223	+3.4%
Apr-2024	\$571,027	+8.2%	\$360,278	+2.2%
May-2024	\$570,388	+5.2%	\$371,911	+6.0%
Jun-2024	\$569,410	+0.6%	\$385,655	-3.9%
Jul-2024	\$581,609	+6.0%	\$383,382	+7.6%
Aug-2024	\$566,953	+0.9%	\$366,343	+4.3%
Sep-2024	\$540,618	-1.3%	\$382,854	+5.1%
Oct-2024	\$565,181	+0.8%	\$351,072	-1.5%
Nov-2024	\$567,865	+5.4%	\$340,892	-8.4%

Historical Average Sales Price by Month

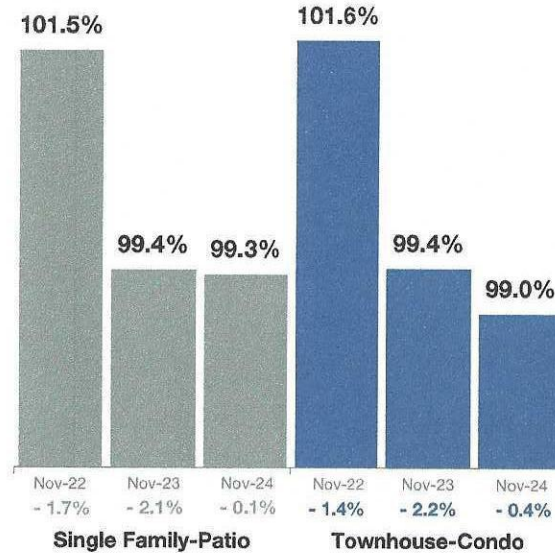


Percent of List Price Received

November

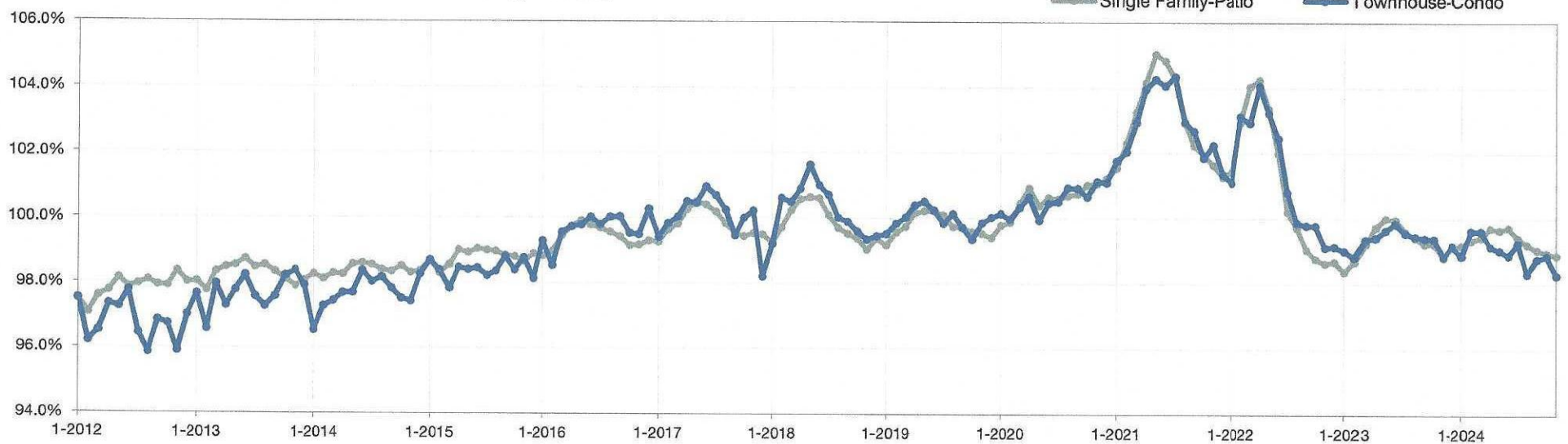


Year to Date



Pct. of List Price Received	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2023	99.1%	+0.4%	99.2%	+0.1%
Jan-2024	99.2%	+0.8%	98.9%	-0.1%
Feb-2024	99.3%	+0.6%	99.6%	+0.8%
Mar-2024	99.4%	+0.2%	99.6%	+0.2%
Apr-2024	99.7%	0.0%	99.2%	-0.2%
May-2024	99.7%	-0.3%	99.0%	-0.6%
Jun-2024	99.7%	-0.3%	98.9%	-0.9%
Jul-2024	99.4%	-0.2%	99.3%	-0.2%
Aug-2024	99.2%	-0.2%	98.3%	-1.1%
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%

