

Monthly Indicators

Activity for El Paso and Teller Counties Only



December 2024

Percent changes calculated using year-over-year comparisons.

New Listings were up 17.7 percent for single family-patio homes but decreased 0.9 percent for townhouse-condo properties. Pending Sales increased 24.7 percent for single family-patio homes and 4.6 percent for townhouse-condo properties.

The Median Sales Price was up 5.6 percent to \$495,000 for single family-patio homes and 3.0 percent to \$340,000 for townhouse-condo properties. Days on Market increased 24.4 percent for single family-patio homes and 17.9 percent for townhouse-condo properties.

Total housing inventory stood at 1.33 million units heading into December, a 2.9% decrease from the previous month but a 17.7% increase year-over-year, for a 3.8-month supply at the current sales pace. Inventory remains below the 5 – 6 months' supply of a balanced market, and the limited number of homes for sale continues to put upward pressure on sales prices nationwide, with NAR reporting a median existing-home price of \$406,100, a 4.7% increase from one year earlier.

Activity Snapshot

+ 15.5%	+ 5.9%	+ 25.5%
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.

12-2023	12-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
470	553	+ 17.7%	12,475	13,495	+ 8.2%
583	727	+ 24.7%	10,082	10,253	+ 1.7%
646	770	+ 19.2%	10,154	10,023	- 1.3%
\$468,695	\$495,000	+ 5.6%	\$475,000	\$489,964	+ 3.2%
\$530,870	\$553,956	+ 4.3%	\$542,054	\$557,375	+ 2.8%
99.1%	98.9%	- 0.2%	99.4%	99.3%	- 0.1%
45	56	+ 24.4%	36	42	+ 16.7%
79	73	- 7.6%	78	74	- 5.1%
1,756	2,125	+ 21.0%	--	--	--
2.1	2.5	+ 19.0%	--	--	--



Townhouse-Condo Market Overview

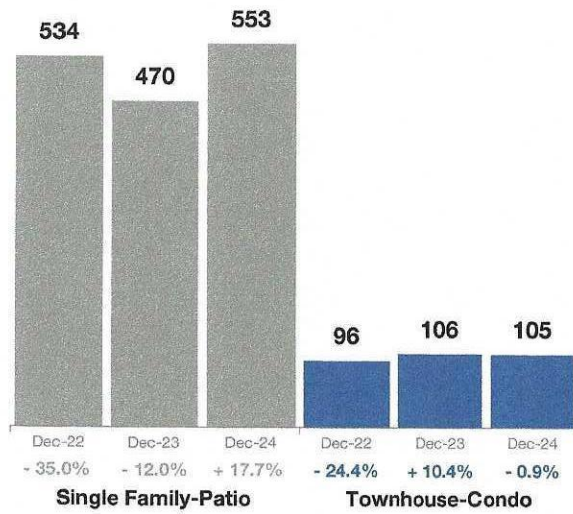
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



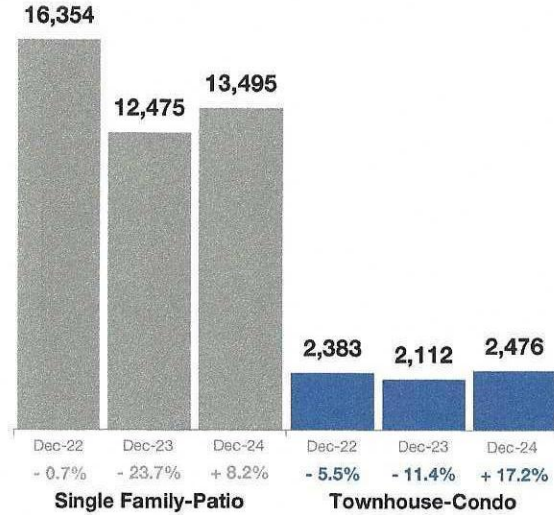
Key Metrics	Historical Sparkbars	12-2023	12-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
New Listings		106	105	- 0.9%	2,112	2,476	+ 17.2%
Pending Sales (PEND, UC, UCSS, RGT)		87	91	+ 4.6%	1,597	1,577	- 1.3%
Sold Listings		110	103	- 6.4%	1,559	1,575	+ 1.0%
Median Sales Price		\$329,950	\$340,000	+ 3.0%	\$339,200	\$345,000	+ 1.7%
Average Sales Price		\$347,772	\$352,434	+ 1.3%	\$359,387	\$365,687	+ 1.8%
Pct. of List Price Received		99.2%	98.5%	- 0.7%	99.4%	98.9%	- 0.5%
Days on Market		56	66	+ 17.9%	32	50	+ 56.3%
Housing Affordability Index		112	107	- 4.5%	109	105	- 3.7%

