

Monthly Indicators

Activity for El Paso and Teller Counties Only



February 2025

Percent changes calculated using year-over-year comparisons.

New Listings remained flat for single family-patio homes but increased 3.4 percent for townhouse-condo properties. Pending Sales increased 25.7 percent for single family-patio homes and 17.1 percent for townhouse-condo properties.

The Median Sales Price was up 3.3 percent to \$475,000 for single family-patio homes but decreased 2.4 percent to \$325,000 for townhouse-condo properties. Days on Market increased 15.1 percent for single family-patio homes and 42.3 percent for townhouse-condo properties.

The limited number of properties for sale has continued to push home prices higher nationwide. At last measure, the national median existing-home price was \$396,900, a 4.8% increase from one year earlier, with prices up in all four regions, according to NAR. Meanwhile, total housing inventory heading into February stood at 1.18 million units, up 3.5% month-over-month and 16.8% year-over-year, for a 3.5-month supply at the current sales pace.

Activity Snapshot

- 9.0%

One-Year Change in
Sold Listings
All Properties

+ 3.0%

One-Year Change in
Median Sales Price
All Properties

+ 26.2%

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.

Single Family-Patio Market Overview	2
Townhouse-Condo Market Overview	3
New Listings	4
Pending Sales (Pending, Under Contract, Under Contract Short Sale, First Right of Refusal)	5
Sold Listings	6
Median Sales Price	7
Average Sales Price	8
Percent of List Price Received	9
Days on Market Until Sale	10
Housing Affordability Index	11
Inventory of Active Listings	12
Months Supply of Inventory	13
Total Market Overview	14
Sold Listings and Inventory by Price Range	15
Glossary of Terms	16



Single Family-Patio Market Overview

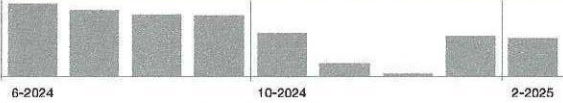
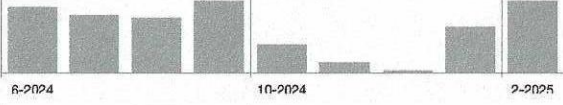



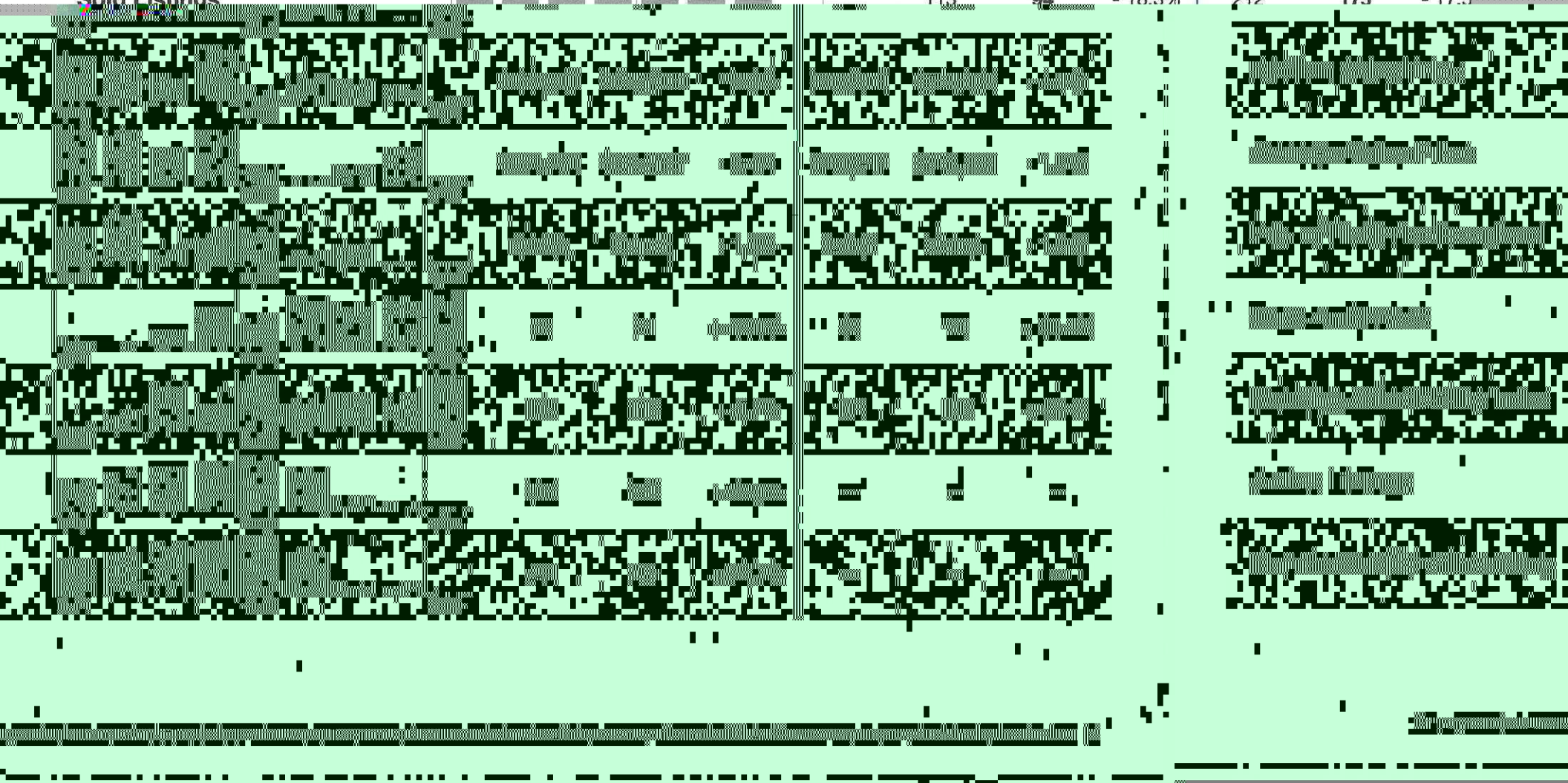
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	2-2024	2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		939	939	0.0%	1,747	1,961	+ 12.2%
Pending Sales (PEND, UC, UCSS, RGT)		764	960	+ 25.7%	1,543	1,737	+ 12.6%
Sold Listings		695	643	- 7.5%	1,261	1,246	- 1.2%
Median Sales Price		\$460,000	\$475,000	+ 3.3%	\$455,000	\$480,495	+ 5.6%
Average Sales Price		\$517,091	\$550,208	+ 6.4%	\$520,888	\$549,747	+ 5.5%
Pct. of List Price Received		99.3%	99.0%	- 0.3%	99.3%	98.9%	- 0.4%
Days on Market		53	61	+ 15.1%	53	64	+ 20.8%
Housing Affordability Index		78	77	- 1.3%	79	76	- 3.8%
Active Listings		1,666	2,082	+ 25.0%	--	--	--
Months Supply of Inventory		2.0	2.5	+ 25.0%	--	--	--

Townhouse-Condo Market Overview

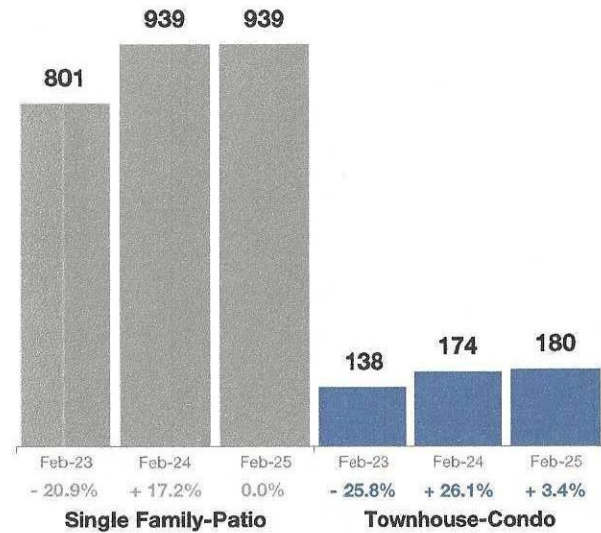
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	2-2024	2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		174	180	+ 3.4%	369	365	- 1.1%
Pending Sales (PEND, UC, UCSS, RGT)		129	151	+ 17.1%	248	276	+ 11.3%
Sold Listings		115	94	- 18.3%	212	175	- 17.5%

