

Monthly Indicators

Activity for El Paso and Teller Counties Only



July 2024

Percent changes calculated using year-over-year comparisons.

New Listings were up 7.4 percent for single family-patio homes and 16.5 percent for townhouse-condo properties. Pending Sales increased 8.9 percent for single family-patio homes but decreased 7.1 percent for townhouse-condo properties.

The Median Sales Price was up 5.9 percent to \$504,185 for single family-patio homes and 5.2 percent to \$355,000 for townhouse-condo properties. Days on Market increased 32.0 percent for single family-patio homes and 56.0 percent for townhouse-condo properties.

Home prices have maintained their upward trend across much of the country, even as sales slow and inventory improves. According to NAR, the national median existing-home sales price climbed 4.1% year-over-year to \$426,900 as of last measure, an all-time high. Meanwhile, total housing inventory increased 3.1% month-over-month to 1.32 million units heading into July, the highest level since 2020, for a 4.1-month supply at the current sales pace.

Activity Snapshot

+ 3.0%	+ 5.4%	+ 35.5%
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.

Key Metrics	Historical Sparkbars	7-2023	7-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
New Listings		1,237	1,328	+ 7.4%	8,133	8,588	+ 5.6%
Pending Sales (PEND, UC, UCSS, RGT)		914	995	+ 8.9%	6,676	6,460	- 3.2%
Sold Listings		959	995	+ 3.8%	6,376	5,901	- 7.4%
Median Sales Price		\$476,000	\$504,185	+ 5.9%	\$474,000	\$487,500	+ 2.8%
Average Sales Price		\$548,845	\$581,455	+ 5.9%	\$537,770	\$556,038	+ 3.4%
Pct. of List Price Received		99.6%	99.4%	- 0.2%	99.5%	99.5%	0.0%
Days on Market		25	33	+ 32.0%	36	40	+ 11.1%
Housing Affordability Index		58	55	- 5.2%	59	57	- 3.4%
Active Listings		2,168	2,787	+ 28.6%	--	--	--
Months Supply of Inventory		2.3	3.5	+ 52.2%	--	--	--

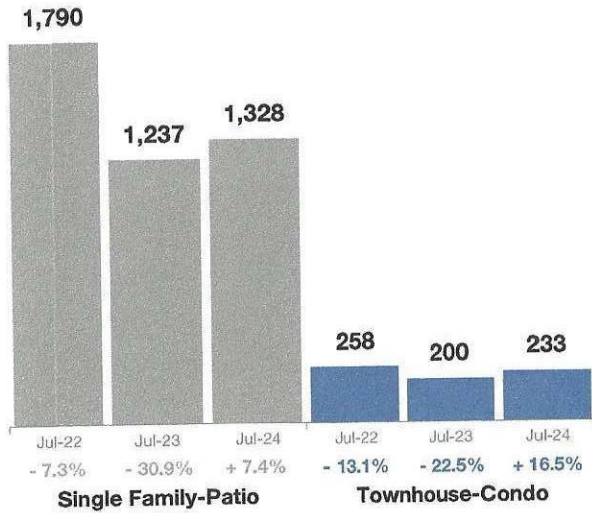
Townhouse-Condo Market Overview

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

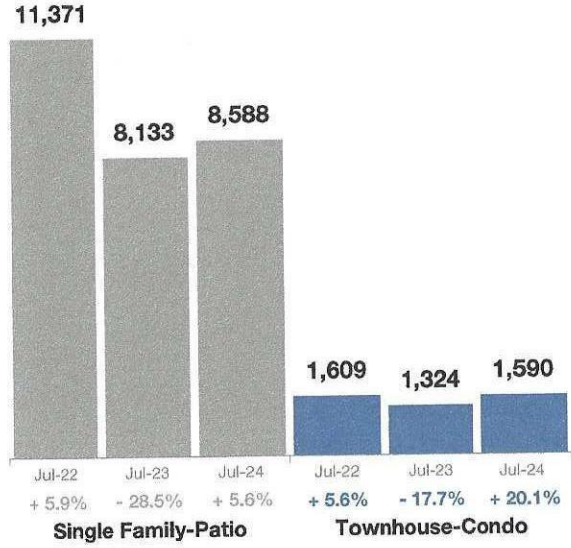
Key Metrics	Historical Sparkbars	7-2023	7-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
New Listings		200	233	+ 16.5%	1,324	1,590	+ 20.1%
Pending Sales (PEND, UC, UCSS, RGT)		170	158	- 7.1%	1,053	1,023	- 2.8%
Sold Listings		143	140	- 2.1%	947	939	- 0.8%
Median Sales Price		\$337,500	\$355,000	+ 5.2%	\$339,000	\$342,000	+ 0.9%
Average Sales Price		\$356,290	\$383,382	+ 7.6%	\$360,563	\$369,594	+ 2.5%
Pct. of List Price Received		99.5%	99.3%	- 0.2%	99.5%	99.2%	- 0.3%
Days on Market		25	39	+ 56.0%	30	44	+ 46.7%
Housing Affordability Index		82	79	- 3.7%	82	82	0.0%
Active Listings		317	579	+ 82.6%	--	--	--
Months Supply of Inventory		2.2	4.5	+ 104.5%	--	--	--