New Listings

December

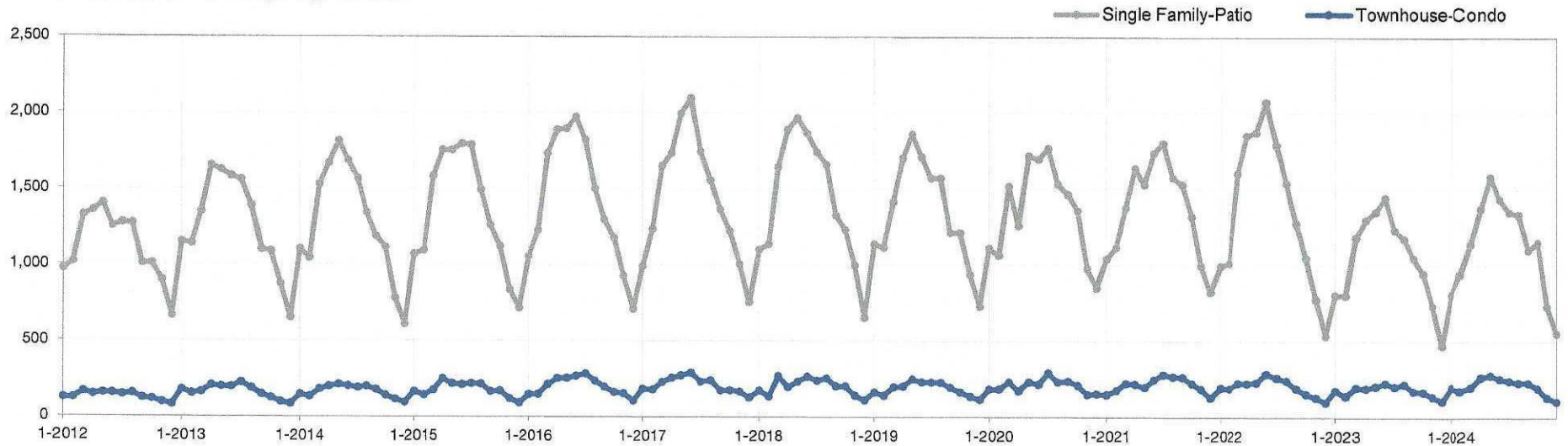


Year to Date



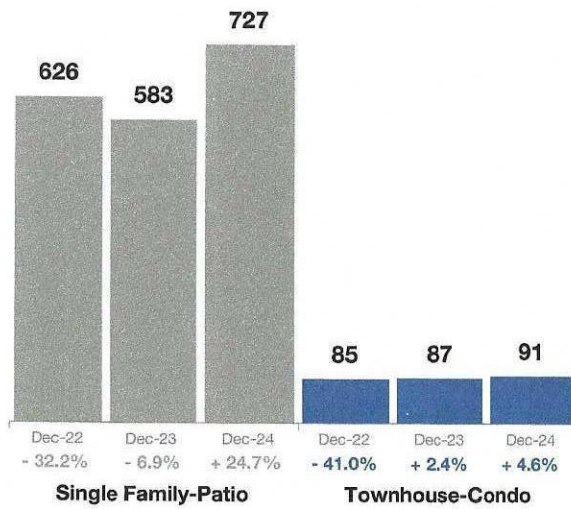
New Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2024	809	+0.7%	195	+12.1%
Feb-2024	939	+17.2%	174	+26.1%
Mar-2024	1,139	-3.6%	198	+2.1%
Apr-2024	1,373	+5.9%	263	+39.2%
May-2024	1,580	+17.0%	275	+35.5%
Jun-2024	1,436	-0.5%	252	+13.0%
Jul-2024	1,350	+9.7%	238	+19.0%
Aug-2024	1,335	+13.8%	229	+6.0%
Sep-2024	1,100	+5.1%	227	+34.3%
Oct-2024	1,151	+21.8%	190	+15.9%
Nov-2024	730	-0.4%	130	-4.4%
Dec-2024	553	+17.7%	105	-0.9%

Historical New Listings by Month

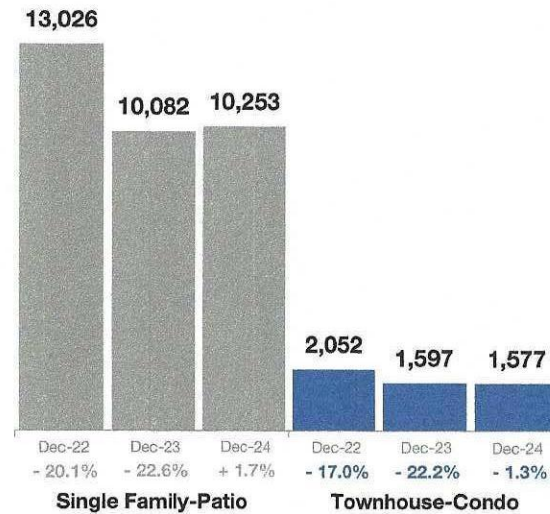


Pending Sales (PEND, UC, UCSS, RGT)

December

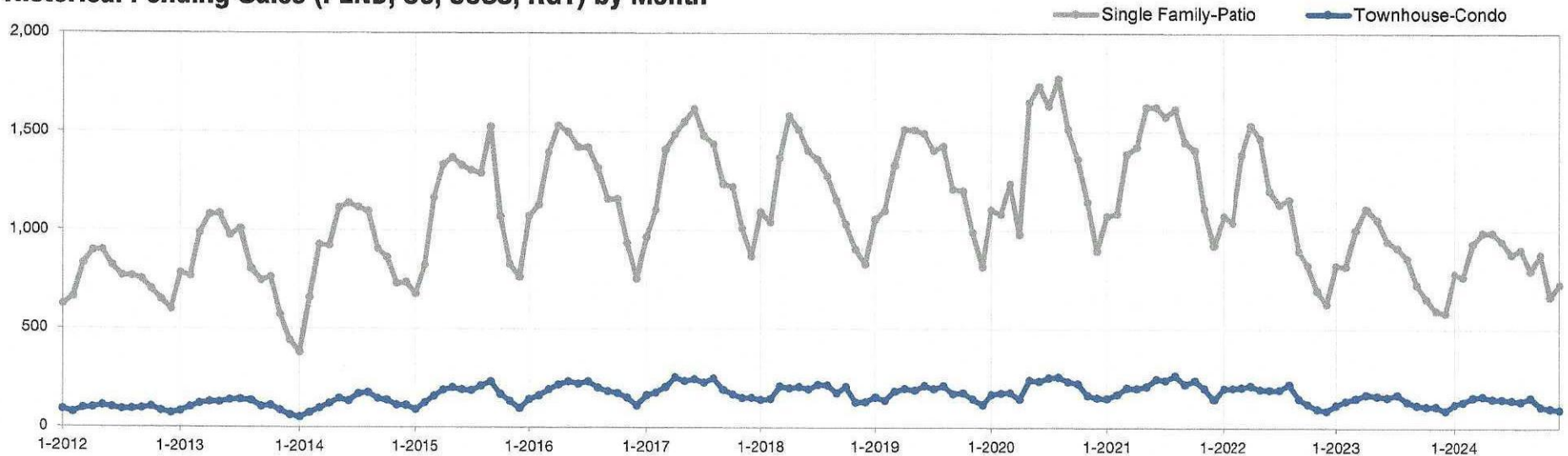


Year to Date



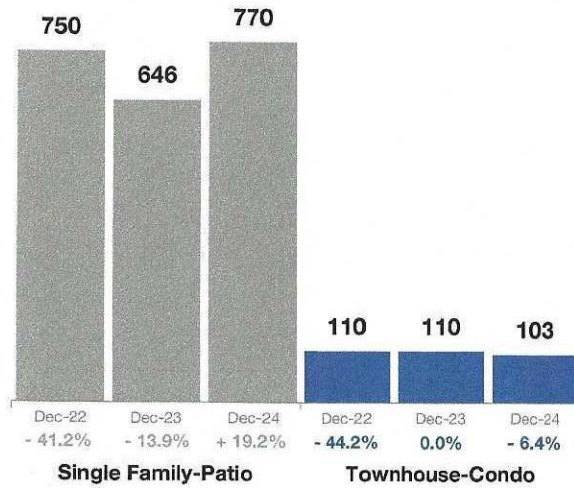
Pending Sales (PEND, UC, UCSS, RGT)	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2024	781	-5.0%	119	+4.4%
Feb-2024	766	-6.5%	130	-3.7%
Mar-2024	935	-6.8%	154	+3.4%
Apr-2024	989	-11.0%	160	-4.8%
May-2024	989	-6.3%	146	-9.3%
Jun-2024	945	-0.1%	145	-5.8%
Jul-2024	879	-3.6%	139	-17.3%
Aug-2024	903	+5.1%	134	+2.3%
Sep-2024	797	+9.9%	153	+34.2%
Oct-2024	877	+34.3%	108	+0.9%
Nov-2024	665	+12.0%	98	-10.1%
Dec-2024	727	+24.7%	91	+4.6%