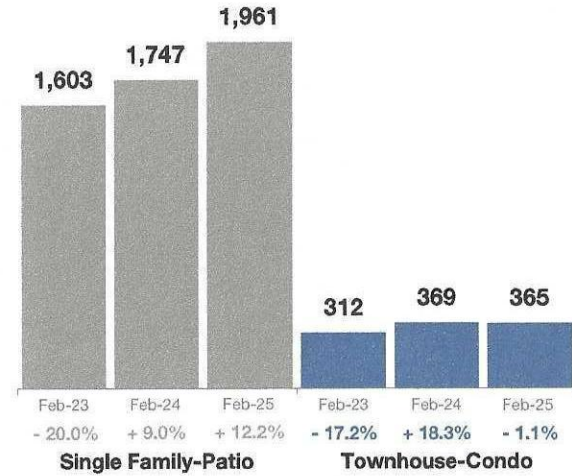


New Listings

February

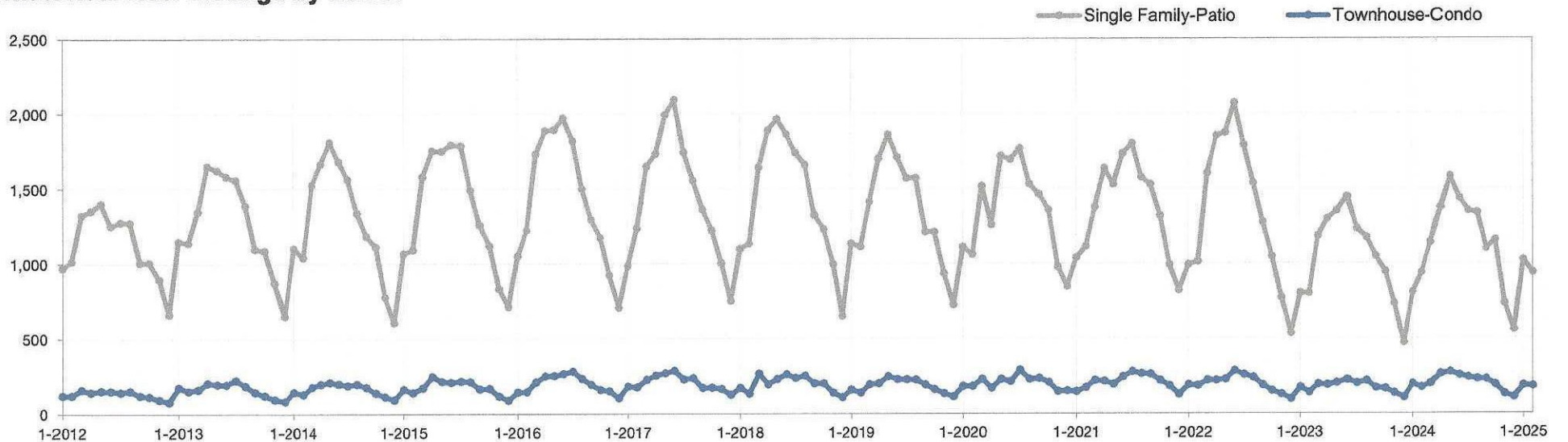


Year to Date



New Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2024	1,139	-3.6%	198	+2.1%
Apr-2024	1,374	+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	1,339	+14.2%	229	+6.0%
Sep-2024	1,098	+4.9%	227	+34.3%
Oct-2024	1,154	+22.1%	191	+16.5%
Nov-2024	734	+0.1%	129	-5.1%
Dec-2024	558	+18.5%	107	+0.9%
Jan-2025	1,022	+26.5%	185	-5.1%
Feb-2025	939	0.0%	180	+3.4%

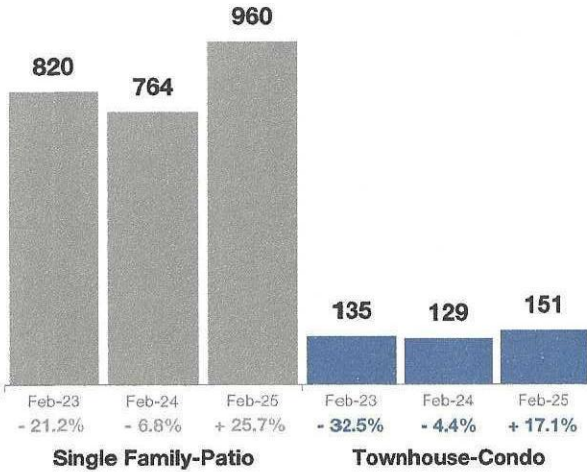
Historical New Listings by Month



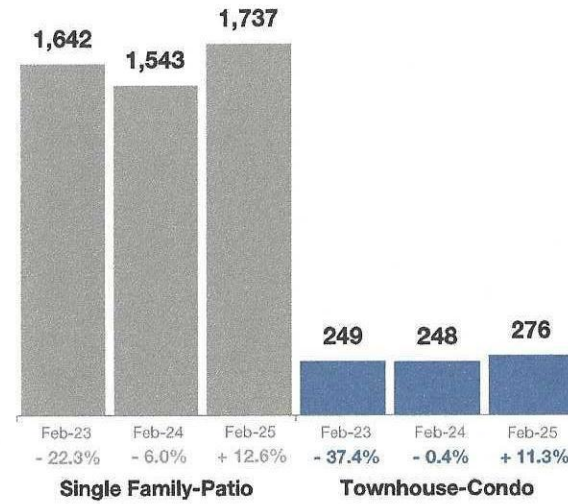
Pending Sales (PEND, UC, UCSS, RGT)