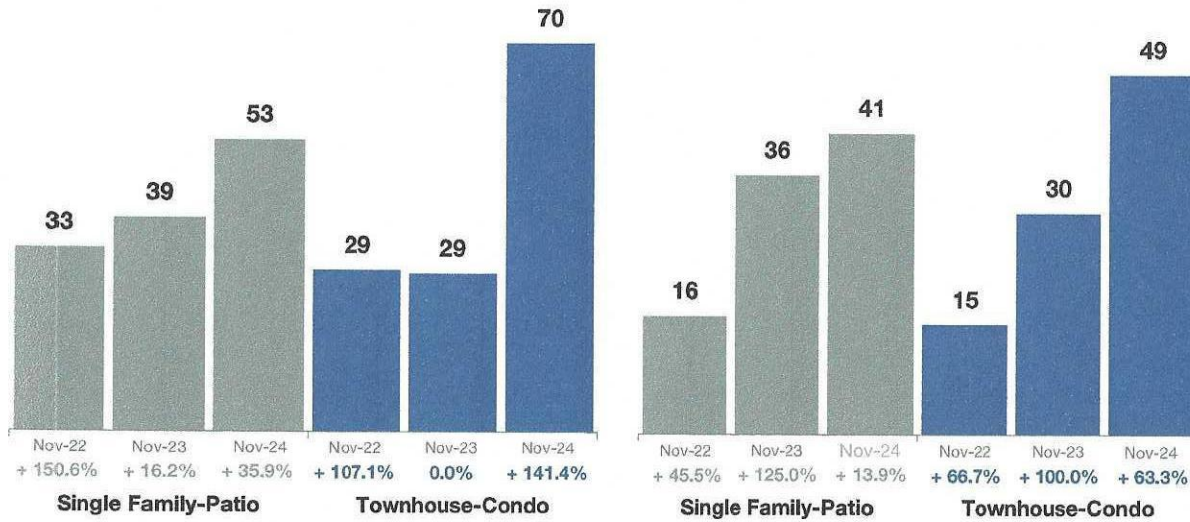
Historical Percent of List Price Received by Month