New Listings

July

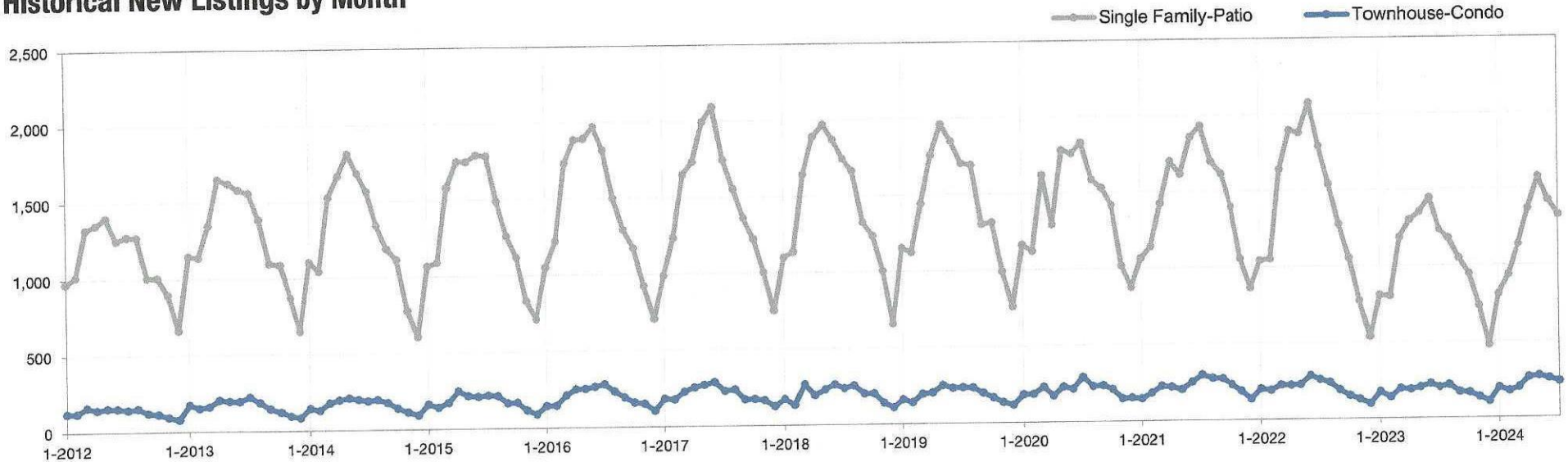


Year to Date



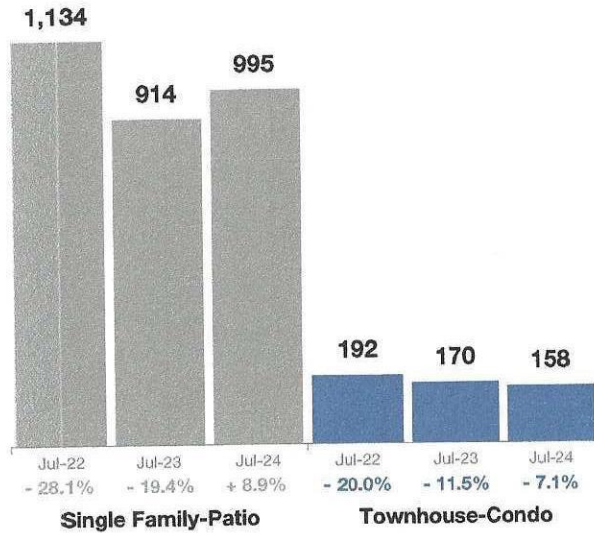
New Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2023	1,180	-23.4%	217	-8.8%
Sep-2023	1,048	-18.1%	169	-10.1%
Oct-2023	946	-10.2%	164	+9.3%
Nov-2023	736	-4.8%	136	+7.1%
Dec-2023	475	-11.5%	106	+9.3%
Jan-2024	809	+0.1%	196	+12.0%
Feb-2024	937	+16.8%	174	+26.1%
Mar-2024	1,137	-4.1%	198	+2.1%
Apr-2024	1,372	+5.5%	263	+39.2%
May-2024	1,578	+16.5%	272	+34.0%
Jun-2024	1,427	-1.2%	254	+12.9%
Jul-2024	1,328	+7.4%	233	+16.5%