February

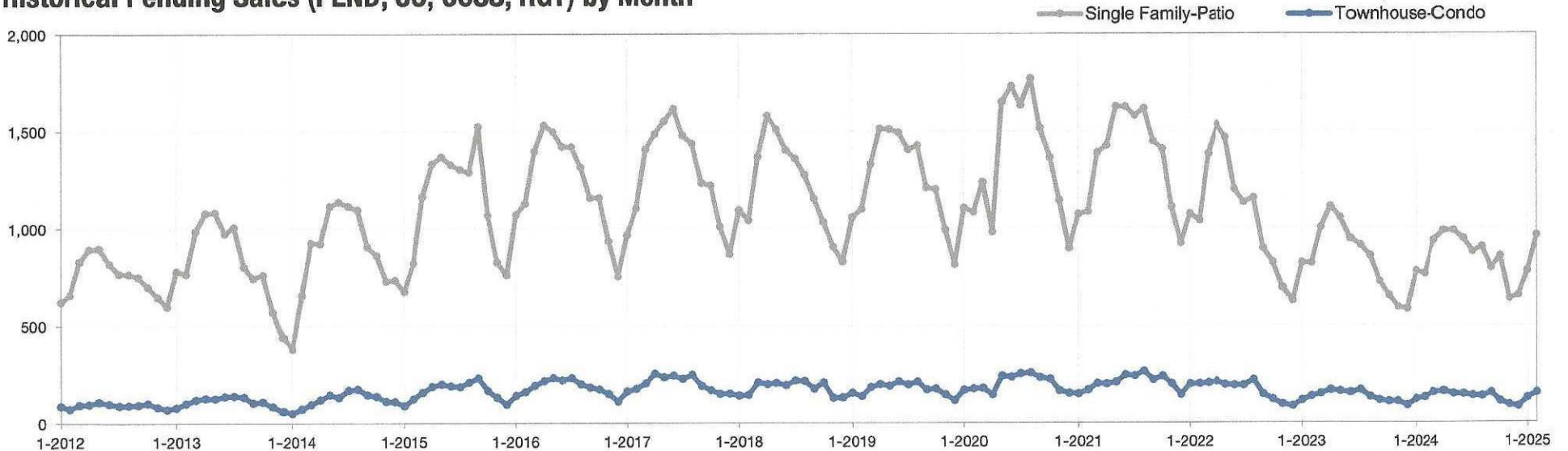


Year to Date



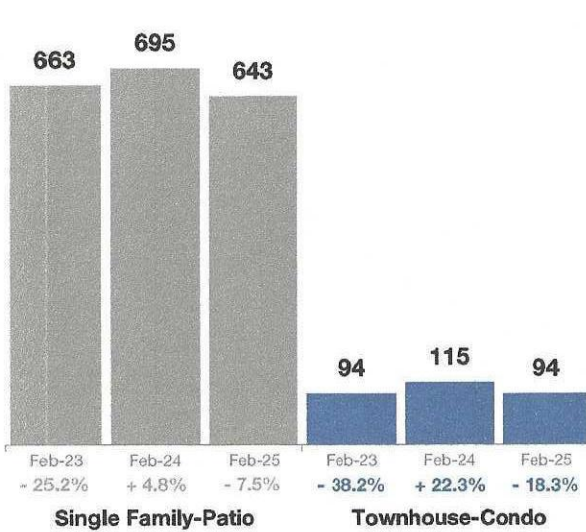
Pending Sales (PEND, UC, UCSS, RGT)	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2024	933	-7.0%	154	+3.4%
Apr-2024	986	-11.3%	160	-4.8%
May-2024	987	-6.4%	146	-9.3%
Jun-2024	944	-0.2%	145	-5.8%
Jul-2024	876	-3.9%	137	-18.5%
Aug-2024	901	+5.0%	134	+2.3%
Sep-2024	793	+9.4%	151	+32.5%
Oct-2024	853	+30.6%	107	0.0%
Nov-2024	634	+6.9%	89	-18.3%
Dec-2024	652	+11.6%	81	-6.9%
Jan-2025	777	-0.3%	125	+5.0%
Feb-2025	960	+25.7%	151	+17.1%

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

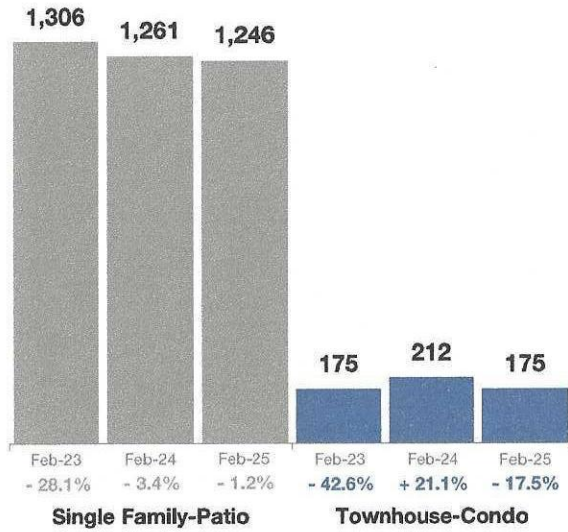


Sold Listings

February

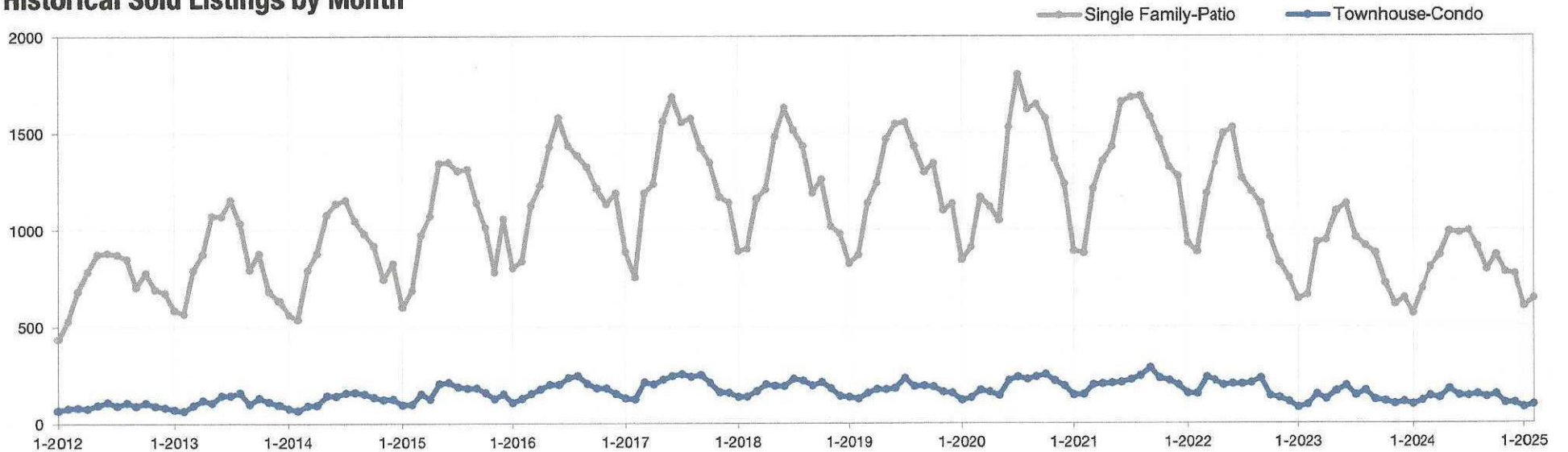


Year to Date



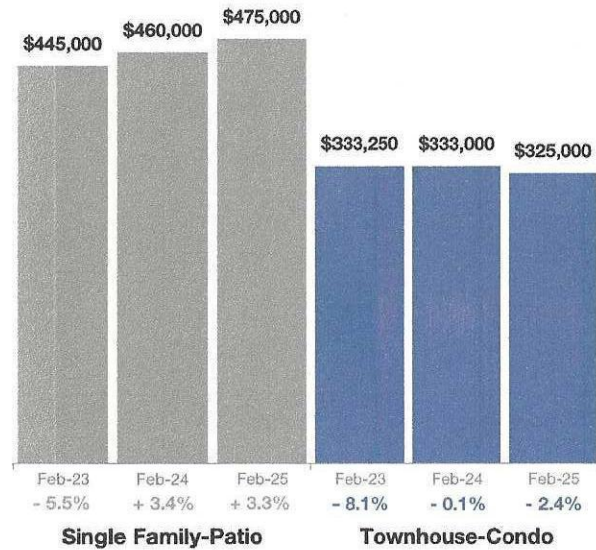
Sold Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2024	804	-13.9%	139	-5.4%
Apr-2024	867	-8.3%	130	+4.8%
May-2024	991	-9.7%	176	+6.7%
Jun-2024	983	-13.3%	142	-26.4%
Jul-2024	994	+3.6%	140	-2.1%
Aug-2024	911	-0.5%	149	-11.3%
Sep-2024	794	-9.7%	134	+10.7%
Oct-2024	868	+20.1%	147	+30.1%
Nov-2024	780	+26.8%	103	+3.0%
Dec-2024	769	+19.0%	103	-6.4%
Jan-2025	603	+6.5%	81	-16.5%
Feb-2025	643	-7.5%	94	-18.3%