Days on Market Until Sale

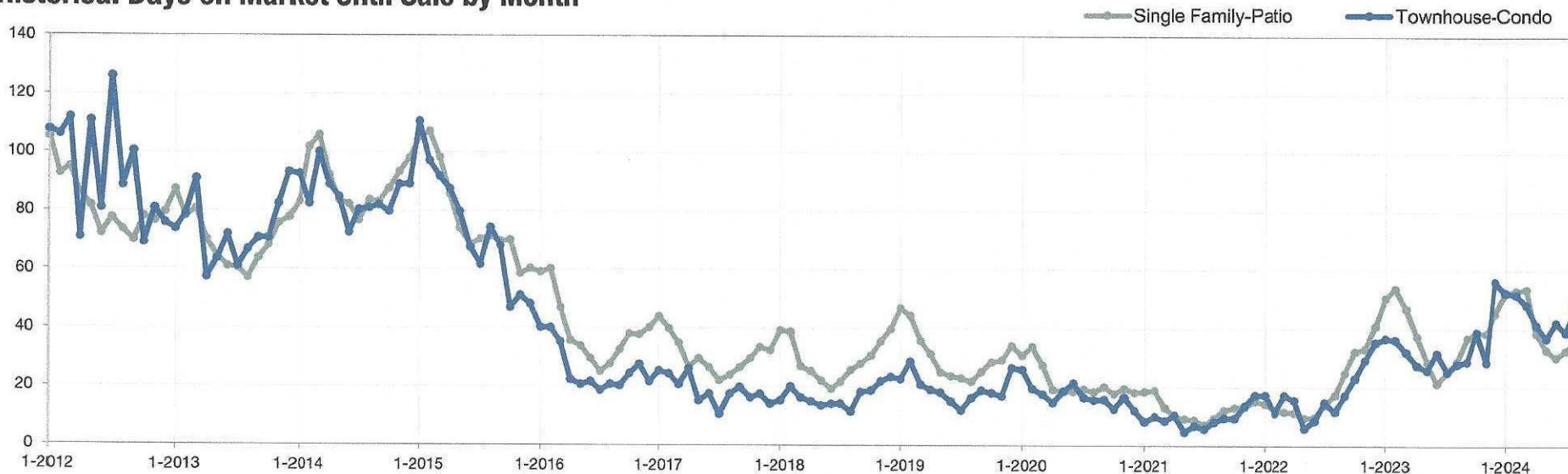
November

Year to Date



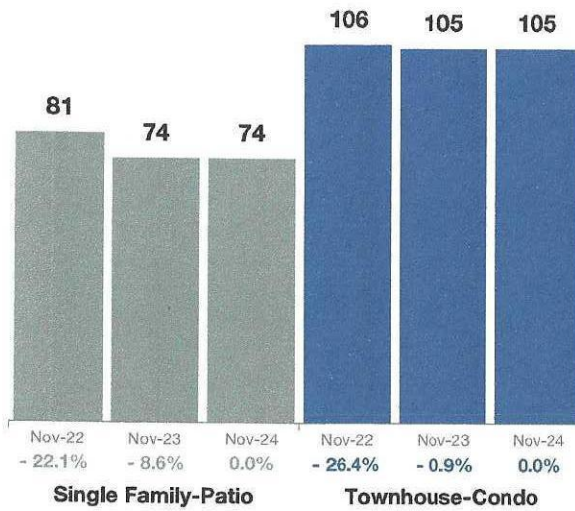
Days on Market Until Sale	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2023	45	+9.8%	56	+60.0%
Jan-2024	52	+2.0%	52	+40.5%
Feb-2024	53	-1.9%	52	+44.4%
Mar-2024	54	+14.9%	48	+50.0%
Apr-2024	39	+2.6%	41	+46.4%
May-2024	33	+13.8%	37	+42.3%
Jun-2024	30	+42.9%	42	+31.3%
Jul-2024	33	+32.0%	39	+56.0%
Aug-2024	36	+24.1%	48	+71.4%
Sep-2024	42	+13.5%	64	+120.7%
Oct-2024	42	+7.7%	59	+51.3%
Nov-2024	53	+35.9%	70	+141.4%