Historical New Listings by Month

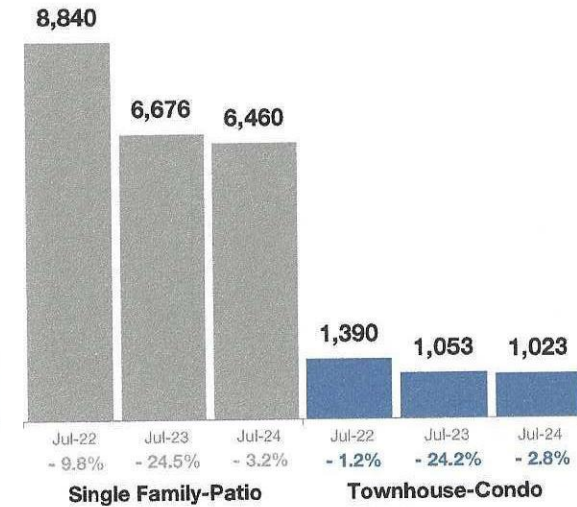


Pending Sales (PEND, UC, UCSS, RGT)

July

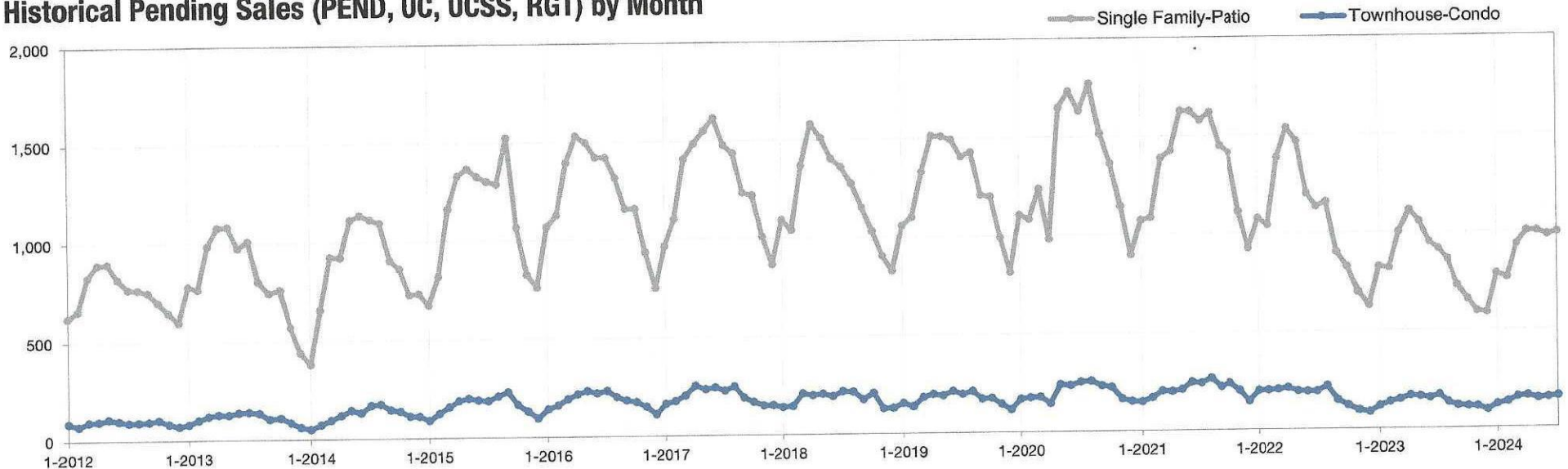


Year to Date



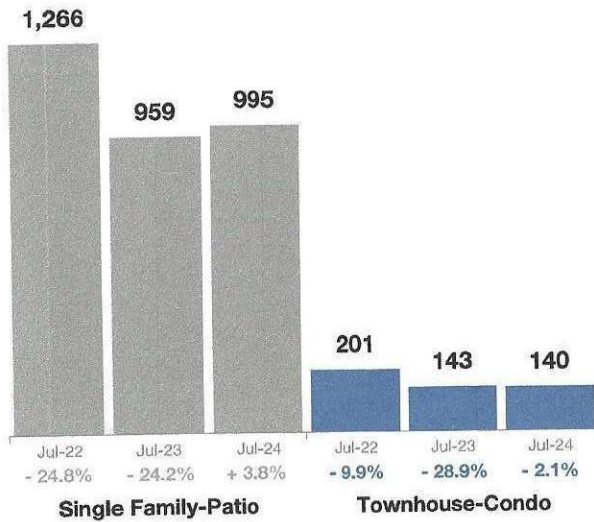
Pending Sales (PEND, UC, UCSS, RGT)	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2023	860	-25.7%	131	-40.2%
Sep-2023	728	-19.1%	114	-22.4%
Oct-2023	656	-20.5%	110	-7.6%
Nov-2023	594	-14.7%	109	+16.0%
Dec-2023	588	-6.4%	90	+5.9%
Jan-2024	785	-4.7%	119	+3.5%
Feb-2024	765	-6.6%	132	-2.2%
Mar-2024	932	-7.1%	155	+4.0%
Apr-2024	1,001	-10.0%	161	-4.2%
May-2024	1,001	-5.1%	147	-9.3%
Jun-2024	981	+3.4%	151	-1.9%
Jul-2024	995	+8.9%	158	-7.1%