Historical Sold Listings by Month

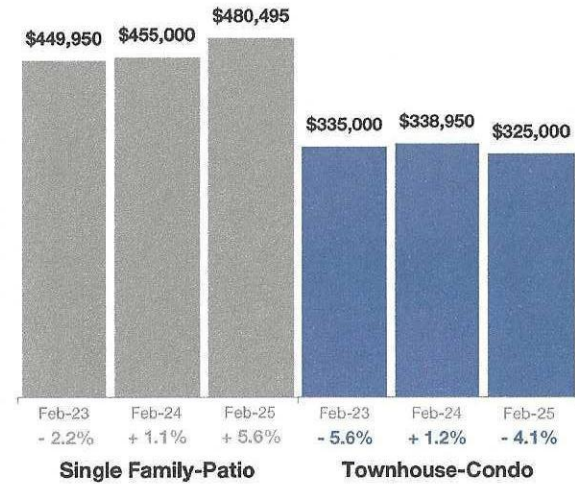


Median Sales Price

February

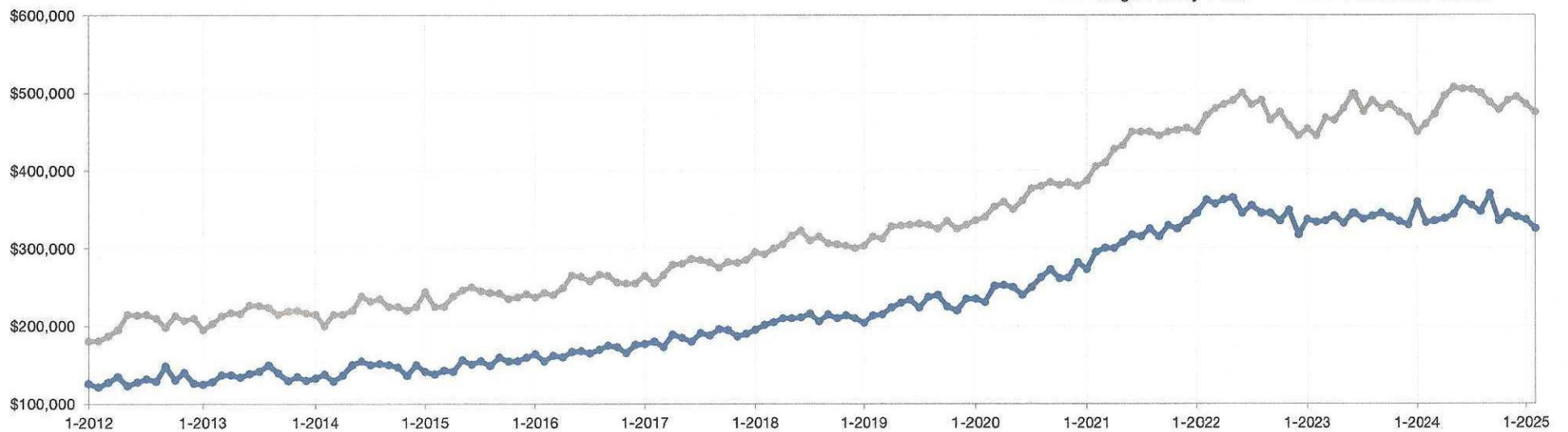


Year to Date



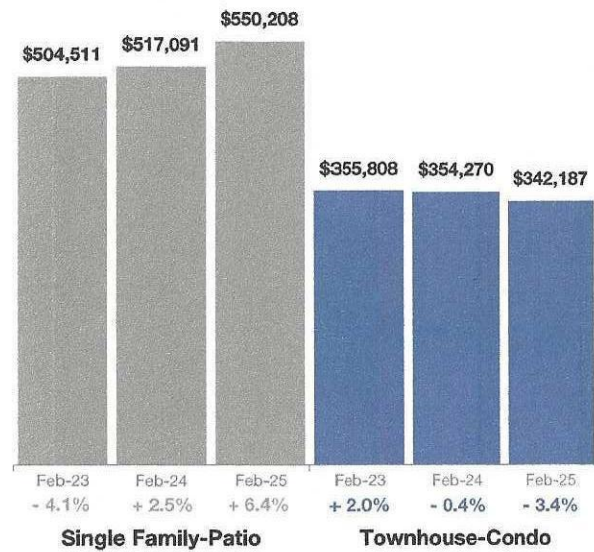
Median Sales Price	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2024	\$472,483	+1.0%	\$334,900	-0.0%
Apr-2024	\$496,000	+6.7%	\$338,000	-1.0%
May-2024	\$507,000	+5.6%	\$343,500	+3.5%
Jun-2024	\$505,000	+1.2%	\$362,500	+5.1%
Jul-2024	\$504,593	+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%
Jan-2025	\$485,000	+7.8%	\$336,500	-6.3%
Feb-2025	\$475,000	+3.3%	\$325,000	-2.4%

Historical Median Sales Price by Month

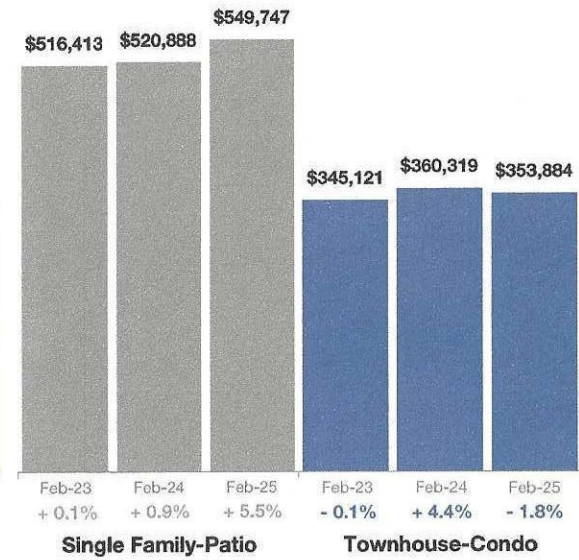


Average Sales Price

February

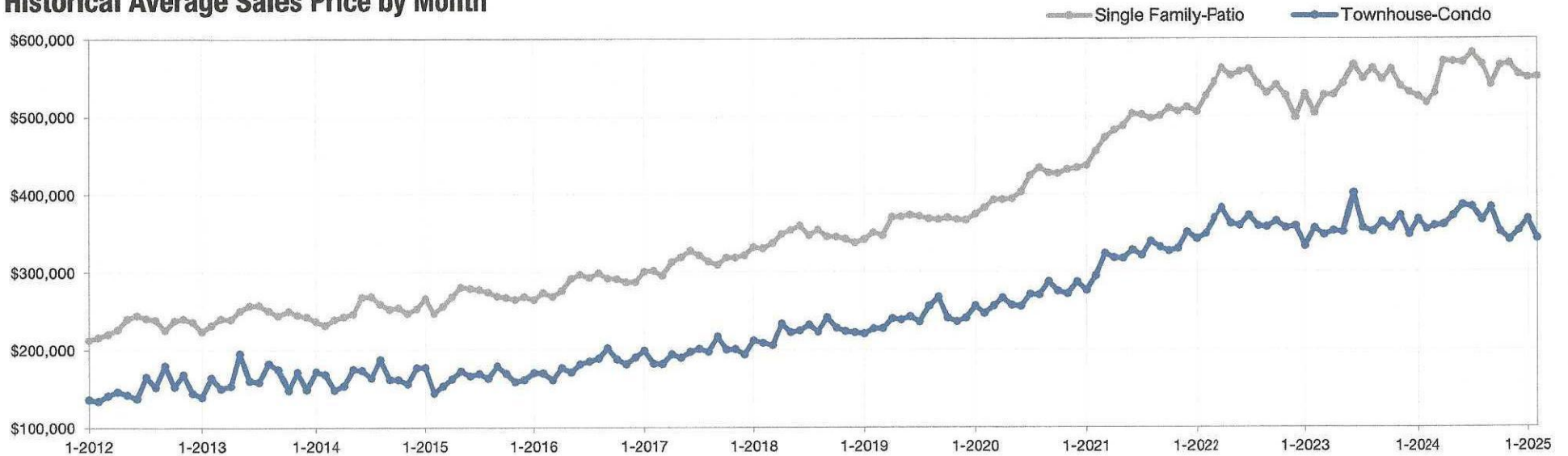


Year to Date



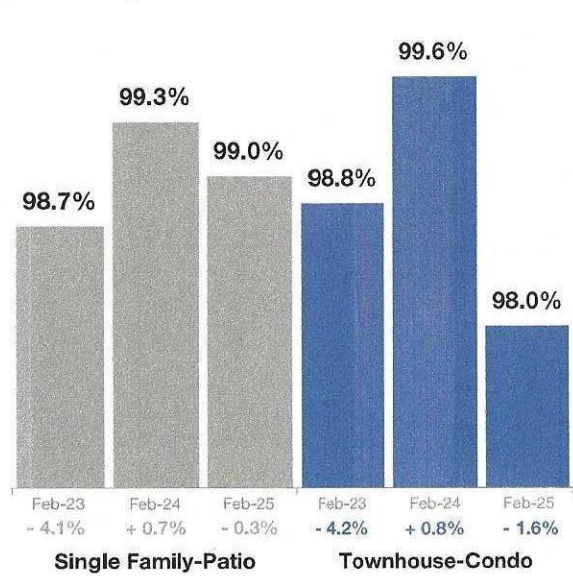
Avg. Sales Price	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2024	\$529,543	+0.4%	\$359,223	+3.4%
Apr-2024	\$571,027	+8.2%	\$360,278	+2.2%
May-2024	\$570,388	+5.2%	\$371,911	+6.0%
Jun-2024	\$569,410	+0.6%	\$385,655	-3.9%
Jul-2024	\$581,609	+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	\$567,864	+5.4%	\$340,892	-8.4%
Dec-2024	\$554,118	+4.4%	\$352,434	+1.3%
Jan-2025	\$549,254	+4.5%	\$367,458	-0.0%
Feb-2025	\$550,208	+6.4%	\$342,187	-3.4%