Historical Days on Market Until Sale by Month

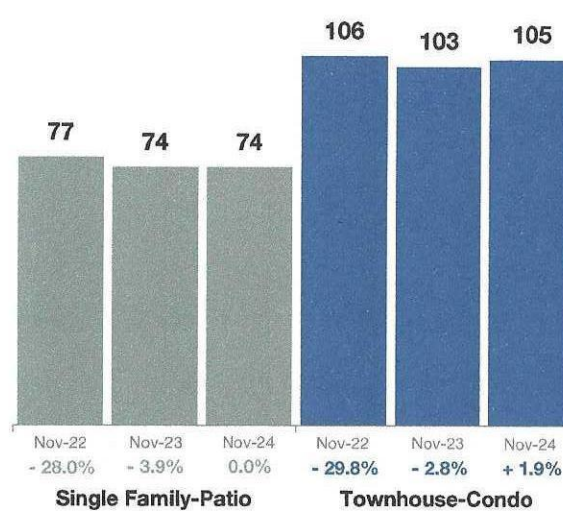


Housing Affordability Index

November

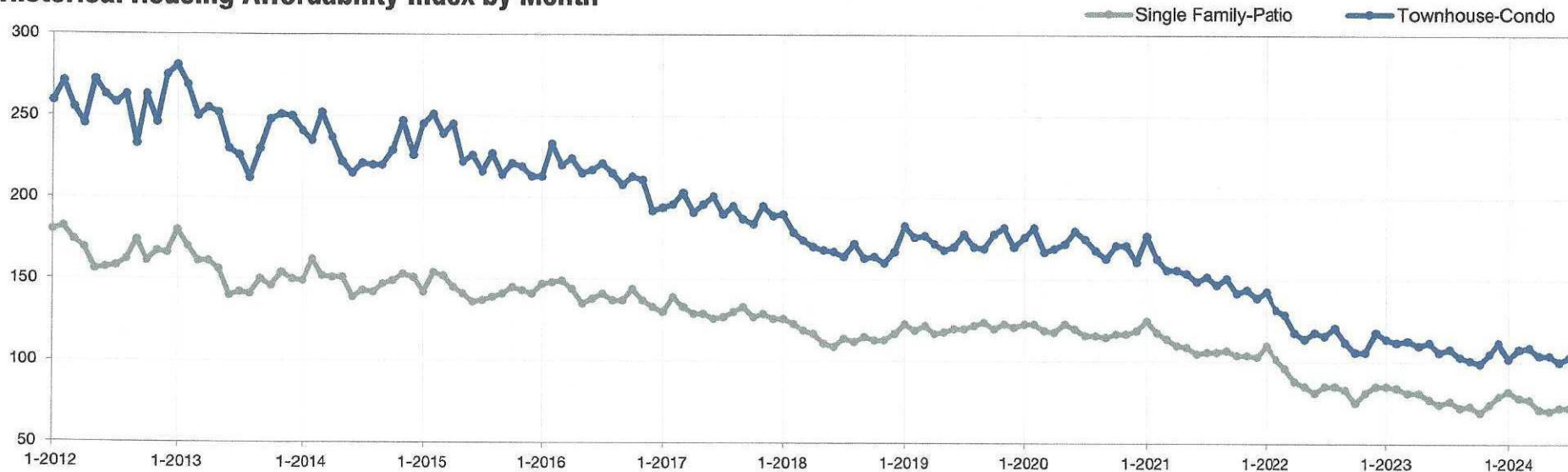


Year to Date



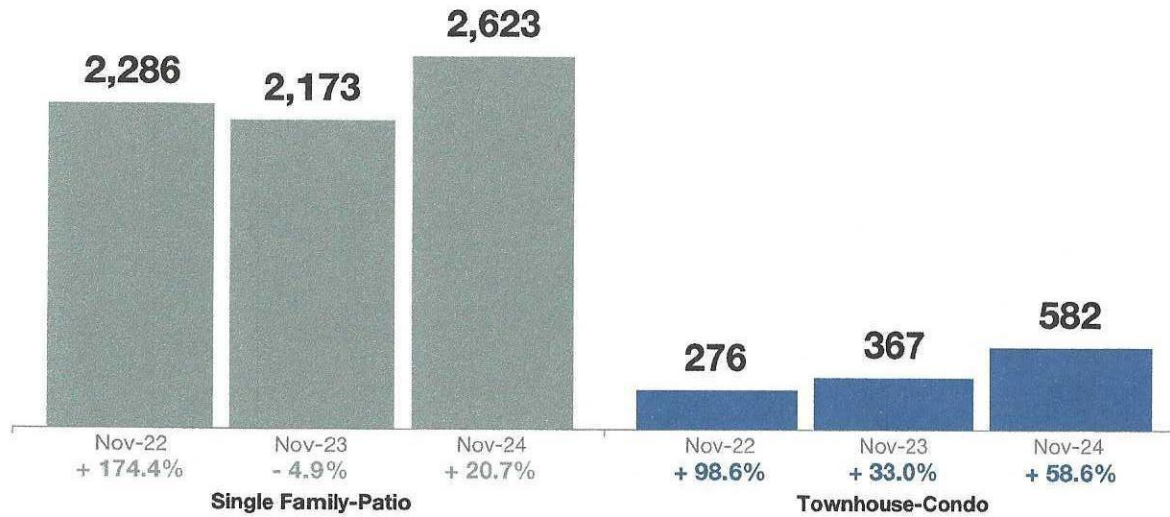
Housing Affordability Index	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2023	79	-7.1%	112	-5.1%
Jan-2024	82	-3.5%	102	-10.5%
Feb-2024	78	-7.1%	108	-3.6%
Mar-2024	77	-4.9%	109	-3.5%
Apr-2024	71	-12.3%	104	-5.5%
May-2024	70	-9.1%	104	-7.1%
Jun-2024	72	-2.7%	100	-5.7%
Jul-2024	72	-5.3%	103	-4.6%
Aug-2024	76	+5.6%	109	+5.8%
Sep-2024	79	+8.2%	105	+4.0%
Oct-2024	78	+13.0%	111	+12.1%
Nov-2024	74	0.0%	105	0.0%