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

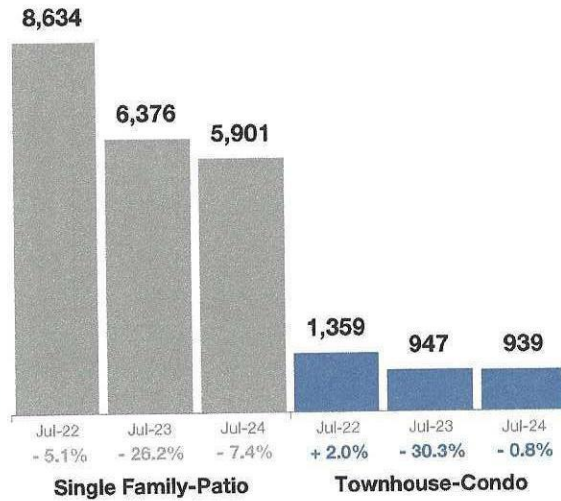


Sold Listings

July

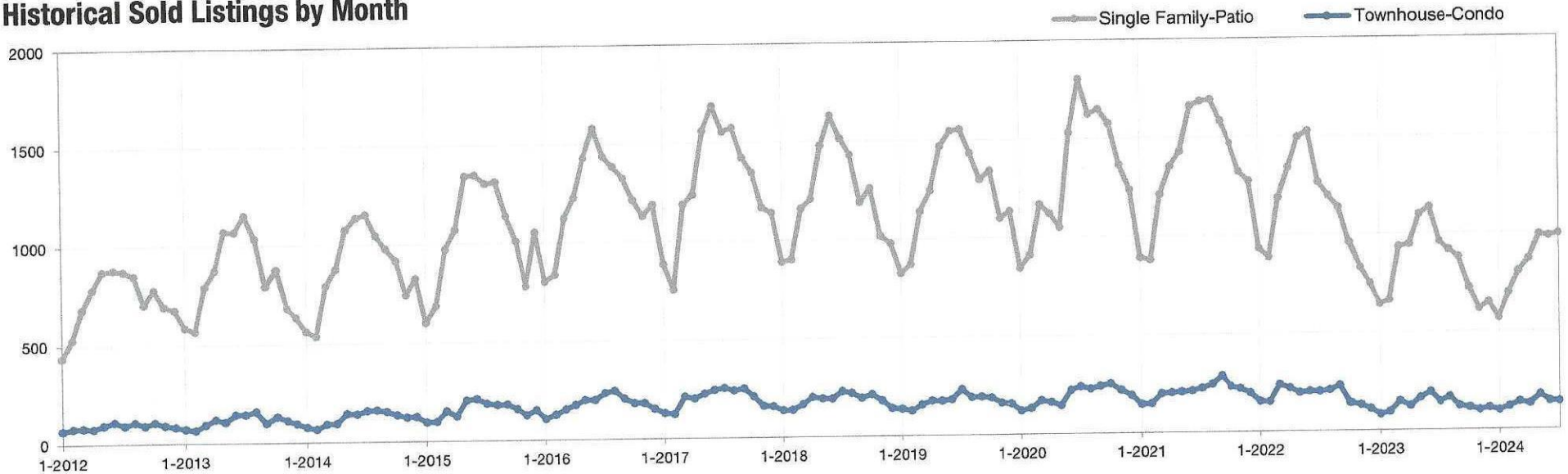


Year to Date



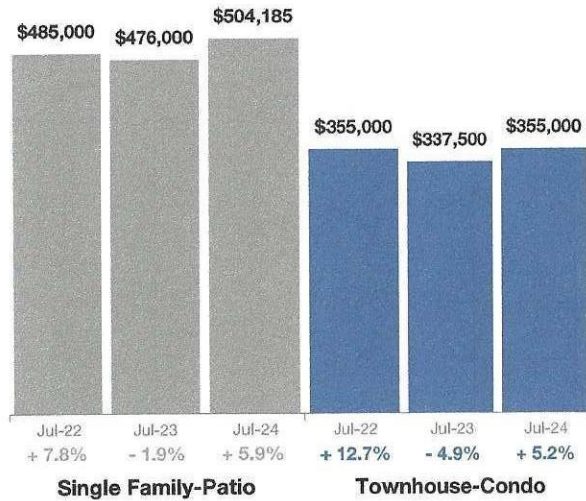
Sold Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2023	916	-23.4%	168	-18.8%
Sep-2023	879	-22.7%	121	-47.4%
Oct-2023	723	-24.6%	113	-19.9%
Nov-2023	615	-25.8%	100	-23.1%
Dec-2023	646	-13.9%	110	0.0%
Jan-2024	566	-12.0%	97	+19.8%
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	995	+3.8%	140	-2.1%