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

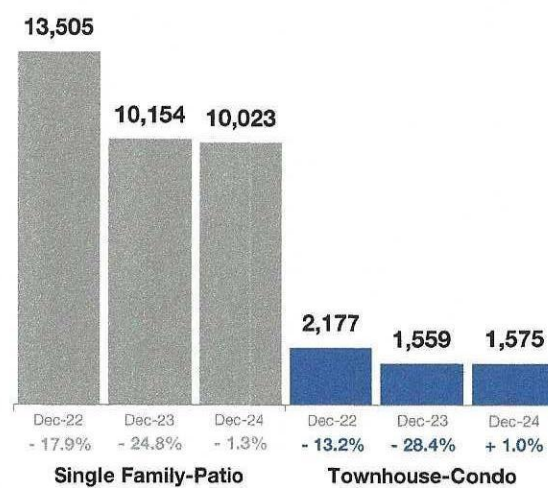


Sold Listings

December

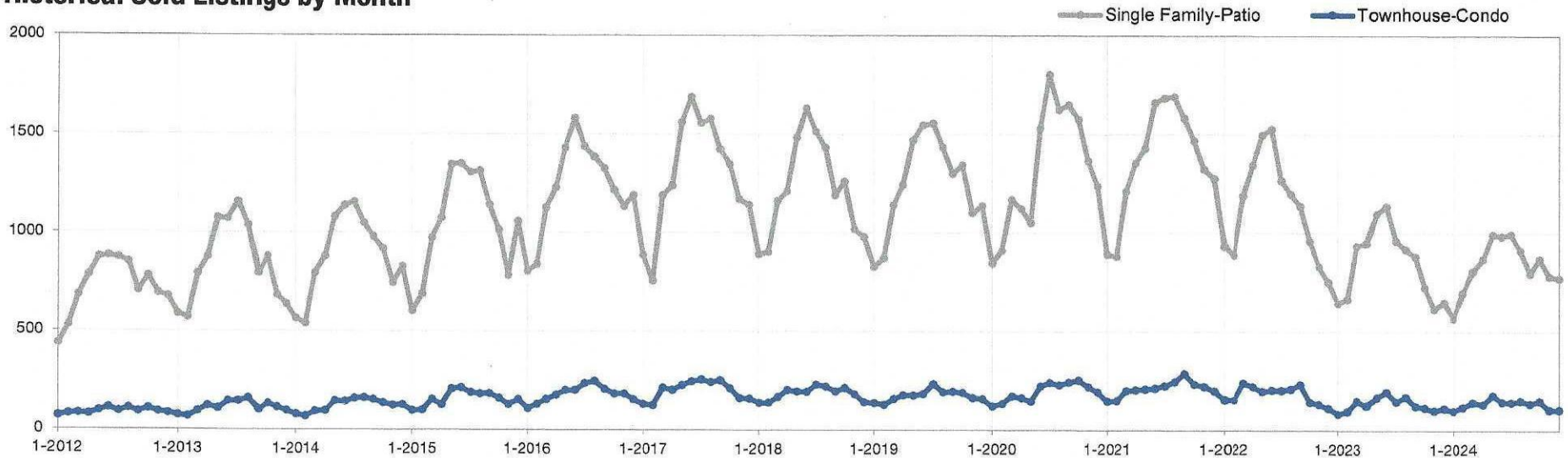


Year to Date



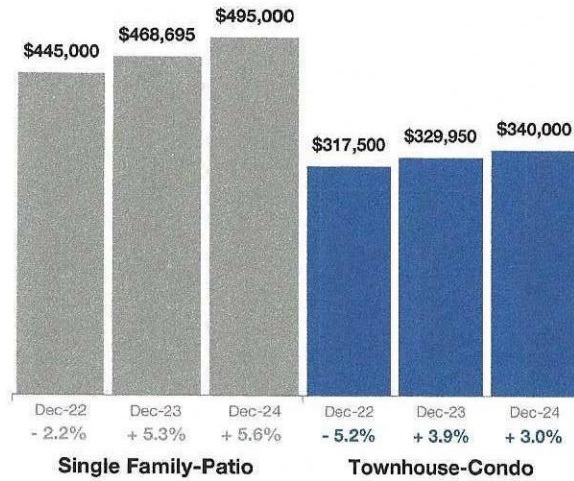
Sold Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2024	566	-12.0%	97	+19.8%
Feb-2024	695	+4.8%	115	+22.3%
Mar-2024	804	-13.9%	139	-5.4%
Apr-2024	867	-8.3%	130	+4.8%
May-2024	991	-9.7%	176	+6.7%
Jun-2024	983	-13.3%	142	-26.4%
Jul-2024	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%
Dec-2024	770	+19.2%	103	-6.4%

Historical Sold Listings by Month

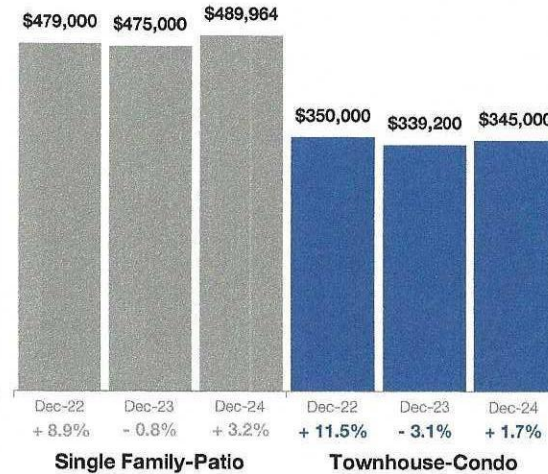


Median Sales Price

December

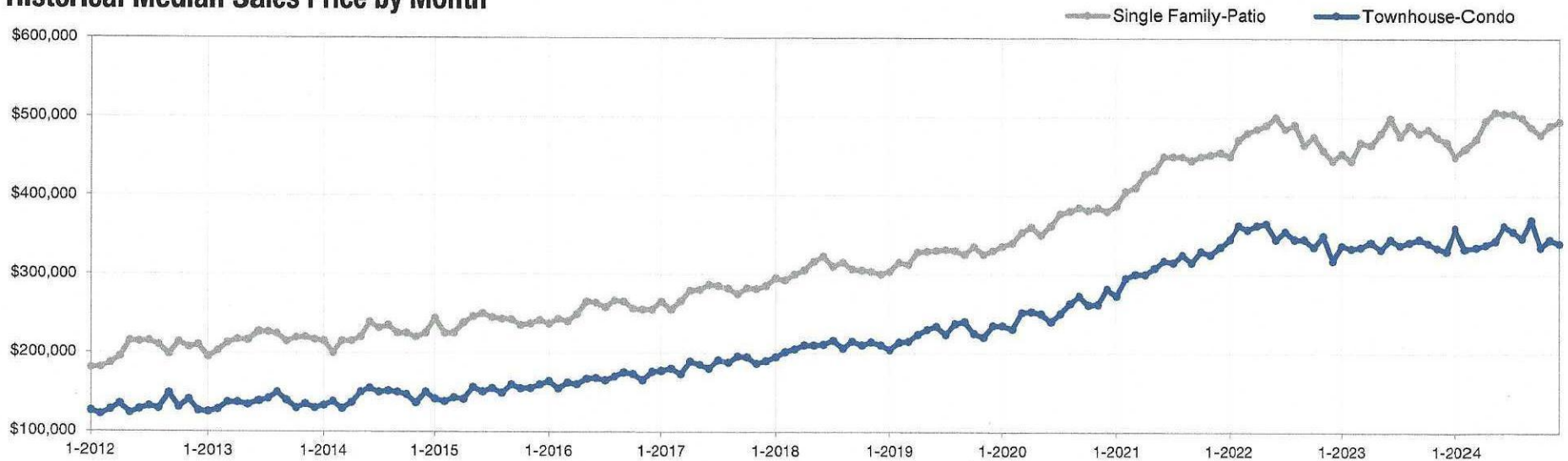


Year to Date



Median Sales Price	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Dec-2024	\$495,000	+5.6%	\$340,000	+3.0%