Historical Housing Affordability Index by Month



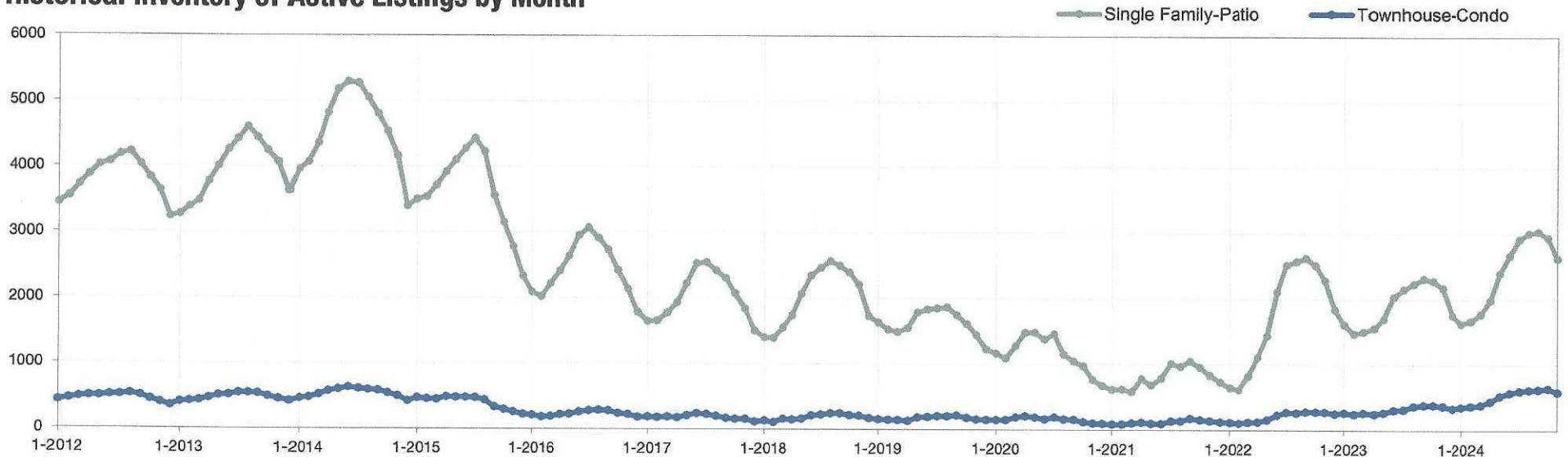
Inventory of Active Listings

November



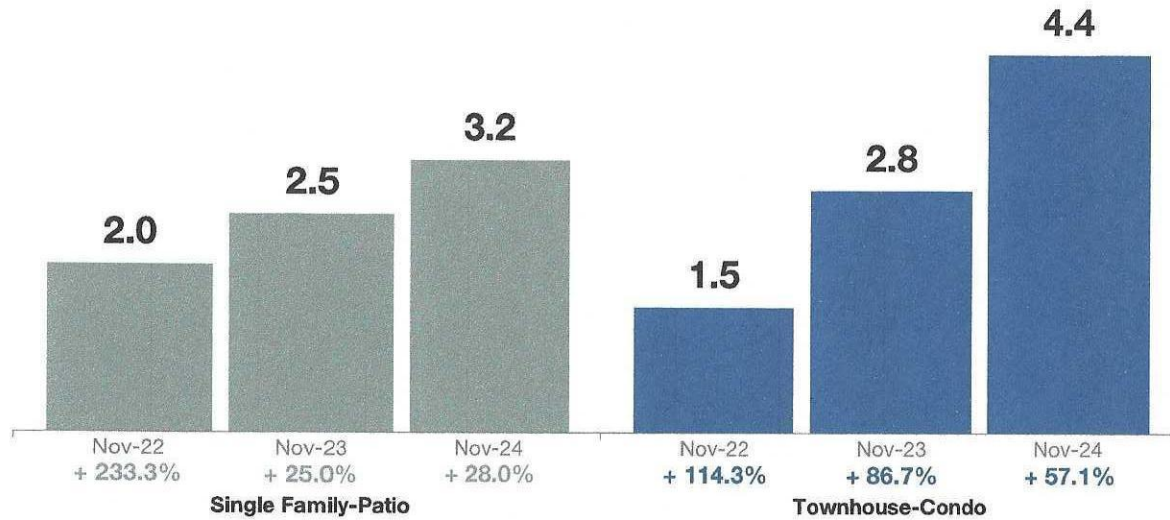
Inventory of Active Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2023	1,756	-4.6%	330	+32.0%
Jan-2024	1,625	+0.8%	351	+34.0%
Feb-2024	1,667	+13.3%	366	+51.9%
Mar-2024	1,771	+18.2%	381	+44.3%
Apr-2024	1,983	+27.4%	439	+77.7%
May-2024	2,397	+41.5%	521	+96.6%
Jun-2024	2,666	+31.1%	571	+87.2%
Jul-2024	2,916	+35.5%	599	+90.8%
Aug-2024	3,010	+34.9%	613	+66.6%
Sep-2024	3,032	+31.1%	622	+62.8%
Oct-2024	2,941	+28.9%	639	+66.4%
Nov-2024	2,623	+20.7%	582	+58.6%