Historical Sold Listings by Month

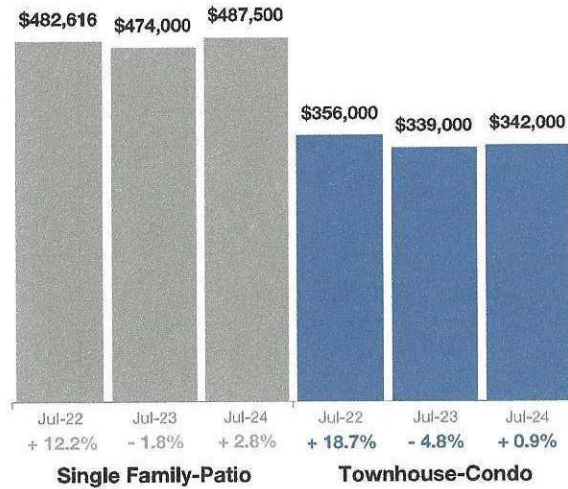


Median Sales Price

July

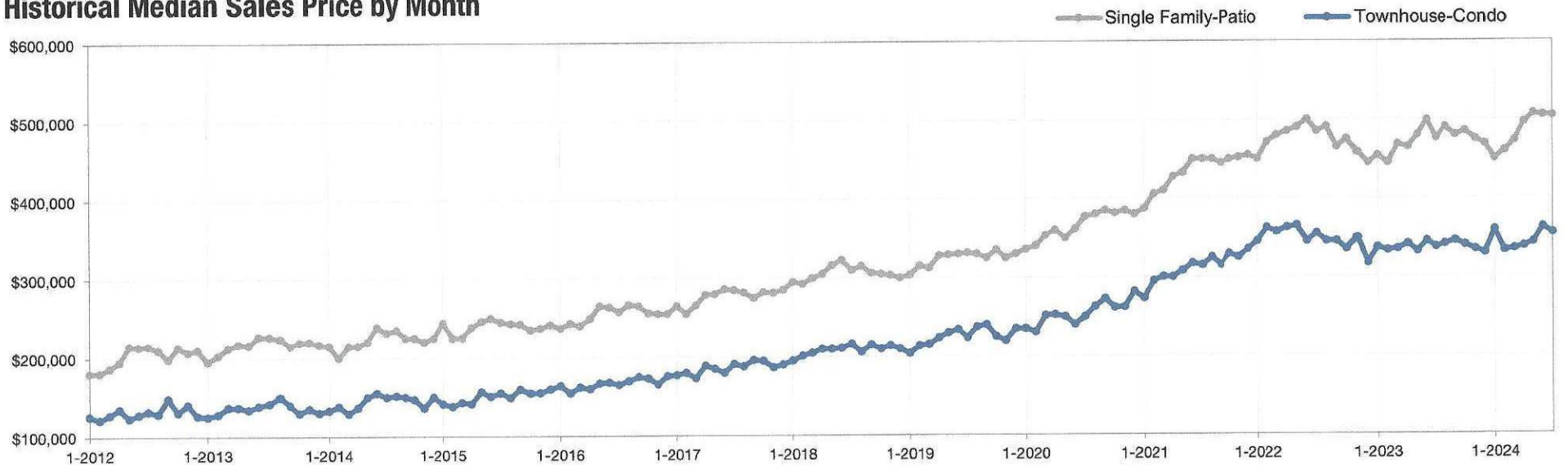


Year to Date



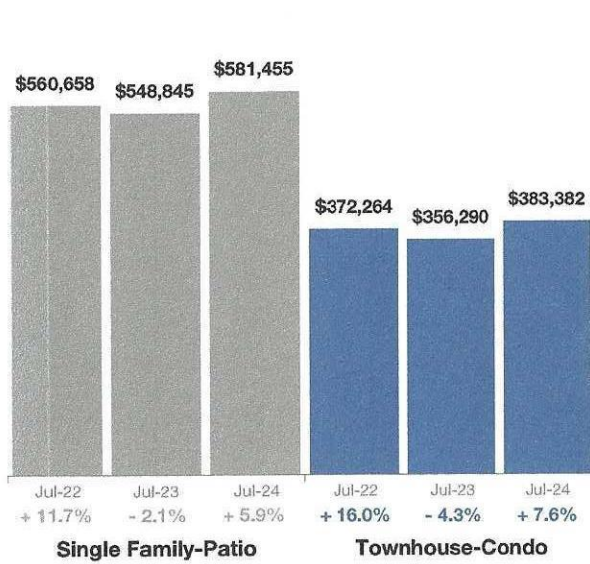
Median Sales Price	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2023	\$490,000	-0.1%	\$341,500	-1.0%
Sep-2023	\$480,000	+3.2%	\$345,500	+0.1%
Oct-2023	\$485,000	+2.1%	\$340,000	+1.5%
Nov-2023	\$474,936	+3.7%	\$334,500	-4.3%
Dec-2023	\$468,695	+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	\$504,185	+5.9%	\$355,000	+5.2%