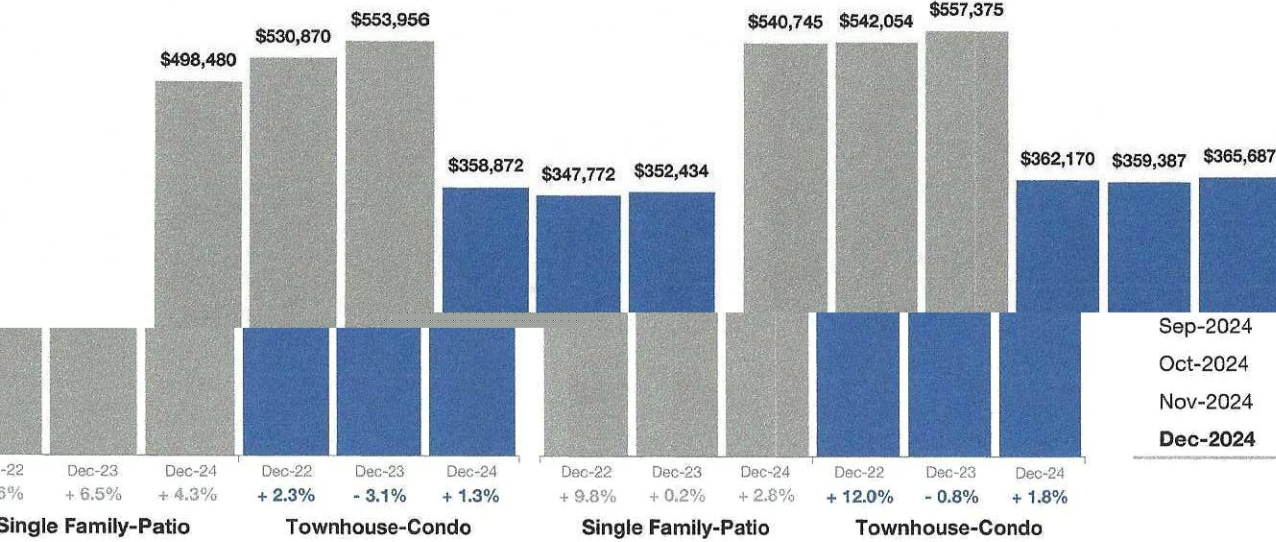
Historical Median Sales Price by Month



Average Sales Price

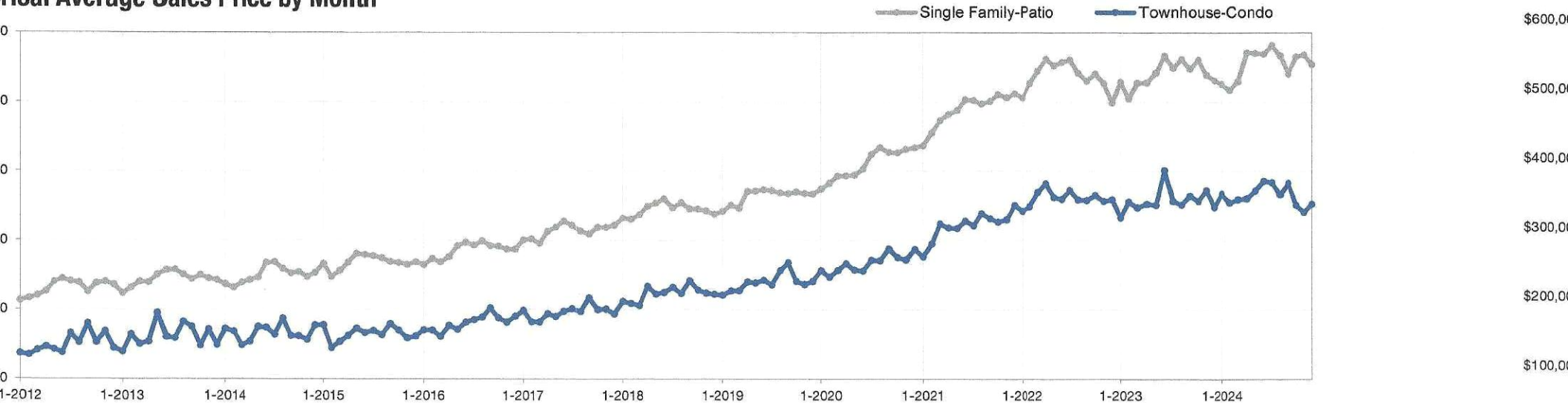
December

Year to Date



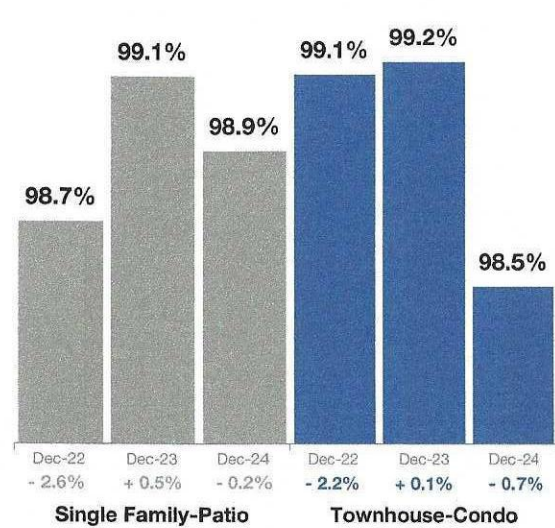
Avg. Sales Price	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2024	\$525,551	-0.6%	\$367,491	+10.5%
Feb-2024	\$517,091	+2.5%	\$354,270	-0.4%
Mar-2024	\$529,543	+0.4%	\$359,223	+3.4%
Apr-2024	\$571,027	+8.2%	\$360,278	+2.2%
May-2024	\$570,388	+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%
Dec-2024	\$553,956	+4.3%	\$352,434	+1.3%