Historical Inventory of Active Listings by Month



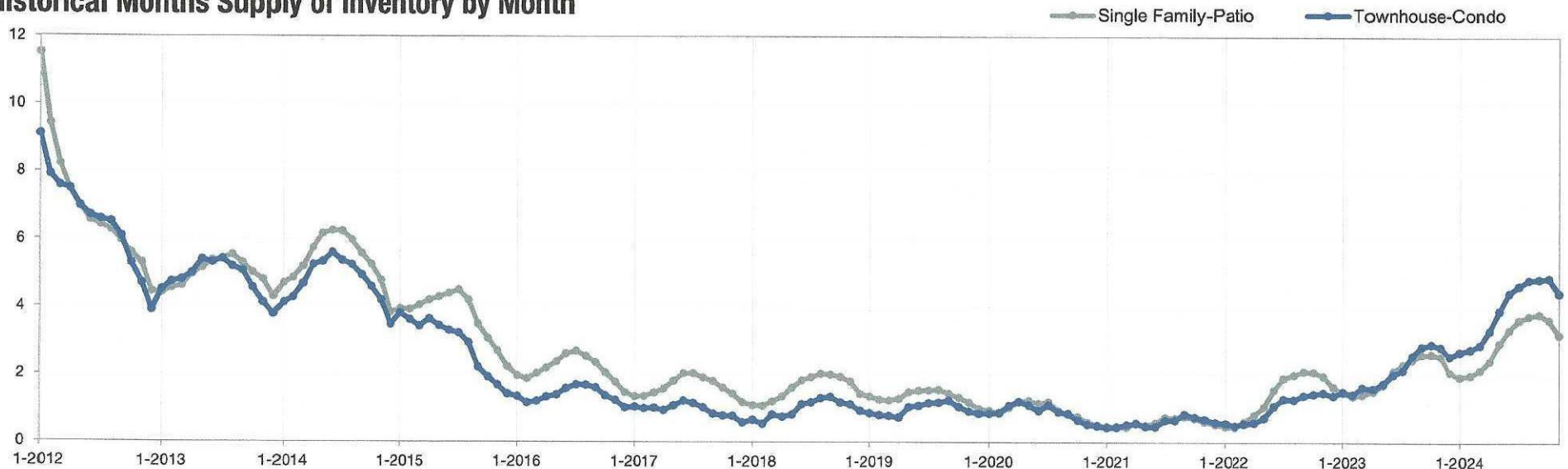
Months Supply of Inventory

November



Months Supply of Inventory	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2023	2.1	+31.3%	2.5	+78.6%
Jan-2024	1.9	+26.7%	2.7	+80.0%
Feb-2024	2.0	+42.9%	2.8	+100.0%
Mar-2024	2.1	+50.0%	2.9	+81.3%
Apr-2024	2.4	+60.0%	3.3	+106.3%
May-2024	2.9	+70.6%	3.9	+129.4%
Jun-2024	3.3	+57.1%	4.4	+120.0%
Jul-2024	3.6	+56.5%	4.6	+119.0%
Aug-2024	3.7	+54.2%	4.8	+84.6%
Sep-2024	3.8	+46.2%	4.8	+71.4%
Oct-2024	3.6	+38.5%	4.9	+69.0%
Nov-2024	3.2	+28.0%	4.4	+57.1%

Historical Months Supply of Inventory by Month



Total Market Overview



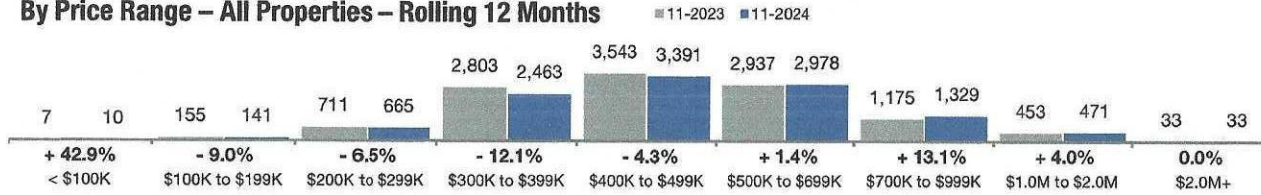
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	11-2023	11-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
New Listings		869	848	- 2.4%	14,011	15,290	+ 9.1%
Pending Sales (PEND, UC, UCSS, RGT)		703	844	+ 20.1%	11,011	11,154	+ 1.3%
Sold Listings		715	883	+ 23.5%	10,957	10,725	- 2.1%
Median Sales Price		\$455,000	\$470,000	+ 3.3%	\$455,000	\$465,327	+ 2.3%
Average Sales Price		\$515,500	\$541,389	+ 5.0%	\$518,667	\$531,436	+ 2.5%
Pct. of List Price Received		98.8%	98.8%	0.0%	99.4%	99.3%	- 0.1%
Days on Market		37	55	+ 48.6%	35	42	+ 20.0%
Housing Affordability Index		77	77	0.0%	77	78	+ 1.3%
Active Listings		2,540	3,205	+ 26.2%	--	--	--
Months Supply of Inventory		2.6	3.3	+ 26.9%	--	--	--

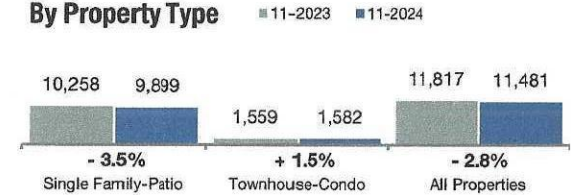
Sold Listings

Actual sales that have closed in a given month.