Historical Median Sales Price by Month

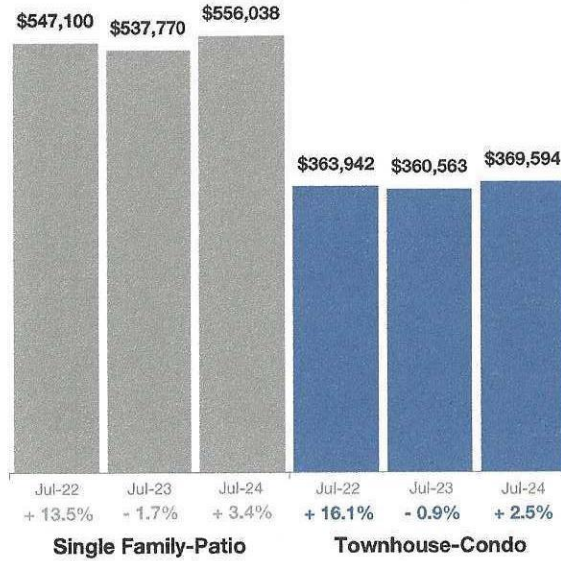


Average Sales Price

July

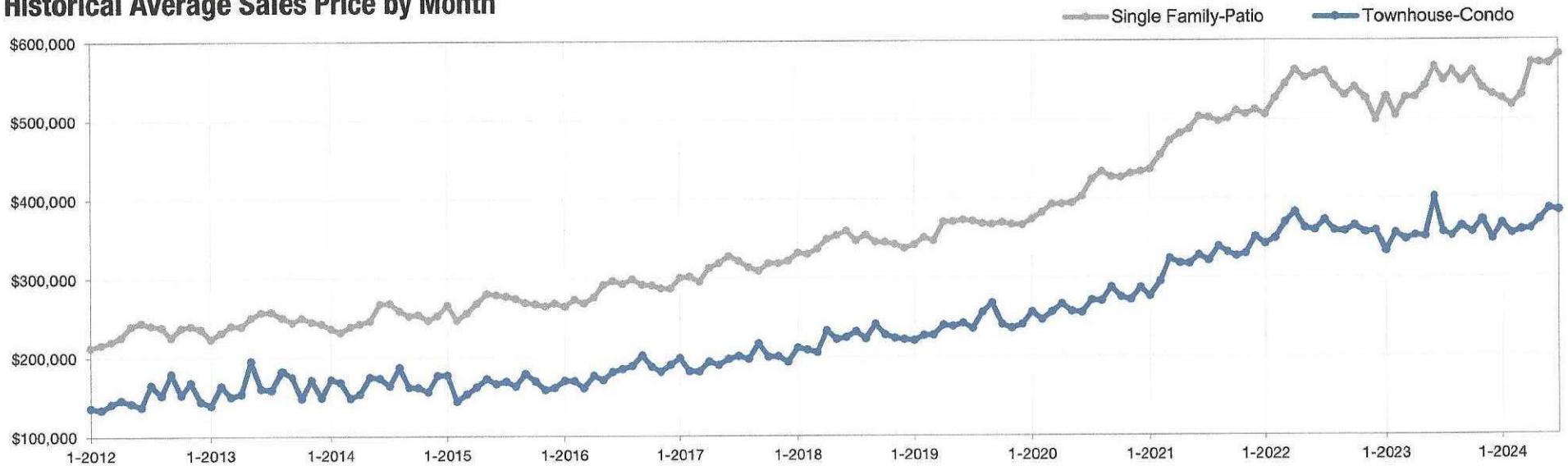


Year to Date



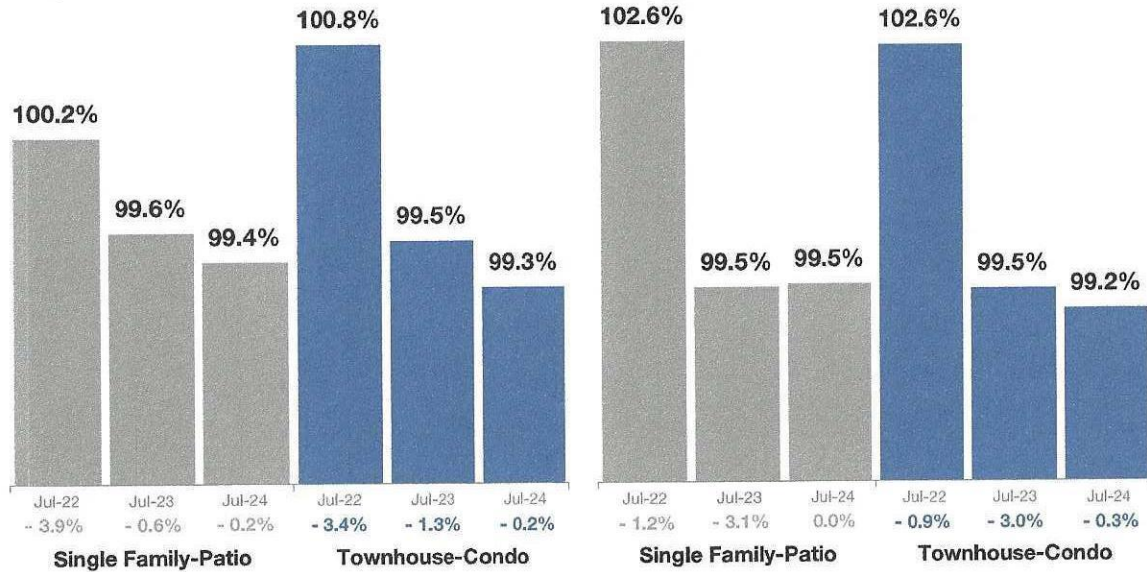
Avg. Sales Price	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2023	\$561,685	+3.7%	\$351,397	-2.1%
Sep-2023	\$547,656	+3.3%	\$364,189	+1.8%
Oct-2023	\$560,699	+3.7%	\$356,401	-2.4%
Nov-2023	\$538,832	+2.3%	\$372,010	+4.4%
Dec-2023	\$530,789	+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	+5.3%	\$371,911	+6.0%
Jun-2024	\$569,383	+0.6%	\$385,655	-3.9%
Jul-2024	\$581,455	+5.9%	\$383,382	+7.6%