Historical Average Sales Price by Month

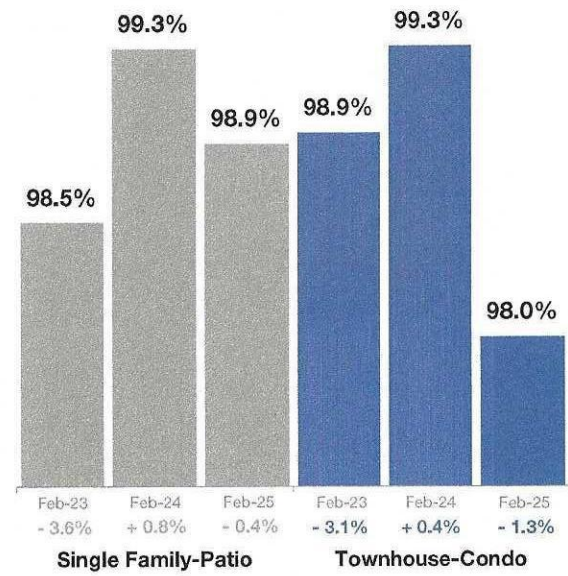


Percent of List Price Received

February

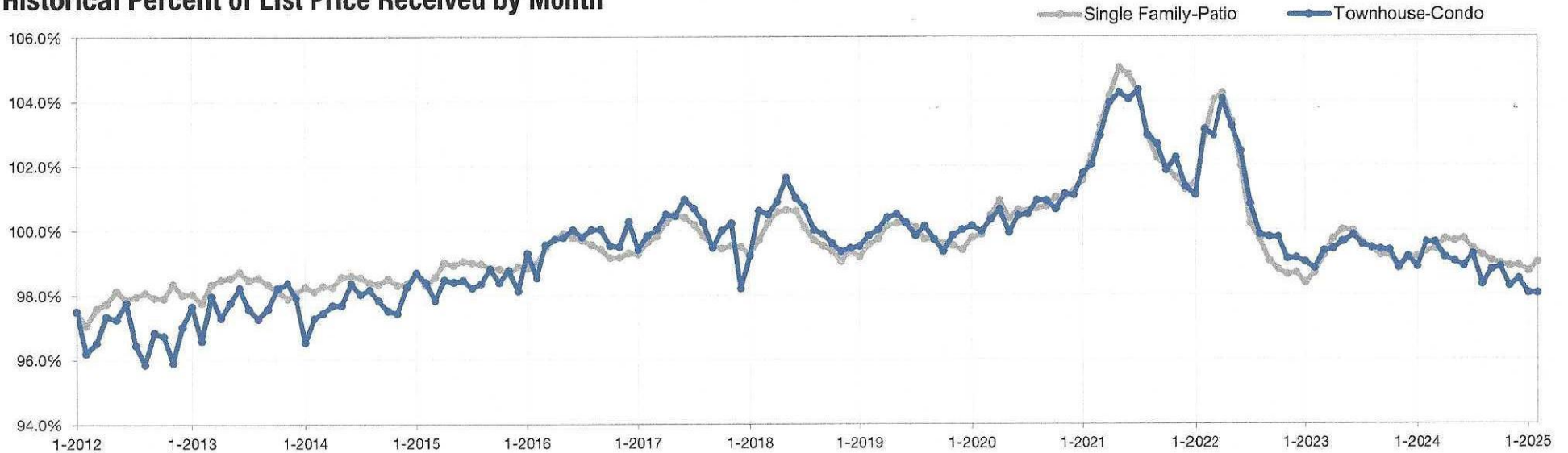


Year to Date



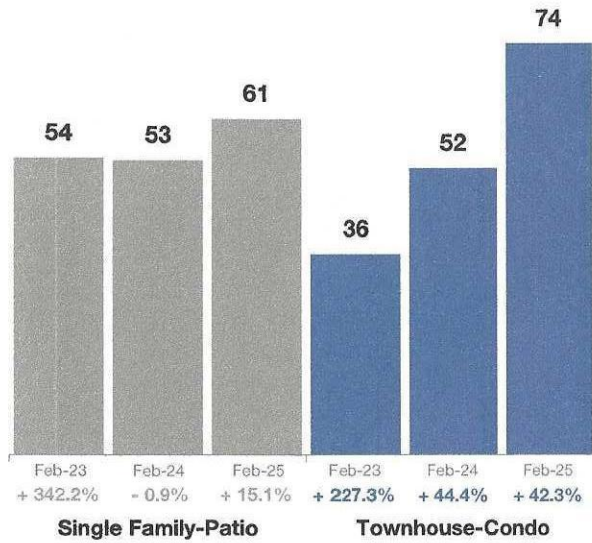
Pct. of List Price Received	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2024	99.4%	+0.2%	99.6%	+0.2%
Apr-2024	99.7%	0.0%	99.2%	-0.2%
May-2024	99.7%	-0.3%	99.0%	-0.6%
Jun-2024	99.7%	-0.3%	98.9%	-0.9%
Jul-2024	99.4%	-0.2%	99.3%	-0.2%
Aug-2024	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%
Jan-2025	98.7%	-0.5%	98.0%	-0.9%
Feb-2025	99.0%	-0.3%	98.0%	-1.6%