By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

Compared to Prior Month

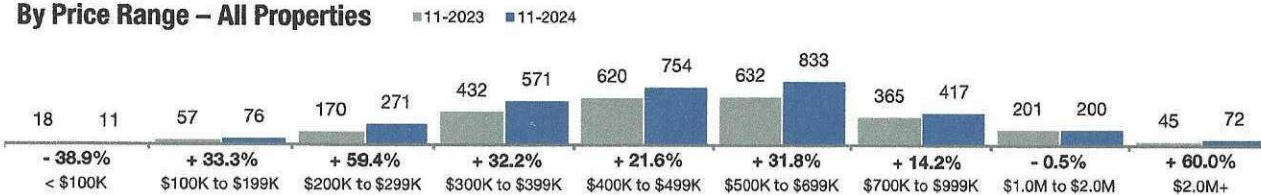
Year to Date

By Price Range	Single Family-Patio Homes			Townhouse-Condo			Single Family-Patio Homes			Townhouse-Condo			Single Family-Patio Homes			Townhouse-Condo		
	11-2023	11-2024	Change	11-2023	11-2024	Change	10-2024	11-2024	Change	10-2024	11-2024	Change	11-2023	11-2024	Change	11-2023	11-2024	Change
\$99,999 and Below	7	9	+28.6%	0	1	--	0	1	--	0	0	--	7	8	+14.3%	0	1	--
\$100,000 to \$199,999	58	46	-20.7%	97	95	-2.1%	4	8	+100.0%	8	9	+12.5%	55	45	-18.2%	93	90	-3.2%
\$200,000 to \$299,999	339	294	-13.3%	372	371	-0.3%	23	27	+17.4%	35	24	-31.4%	306	271	-11.4%	333	340	+2.1%
\$300,000 to \$399,999	2,153	1,838	-14.6%	650	625	-3.8%	175	142	-18.9%	68	44	-35.3%	1,947	1,702	-12.6%	606	579	-4.5%
\$400,000 to \$499,999	3,246	3,054	-5.9%	297	337	+13.5%	276	225	-18.5%	27	23	-14.8%	3,022	2,841	-6.0%	284	316	+11.3%
\$500,000 to \$699,999	2,821	2,863	+1.5%	116	115	-0.9%	234	215	-8.1%	6	2	-66.7%	2,623	2,687	+2.4%	110	110	0.0%
\$700,000 to \$999,999	1,159	1,301	+12.3%	16	28	+75.0%	108	115	+6.5%	3	1	-66.7%	1,095	1,232	+12.5%	14	26	+85.7%
\$1,000,000 to \$1,999,999	444	463	+4.3%	9	8	-11.1%	42	43	+2.4%	0	0	--	422	436	+3.3%	8	8	0.0%
\$2,000,000 and Above	31	31	0.0%	2	2	0.0%	6	4	-33.3%	0	0	--	31	31	0.0%	1	2	+100.0%
All Price Ranges	10,258	9,899	-3.5%	1,559	1,582	+1.5%	868	780	-10.1%	147	103	-29.9%	9,508	9,253	-2.7%	1,449	1,472	+1.6%

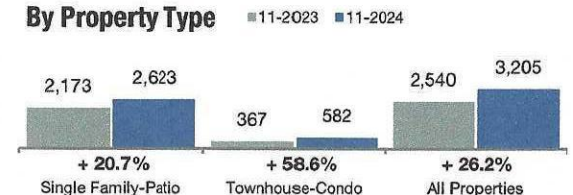
Inventory of Active Listings

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

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		
	11-2023	11-2024	Change	11-2023	11-2024	Change	10-2024	11-2024	Change	10-2024	11-2024	Change	11-2023	11-2024	Change	11-2023	11-2024
\$99,999 and Below	15	8	-46.7%	3	3	0.0%	12	8	-33.3%	3	3	0.0%					
\$100,000 to \$199,999	34	33	-2.9%	23	43	+87.0%	36	33	-8.3%	51	43	-15.7%					
\$200,000 to \$299,999	100	113	+13.0%	70	158	+125.7%	109	113	+3.7%	158	158	0.0%					
\$300,000 to \$399,999	296	372	+25.7%	136	199	+46.3%	403	372	-7.7%	225	199	-11.6%					
\$400,000 to \$499,999	536	629	+17.4%	84	125	+48.8%	696	629	-9.6%	143	125	-12.6%					
\$500,000 to \$699,999	593	790	+33.2%	39	43	+10.3%	886	790	-10.8%	44	43	-2.3%					
\$700,000 to \$999,999	353	410	+16.1%	12	7	-41.7%	489	410	-16.2%	11	7	-36.4%					
\$1,000,000 to \$1,999,999	201	197	-2.0%	0	3	--	236	197	-16.5%	3	3	0.0%					
\$2,000,000 and Above	45	71	+57.8%	0	1	--	74	71	-4.1%	1	1	0.0%					
All Price Ranges	2,173	2,623	+20.7%	367	582	+58.6%	2,941	2,623	-10.8%	639	582	-8.9%					

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.