Historical Average Sales Price by Month



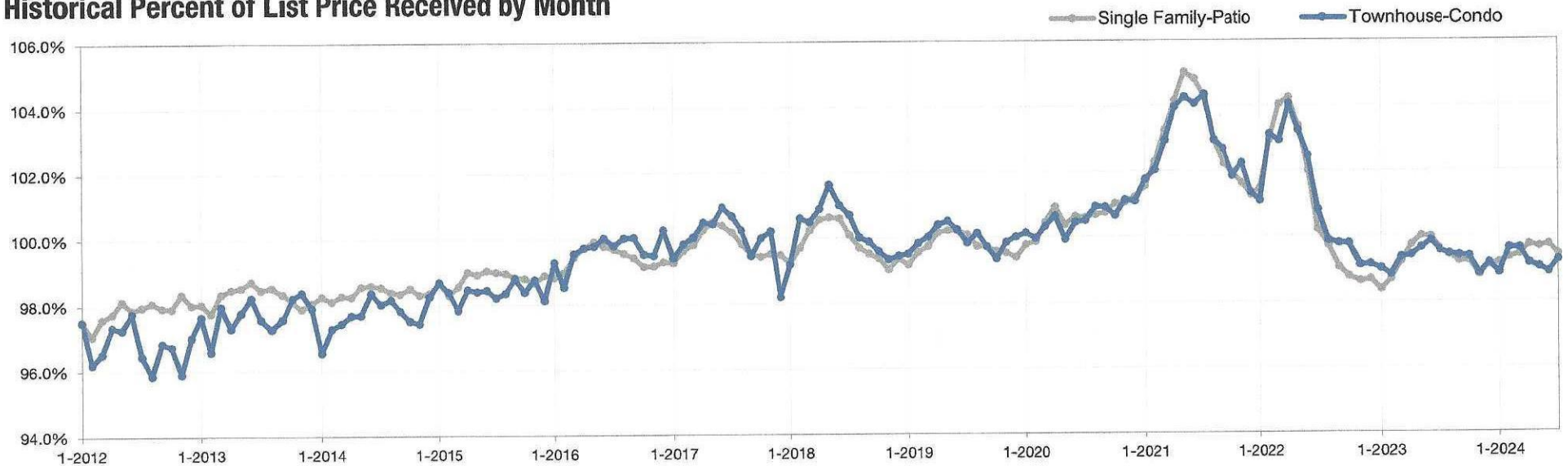
Percent of List Price Received

July



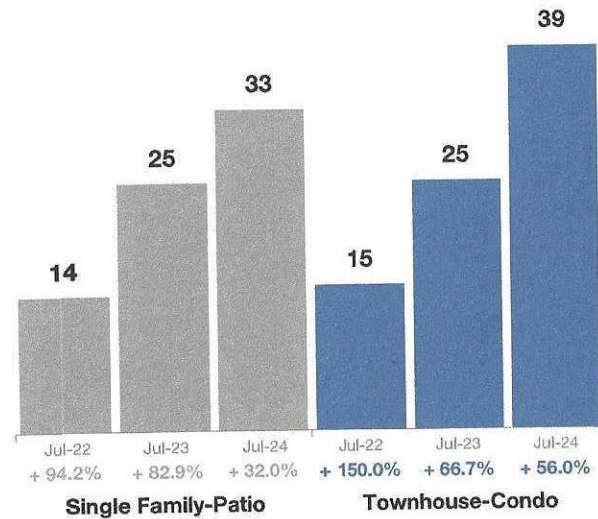
Pct. of List Price Received	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2023	99.4%	-0.3%	99.4%	-0.5%
Sep-2023	99.2%	+0.2%	99.4%	-0.4%
Oct-2023	99.2%	+0.4%	99.4%	-0.4%
Nov-2023	98.8%	+0.2%	98.8%	-0.3%
Dec-2023	99.1%	+0.4%	99.2%	+0.1%
Jan-2024	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%