Historical Average Sales Price by Month

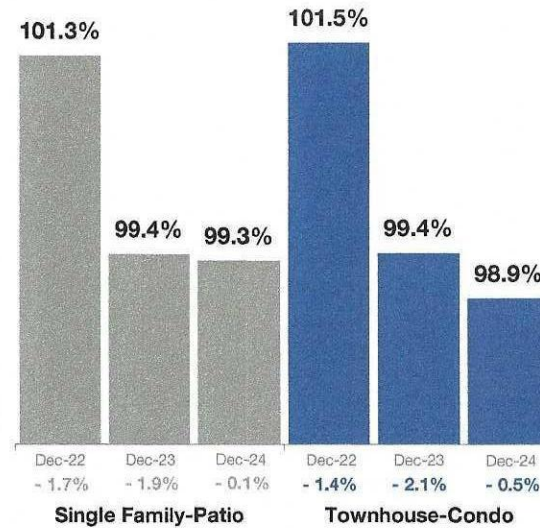


Percent of List Price Received

December

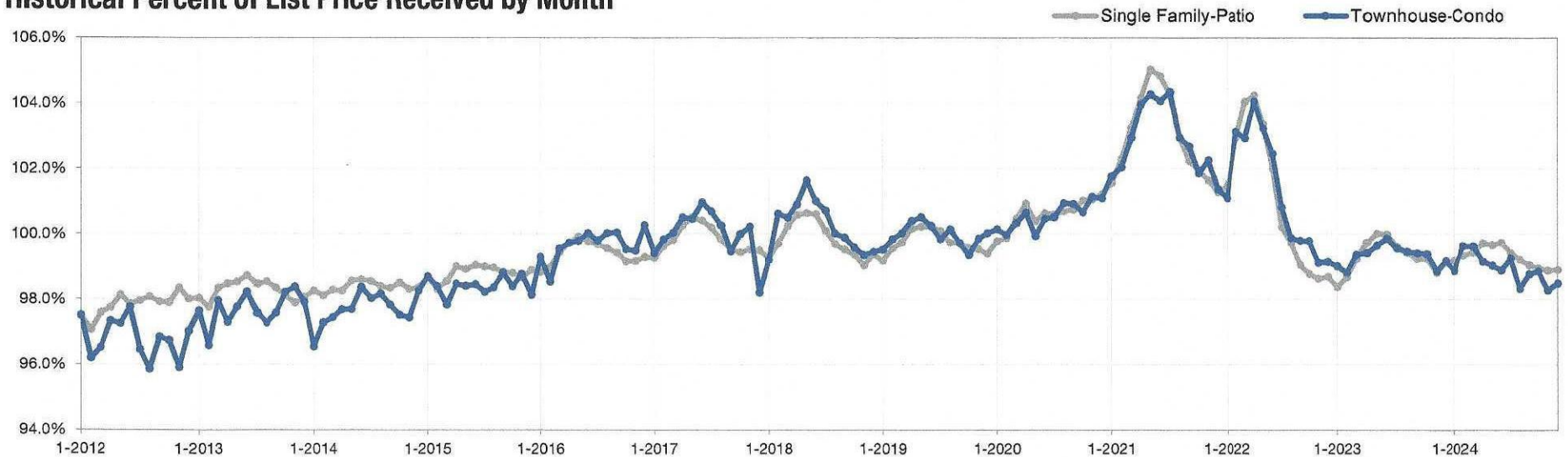


Year to Date



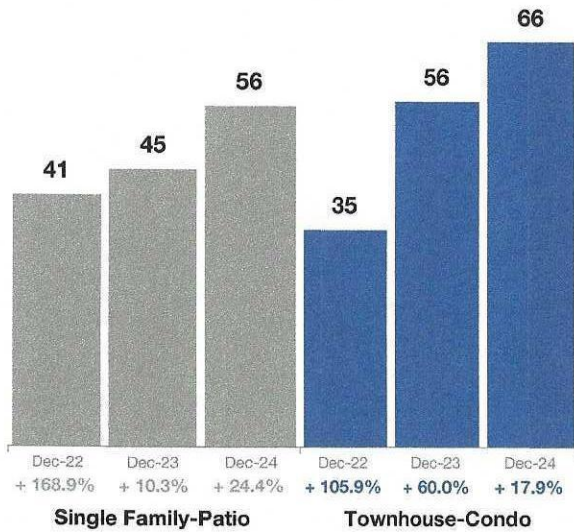
Pct. of List Price Received	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2024	99.2%	+0.8%	98.9%	-0.1%
Feb-2024	99.3%	+0.6%	99.6%	+0.8%
Mar-2024	99.4%	+0.2%	99.6%	+0.2%
Apr-2024	99.7%	0.0%	99.2%	-0.2%
May-2024	99.7%	-0.3%	99.0%	-0.6%
Jun-2024	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%
Dec-2024	98.9%	-0.2%	98.5%	-0.7%