Historical Percent of List Price Received by Month

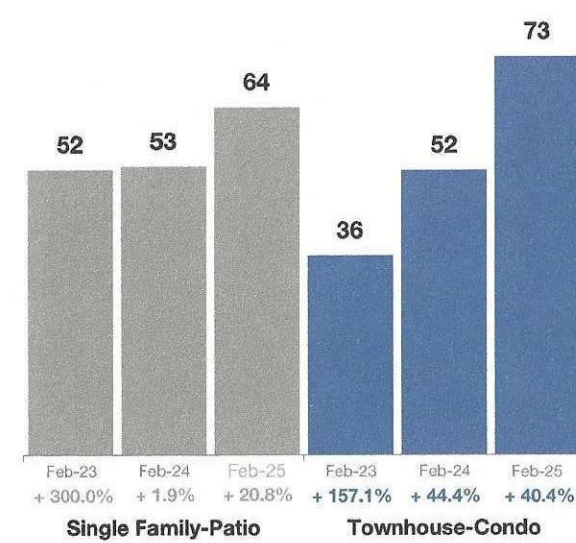


Days on Market Until Sale

February

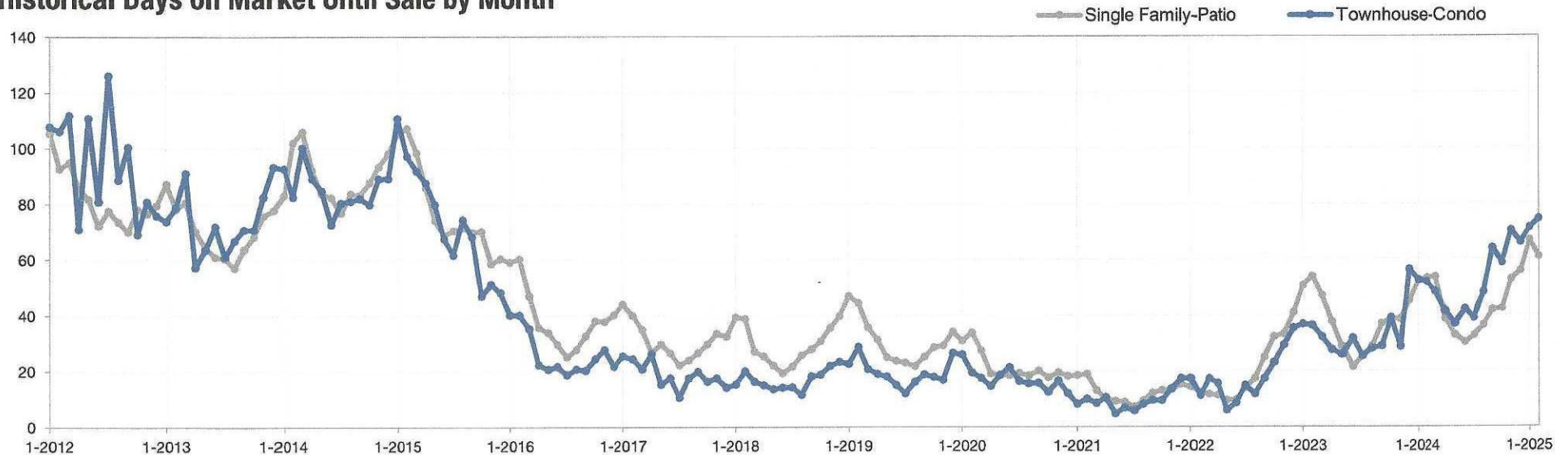


Year to Date



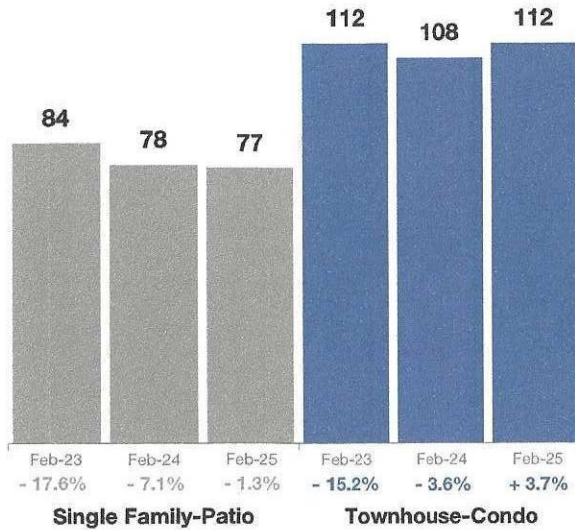
Days on Market Until Sale	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2024	54	+14.9%	48	+50.0%
Apr-2024	39	+2.6%	41	+46.4%
May-2024	33	+13.8%	37	+42.3%
Jun-2024	30	+42.9%	42	+31.3%
Jul-2024	33	+32.0%	39	+56.0%
Aug-2024	36	+24.1%	48	+71.4%
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%
Jan-2025	67	+28.8%	71	+36.5%
Feb-2025	61	+15.1%	74	+42.3%

Historical Days on Market Until Sale by Month

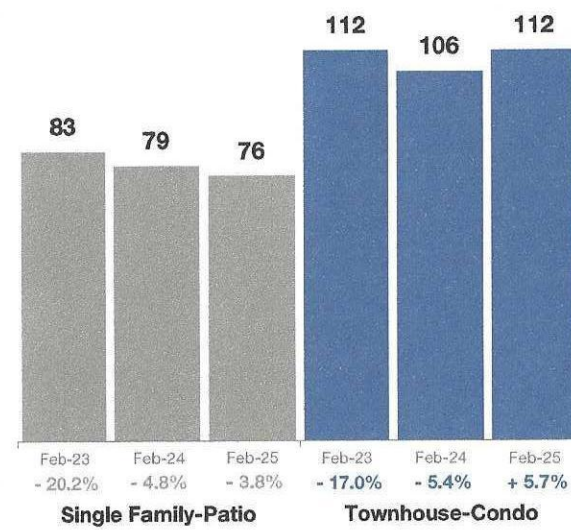


Housing Affordability Index

February

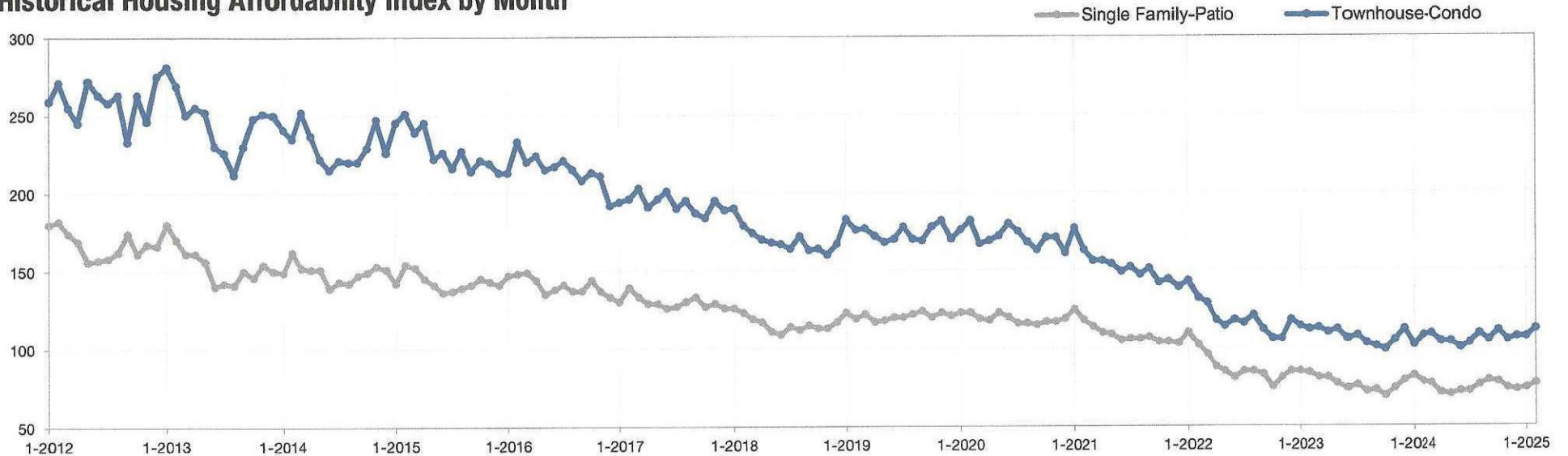


Year to Date



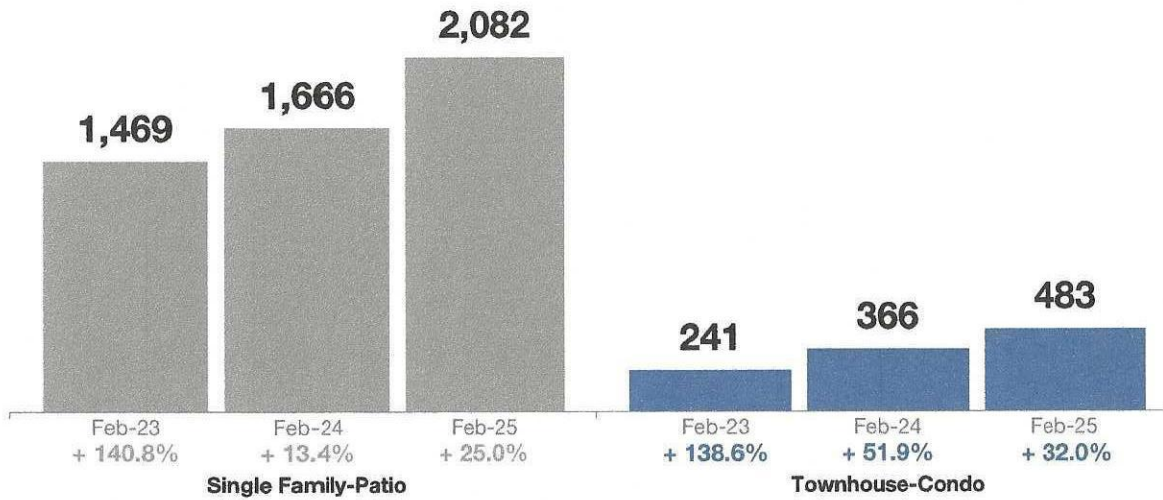
Housing Affordability Index	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2024	77	-4.9%	109	-3.5%
Apr-2024	71	-12.3%	104	-5.5%
May-2024	70	-9.1%	104	-7.1%
Jun-2024	72	-2.7%	100	-5.7%
Jul-2024	72	-5.3%	103	-4.6%
Aug-2024	76	+5.6%	109	+5.8%
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%
Jan-2025	74	-9.8%	107	+4.9%
Feb-2025	77	-1.3%	112	+3.7%