Historical Percent of List Price Received by Month

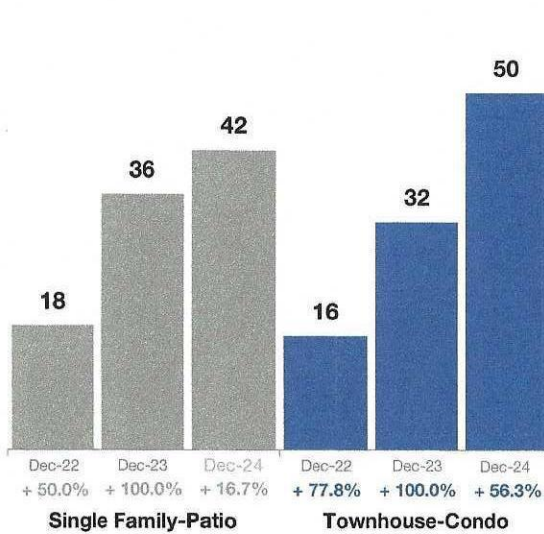


Days on Market Until Sale

December

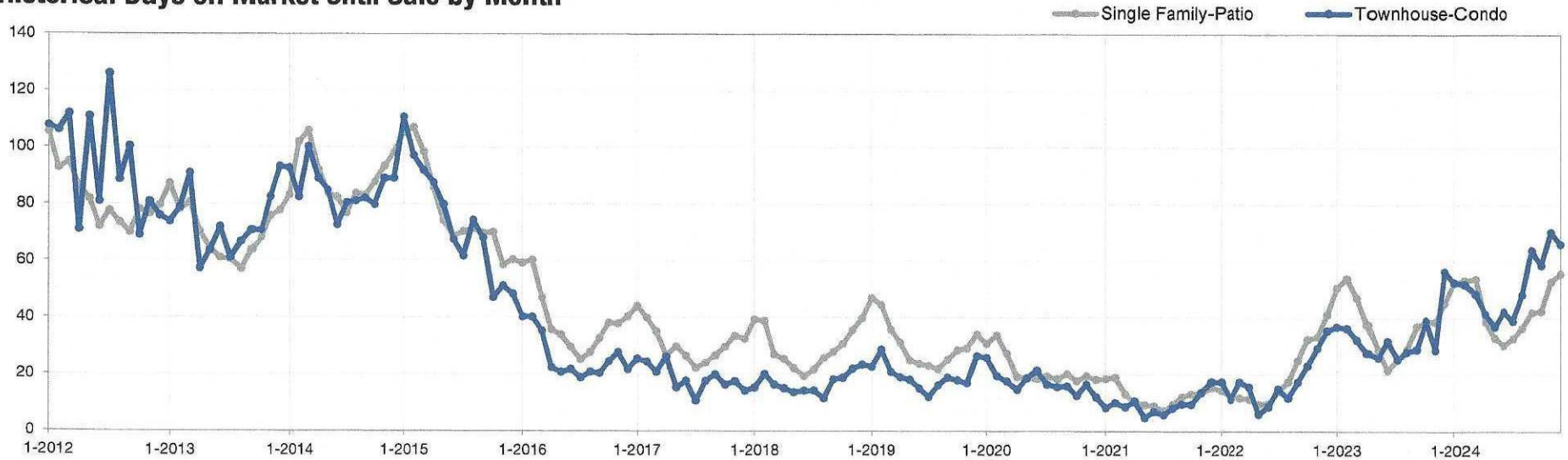


Year to Date



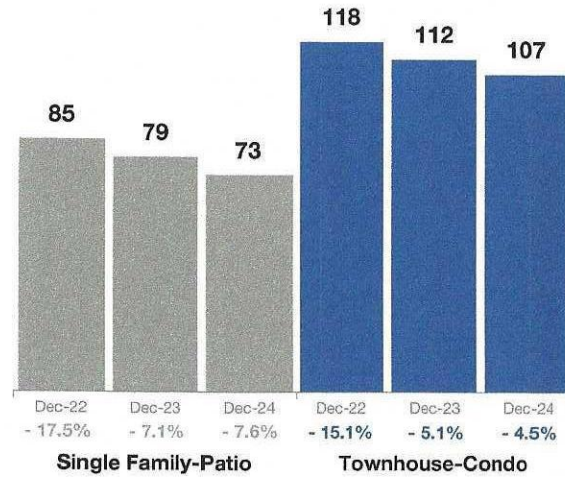
Days on Market Until Sale	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2024	52	+2.0%	52	+40.5%
Feb-2024	53	-1.9%	52	+44.4%
Mar-2024	54	+14.9%	48	+50.0%
Apr-2024	39	+2.6%	41	+46.4%
May-2024	33	+13.8%	37	+42.3%
Jun-2024	30	+42.9%	42	+31.3%
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%
Dec-2024	56	+24.4%	66	+17.9%

Historical Days on Market Until Sale by Month



Housing Affordability Index

December

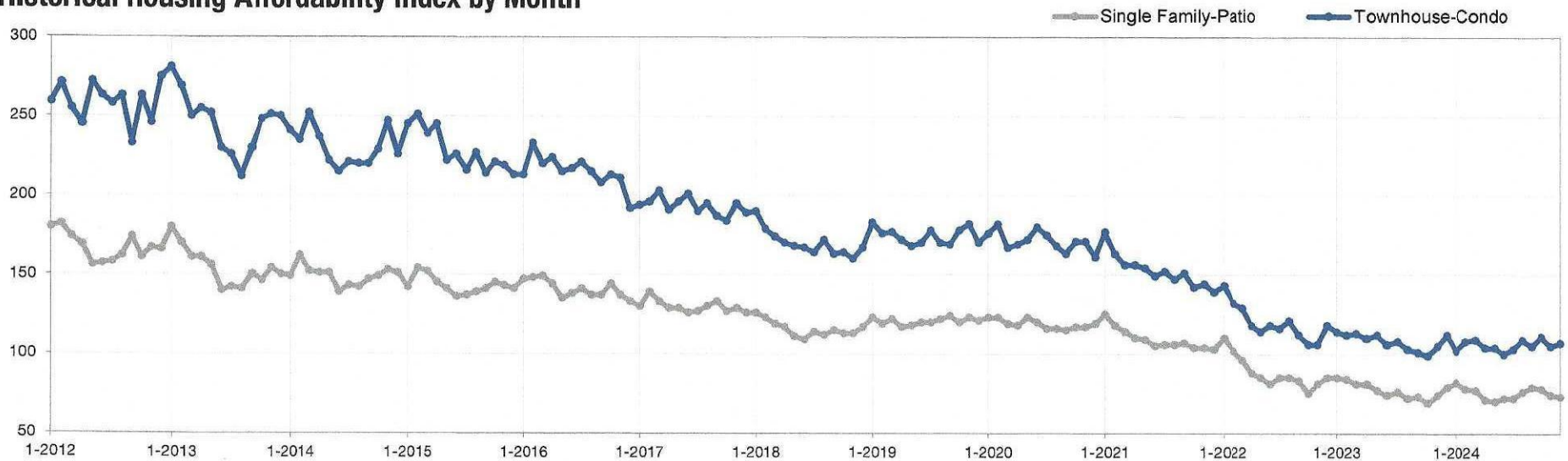


Year to Date



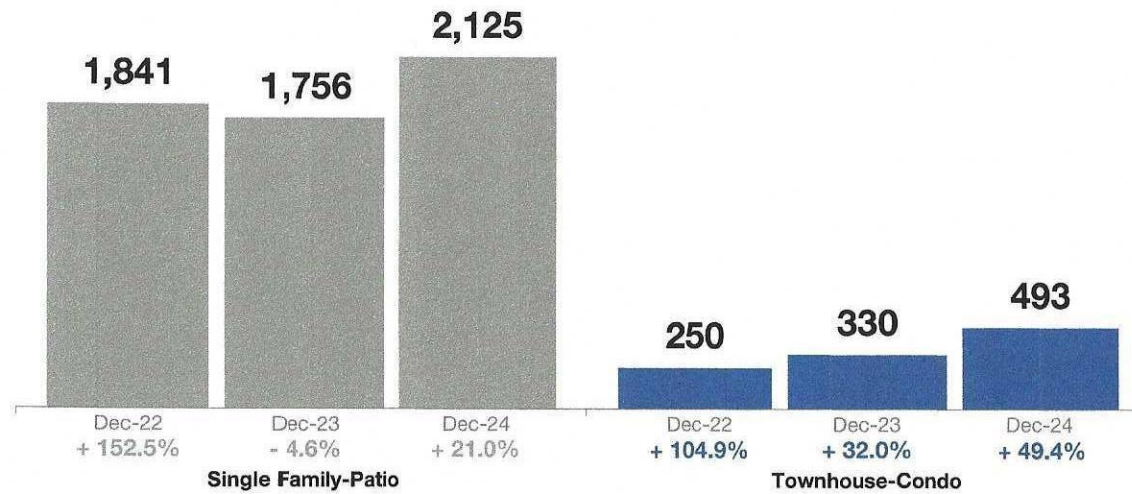
Housing Affordability Index	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2024	82	-3.5%	102	-10.5%
Feb-2024	78	-7.1%	108	-3.6%
Mar-2024	77	-4.9%	109	-3.5%
Apr-2024	71	-12.3%	104	-5.5%
May-2024	70	-9.1%	104	-7.1%
Jun-2024	72	-2.7%	100	-5.7%
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%
Dec-2024	73	-7.6%	107	-4.5%

Historical Housing Affordability Index by Month



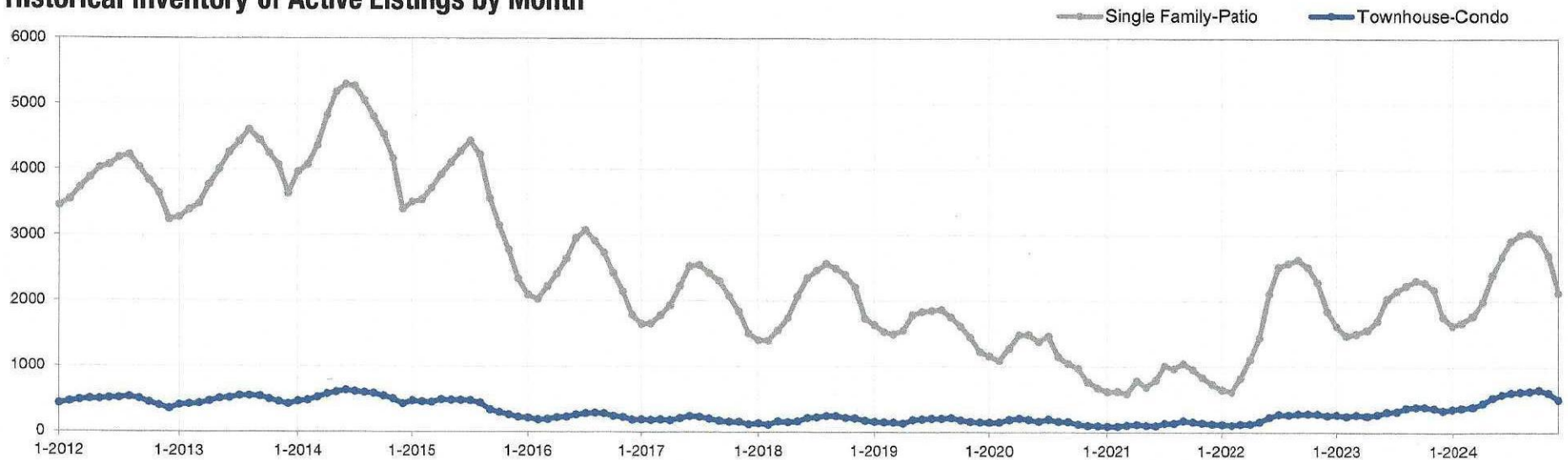
Inventory of Active Listings

December



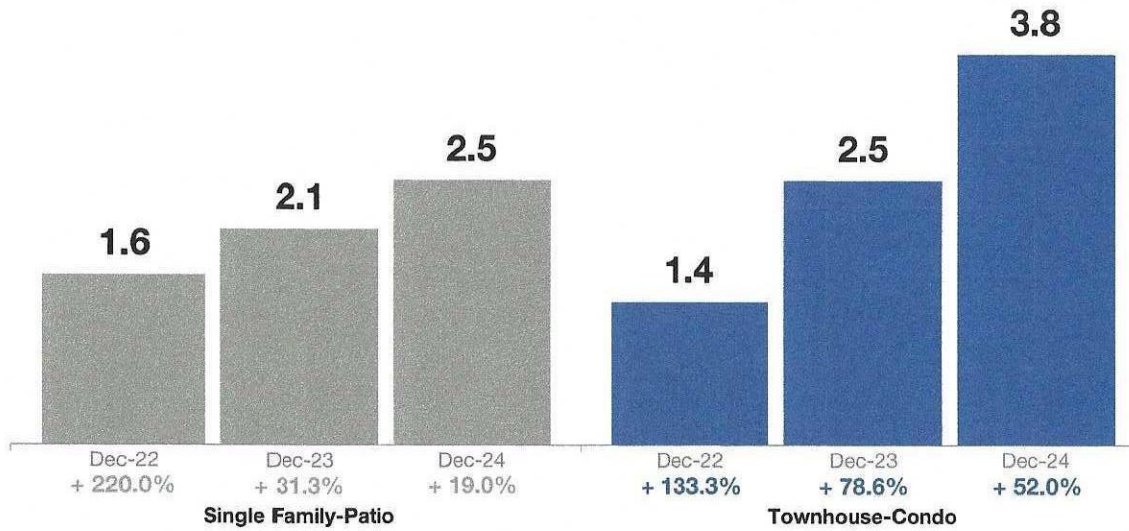
Inventory of Active Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jan-2024	1,625	+0.8%	351	+34.0%
Feb-2024	1,667	+13.3%	366	+51.9%
Mar-2024	1,771	+18.2%	382	+44.7%
Apr-2024	1,984	+27.5%	440	+78.1%
May-2024	2,398	+41.6%	522	+97.0%
Jun-2024	2,667	+31.2%	572	+87.5%
Jul-2024	2,917	+35.5%	600	+91.1%
Aug-2024	3,012	+34.9%	614	+66.8%
Sep-2024	3,039	+31.4%	624	+63.4%
Oct-2024	2,961	+29.8%	643	+67.4%
Nov-2024	2,696	+24.1%	598	+62.9%
Dec-2024	2,125	+21.0%	493	+49.4%

Historical Inventory of Active Listings by Month



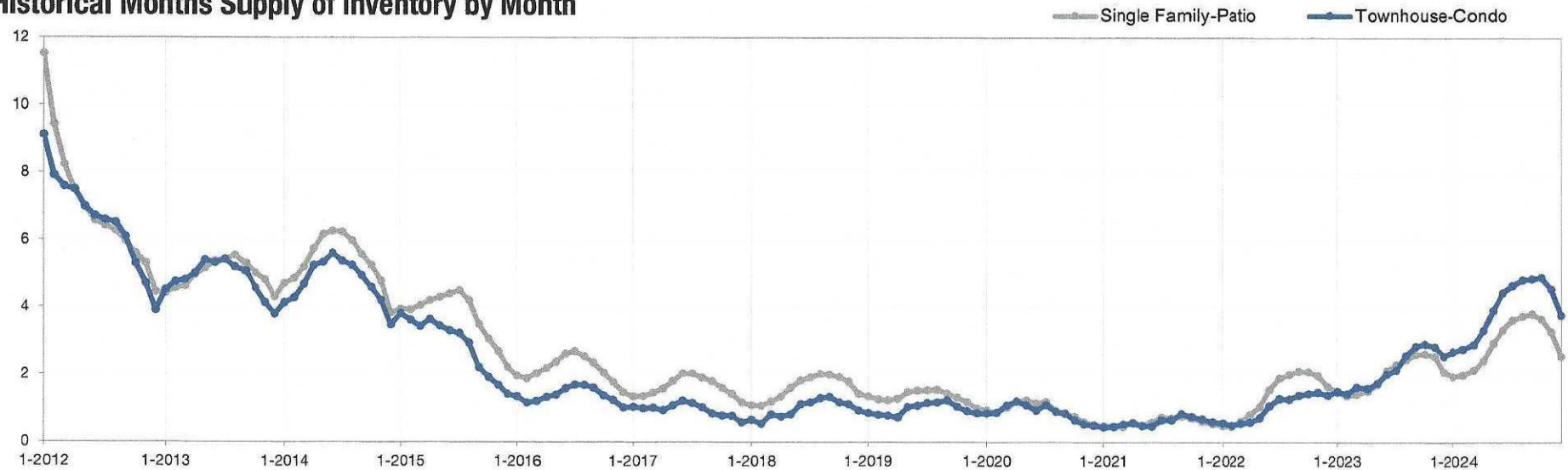
Months Supply of Inventory

December



Months Supply of Inventory	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	3.7	+42.3%	4.9	+69.0%
Nov-2024	3.3	+32.0%	4.5	+60.7%
Dec-2024	2.5	+19.0%	3.8	+52.0%

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.