Historical Housing Affordability Index by Month



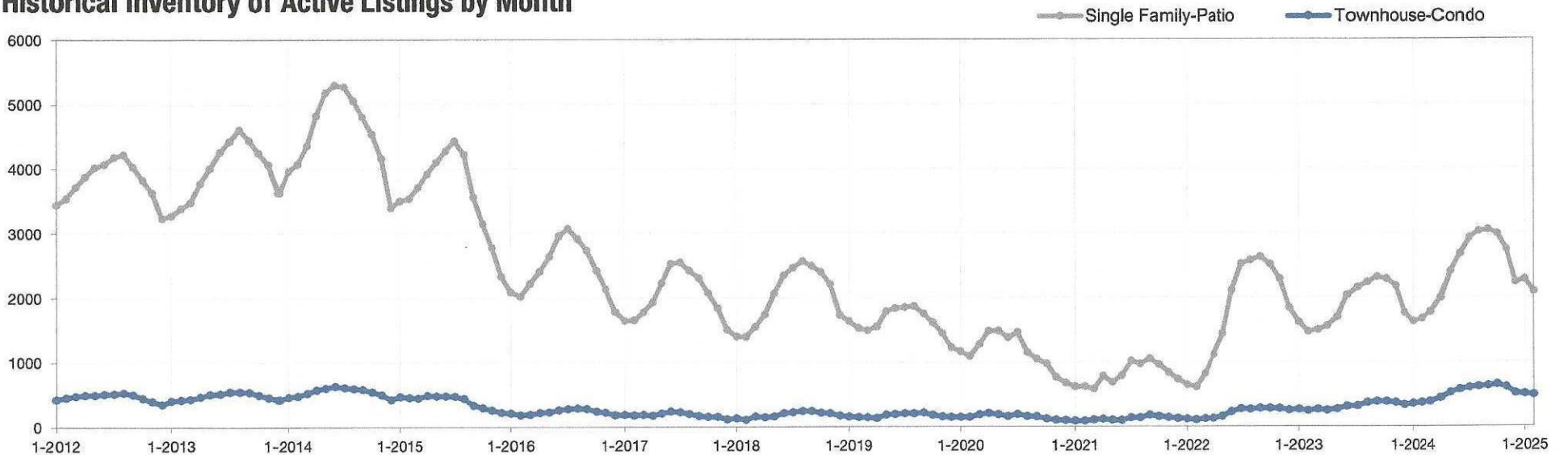
Inventory of Active Listings

February



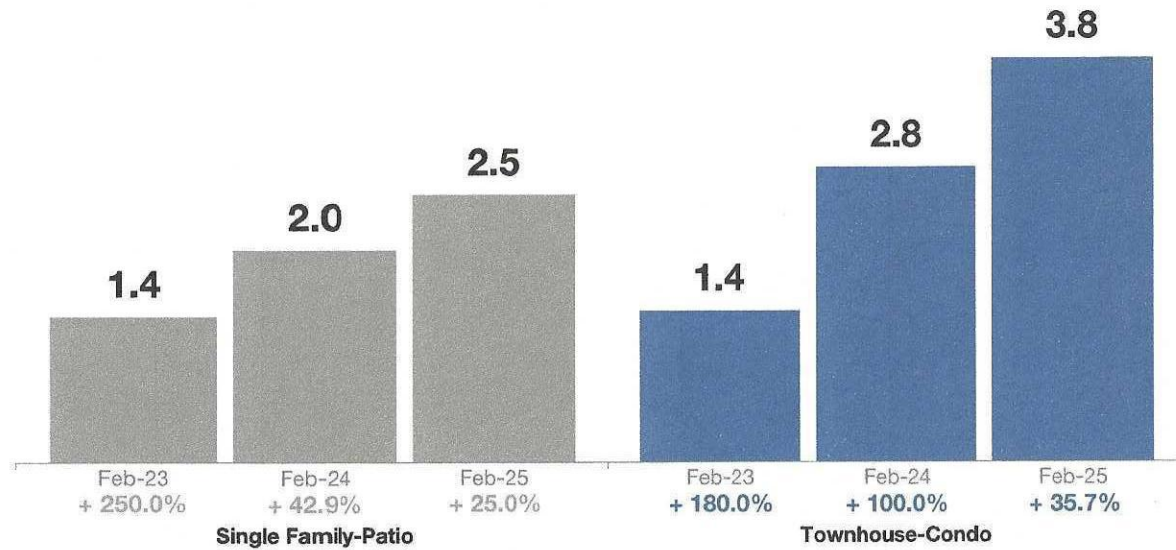
Inventory of Active Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2024	1,771	+18.4%	382	+44.7%
Apr-2024	1,986	+27.8%	440	+78.1%
May-2024	2,400	+41.8%	522	+97.0%
Jun-2024	2,669	+31.4%	572	+87.5%
Jul-2024	2,921	+35.9%	600	+91.1%
Aug-2024	3,019	+35.3%	614	+66.8%
Sep-2024	3,045	+31.7%	625	+63.6%
Oct-2024	2,980	+30.7%	645	+68.0%
Nov-2024	2,738	+26.1%	605	+64.9%
Dec-2024	2,234	+27.3%	512	+55.2%
Jan-2025	2,271	+39.8%	499	+42.2%
Feb-2025	2,082	+25.0%	483	+32.0%

Historical Inventory of Active Listings by Month



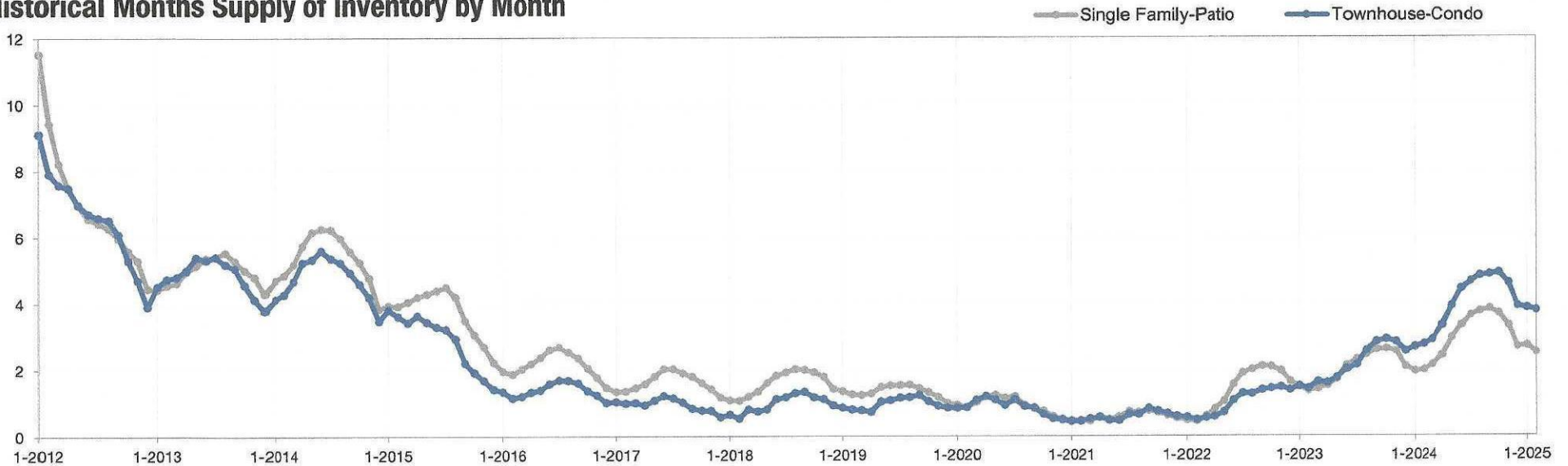
Months Supply of Inventory

February



Months Supply of Inventory	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	4.9	+75.0%
Oct-2024	3.7	+42.3%	4.9	+69.0%
Nov-2024	3.3	+32.0%	4.6	+64.3%
Dec-2024	2.7	+28.6%	3.9	+56.0%
Jan-2025	2.7	+42.1%	3.8	+40.7%
Feb-2025	2.5	+25.0%	3.8	+35.7%

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.

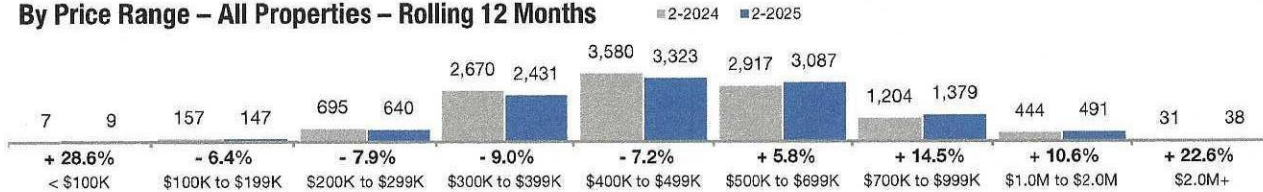
Key Metrics	Historical Sparkbars	2-2024	2-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
New Listings		1,113	1,119	+ 0.5%	2,116	2,326	+ 9.9%
Pending Sales (PEND, UC, UCSS, RGT)		893	1,111	+ 24.4%	1,791	2,013	+ 12.4%
Sold Listings		810	737	- 9.0%	1,473	1,421	- 3.5%
Median Sales Price		\$446,623	\$460,000	+ 3.0%	\$444,300	\$463,400	+ 4.3%
Average Sales Price		\$493,974	\$523,676	+ 6.0%	\$497,778	\$525,626	+ 5.6%
Pct. of List Price Received		99.4%	98.9%	- 0.5%	99.3%	98.8%	- 0.5%
Days on Market		53	63	+ 18.9%	53	65	+ 22.6%
Housing Affordability Index		81	79	- 2.5%	81	79	- 2.5%
Active Listings		2,032	2,565	+ 26.2%	--	--	--
Months Supply of Inventory		2.1	2.7	+ 28.6%	--	--	--

Sold Listings

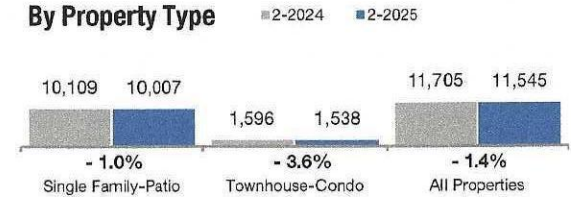
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family-Patio Homes			Townhouse-Condo		
	2-2024	2-2025	Change	2-2024	2-2025	Change
\$99,999 and Below	7	8	+14.3%	0	1	--
\$100,000 to \$199,999	57	48	-15.8%	100	99	-1.0%
\$200,000 to \$299,999	322	288	-10.6%	373	352	-5.6%
\$300,000 to \$399,999	2,012	1,825	-9.3%	658	606	-7.9%
\$400,000 to \$499,999	3,265	2,990	-8.4%	315	333	+5.7%
\$500,000 to \$699,999	2,796	2,974	+6.4%	121	113	-6.6%
\$700,000 to \$999,999	1,186	1,355	+14.2%	18	24	+33.3%
\$1,000,000 to \$1,999,999	434	484	+11.5%	10	7	-30.0%
\$2,000,000 and Above	30	35	+16.7%	1	3	+200.0%
All Price Ranges	10,109	10,007	-1.0%	1,596	1,538	-3.6%

Compared to Prior Month

By Price Range	Single Family-Patio Homes			Townhouse-Condo		
	1-2025	2-2025	Change	1-2025	2-2025	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	4	1	-75.0%	2	8	+300.0%
\$200,000 to \$299,999	21	21	0.0%	25	25	0.0%
\$300,000 to \$399,999	118	143	+21.2%	31	39	+25.8%
\$400,000 to \$499,999	182	183	+0.5%	18	14	-22.2%
\$500,000 to \$699,999	178	181	+1.7%	4	7	+75.0%
\$700,000 to \$999,999	68	86	+26.5%	0	0	--
\$1,000,000 to \$1,999,999	30	25	-16.7%	0	1	--
\$2,000,000 and Above	2	3	+50.0%	1	0	-100.0%
All Price Ranges	603	643	+6.6%	81	94	+16.0%

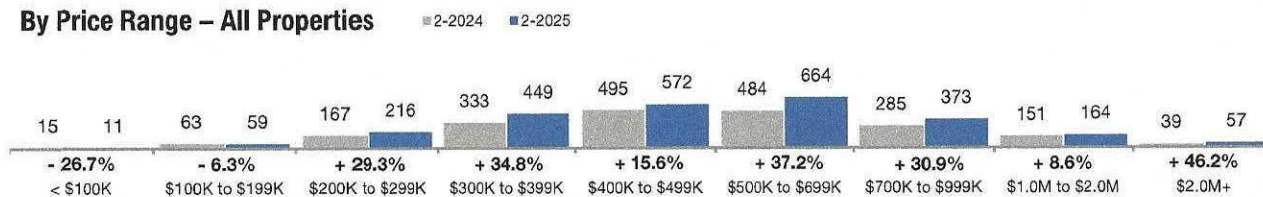
Year to Date

By Price Range	Single Family-Patio Homes			Townhouse-Condo		
	2-2024	2-2025	Change	2-2024	2-2025	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	7	5	-28.6%	14	10	-28.6%
\$200,000 to \$299,999	49	42	-14.3%	55	50	-9.1%
\$300,000 to \$399,999	281	261	-7.1%	79	70	-11.4%
\$400,000 to \$499,999	440	365	-17.0%	43	32	-25.6%
\$500,000 to \$699,999	310	359	+15.8%	16	11	-31.3%
\$700,000 to \$999,999	128	154	+20.3%	3	0	-100.0%
\$1,000,000 to \$1,999,999	43	55	+27.9%	2	1	-50.0%
\$2,000,000 and Above	3	5	+66.7%	0	1	--
All Price Ranges	1,261	1,246	-1.2%	212	175	-17.5%

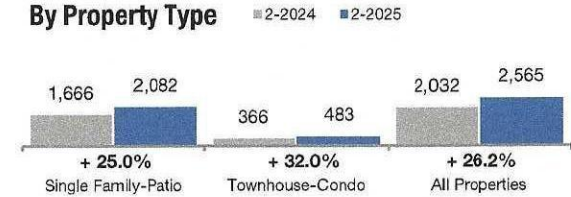
Inventory of Active Listings

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		
	2-2024	2-2025	Change	2-2024	2-2025	Change
\$99,999 and Below	12	8	-33.3%	3	3	0.0%
\$100,000 to \$199,999	31	30	-3.2%	32	29	-9.4%
\$200,000 to \$299,999	93	93	0.0%	74	123	+66.2%
\$300,000 to \$399,999	225	271	+20.4%	108	178	+64.8%
\$400,000 to \$499,999	399	475	+19.0%	96	97	+1.0%
\$500,000 to \$699,999	444	624	+40.5%	40	40	0.0%
\$700,000 to \$999,999	272	363	+33.5%	13	10	-23.1%
\$1,000,000 to \$1,999,999	151	163	+7.9%	0	1	--
\$2,000,000 and Above	39	55	+41.0%	0	2	--
All Price Ranges	1,666	2,082	+25.0%	366	483	+32.0%

Compared to Prior Month

By Price Range	Single Family-Patio Homes			Townhouse-Condo		
	1-2025	2-2025	Change	1-2025	2-2025	Change
\$99,999 and Below	8	8	0.0%	3	3	0.0%
\$100,000 to \$199,999	30	30	0.0%	33	29	-12.1%
\$200,000 to \$299,999	98	93	-5.1%	138	123	-10.9%
\$300,000 to \$399,999	344	271	-21.2%	177	178	+0.6%
\$400,000 to \$499,999	526	475	-9.7%	100	97	-3.0%
\$500,000 to \$699,999	678	624	-8.0%	41	40	-2.4%
\$700,000 to \$999,999	375	363	-3.2%	6	10	+66.7%
\$1,000,000 to \$1,999,999	158	163	+3.2%	1	1	0.0%
\$2,000,000 and Above	54	55	+1.9%	0	2	--
All Price Ranges	2,271	2,082	-8.3%	499	483	-3.2%

Year to Date

By Price Range	Single Family-Patio Homes			Townhouse-Condo		
	2-2024	2-2025	Change	2-2024	2-2025	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	7	5	-28.6%	14	10	-28.6%
\$200,000 to \$299,999	49	42	-14.3%	55	50	-9.1%
\$300,000 to \$399,999	281	261	-7.1%	79	70	-11.4%
\$400,000 to \$499,999	440	365	-17.0%	43	32	-25.6%
\$500,000 to \$699,999	310	359	+15.8%	16	11	-31.3%
\$700,000 to \$999,999	128	154	+20.3%	3	0	-100.0%
\$1,000,000 to \$1,999,999	43	55	+27.9%	2	1	-50.0%
\$2,000,000 and Above	3	5	+66.7%	0	1	--
All Price Ranges	1,261	1,246	-1.2%	212	175	-17.5%

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.