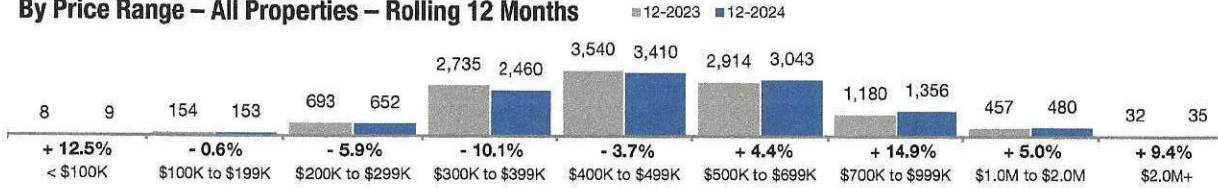
Key Metrics	Historical Sparkbars	12-2023	12-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
New Listings		576	658	+ 14.2%	14,587	15,971	+ 9.5%
Pending Sales (PEND, UC, UCSS, RGT)		670	818	+ 22.1%	11,679	11,830	+ 1.3%
Sold Listings		756	873	+ 15.5%	11,713	11,598	- 1.0%
Median Sales Price		\$447,500	\$474,000	+ 5.9%	\$455,000	\$467,500	+ 2.7%
Average Sales Price		\$504,228	\$530,180	+ 5.1%	\$517,735	\$531,342	+ 2.6%
Pct. of List Price Received		99.1%	98.8%	- 0.3%	99.4%	99.3%	- 0.1%
Days on Market		47	57	+ 21.3%	36	43	+ 19.4%
Housing Affordability Index		83	77	- 7.2%	81	78	- 3.7%
Active Listings		2,086	2,618	+ 25.5%	--	--	--
Months Supply of Inventory		2.1	2.7	+ 28.6%	--	--	--

Sold Listings

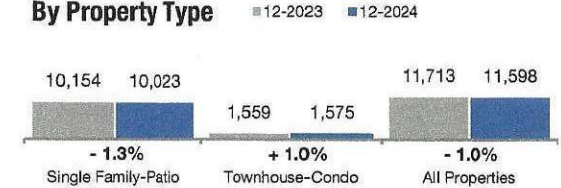
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

Compared to Prior Month

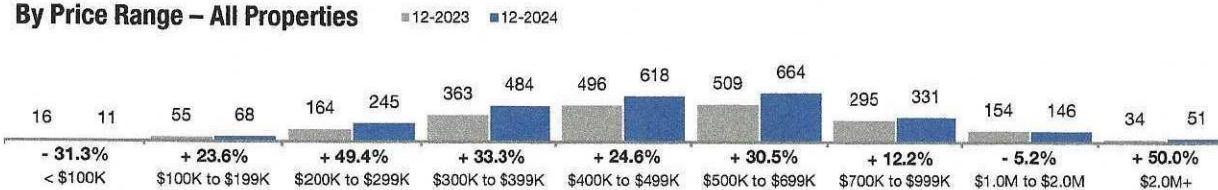
Year to Date

By Price Range	Single Family-Patio Homes			Townhouse-Condo			Single Family-Patio Homes			Townhouse-Condo			Single Family-Patio Homes			Townhouse-Condo		
	12-2023	12-2024	Change	12-2023	12-2024	Change	11-2024	12-2024	Change	11-2024	12-2024	Change	12-2023	12-2024	Change	12-2023	12-2024	Change
\$99,999 and Below	8	8	0.0%	0	1	--	1	0	-100.0%	0	0	--	8	8	0.0%	0	1	--
\$100,000 to \$199,999	56	50	-10.7%	98	103	+5.1%	8	5	-37.5%	9	13	+44.4%	56	50	-10.7%	98	103	+5.1%
\$200,000 to \$299,999	329	295	-10.3%	364	357	-1.9%	27	24	-11.1%	24	17	-29.2%	329	295	-10.3%	364	357	-1.9%
\$300,000 to \$399,999	2,083	1,845	-11.4%	652	615	-5.7%	142	143	+0.7%	44	36	-18.2%	2,083	1,845	-11.4%	652	615	-5.7%
\$400,000 to \$499,999	3,235	3,066	-5.2%	305	344	+12.8%	225	225	0.0%	23	28	+21.7%	3,235	3,066	-5.2%	305	344	+12.8%
\$500,000 to \$699,999	2,799	2,925	+4.5%	115	118	+2.6%	215	238	+10.7%	2	8	+300.0%	2,799	2,925	+4.5%	115	118	+2.6%
\$700,000 to \$999,999	1,164	1,329	+14.2%	16	27	+68.8%	115	97	-15.7%	1	1	0.0%	1,164	1,329	+14.2%	16	27	+68.8%
\$1,000,000 to \$1,999,999	449	472	+5.1%	8	8	0.0%	43	36	-16.3%	0	0	--	449	472	+5.1%	8	8	0.0%
\$2,000,000 and Above	31	33	+6.5%	1	2	+100.0%	4	2	-50.0%	0	0	--	31	33	+6.5%	1	2	+100.0%
All Price Ranges	10,154	10,023	-1.3%	1,559	1,575	+1.0%	780	770	-1.3%	103	103	0.0%	10,154	10,023	-1.3%	1,559	1,575	+1.0%

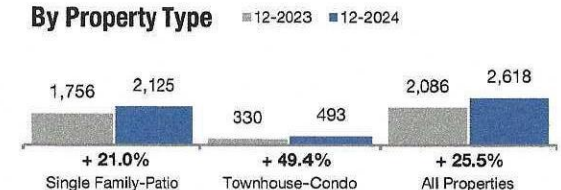
Inventory of Active Listings

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		
	12-2023	12-2024	Change	12-2023	12-2024	Change	11-2024	12-2024	Change	11-2024	12-2024	Change	12-2023	12-2024	Change	12-2023	12-2024	Change
\$99,999 and Below	13	8	-38.5%	3	3	0.0%	8	8	0.0%	3	3	0.0%	13	8	-38.5%	3	3	0.0%
\$100,000 to \$199,999	34	30	-11.8%	21	38	+81.0%	33	30	-9.1%	43	38	-11.6%	34	30	-11.8%	21	38	+81.0%
\$200,000 to \$299,999	89	100	+12.4%	75	145	+93.3%	116	100	-13.8%	162	145	-10.5%	89	100	+12.4%	75	145	+93.3%
\$300,000 to \$399,999	258	320	+24.0%	105	164	+56.2%	389	320	-17.7%	204	164	-19.6%	258	320	+24.0%	105	164	+56.2%
\$400,000 to \$499,999	417	516	+23.7%	79	102	+29.1%	652	516	-20.9%	131	102	-22.1%	417	516	+23.7%	79	102	+29.1%
\$500,000 to \$699,999	477	630	+32.1%	32	34	+6.3%	808	630	-22.0%	44	34	-22.7%	477	630	+32.1%	32	34	+6.3%
\$700,000 to \$999,999	282	326	+15.6%	13	5	-61.5%	418	326	-22.0%	7	5	-28.6%	282	326	+15.6%	13	5	-61.5%
\$1,000,000 to \$1,999,999	152	144	-5.3%	2	2	0.0%	201	144	-28.4%	3	2	-33.3%	152	144	-5.3%	2	2	0.0%
\$2,000,000 and Above	34	51	+50.0%	0	0	--	71	51	-28.2%	1	0	-100.0%	34	51	+50.0%	0	0	--
All Price Ranges	1,756	2,125	+21.0%	330	493	+49.4%	2,696	2,125	-21.2%	598	493	-17.6%	1,756	2,125	+21.0%	330	493	+49.4%

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.