Historical Percent of List Price Received by Month

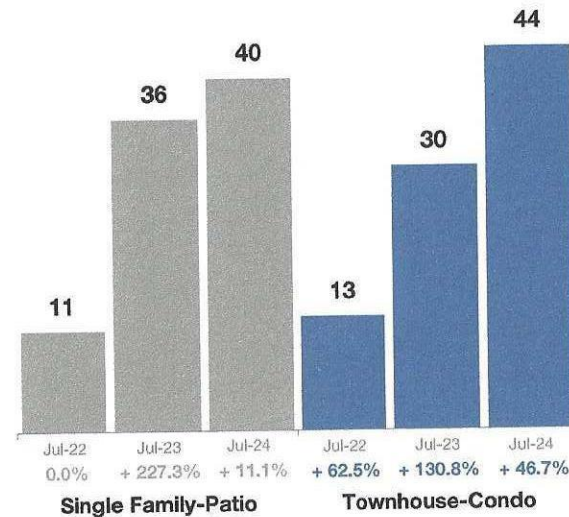


Days on Market Until Sale

July

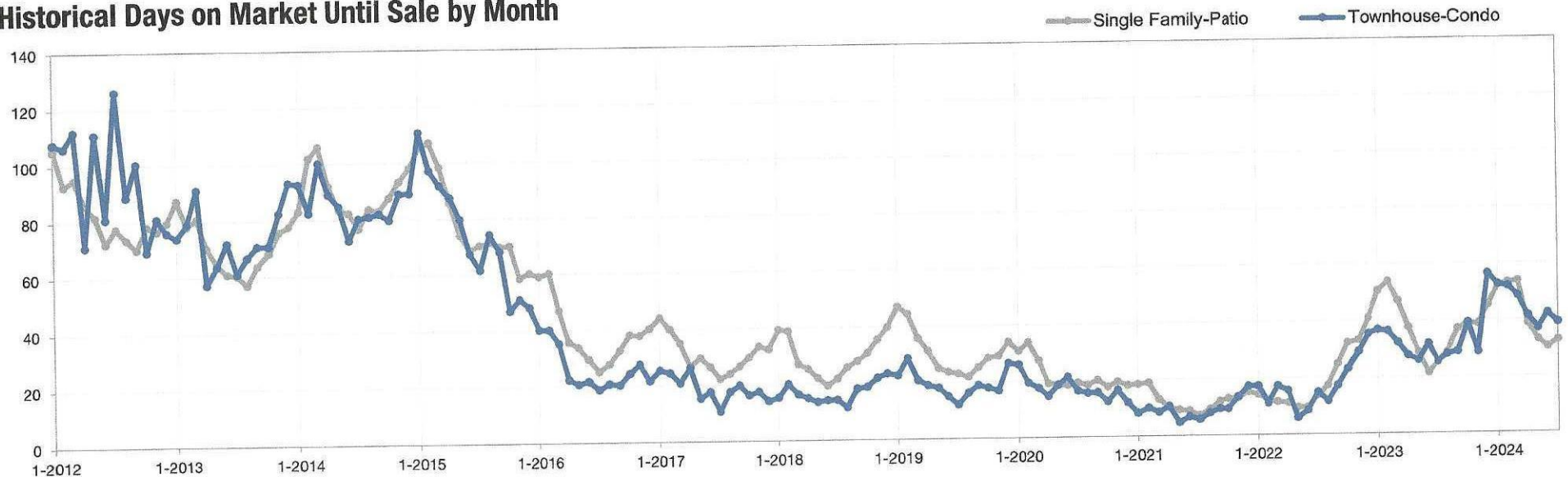


Year to Date



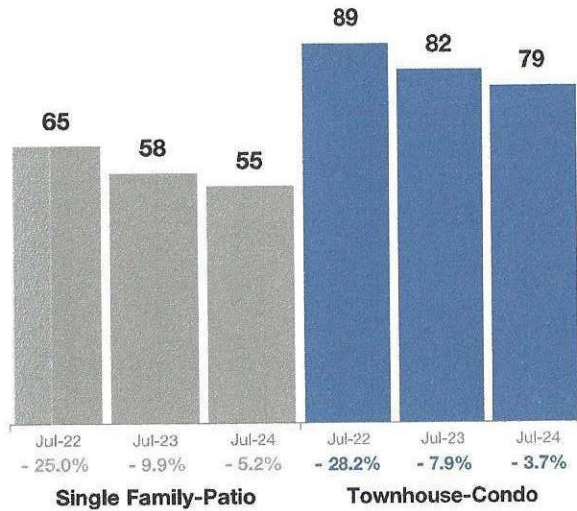
Days on Market Until Sale	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2023	29	+70.6%	28	+133.3%
Sep-2023	37	+48.0%	29	+70.6%
Oct-2023	39	+21.9%	39	+69.6%
Nov-2023	39	+18.2%	29	0.0%
Dec-2023	45	+9.8%	56	+60.0%
Jan-2024	52	+2.0%	52	+40.5%
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%

Historical Days on Market Until Sale by Month



Housing Affordability Index

July

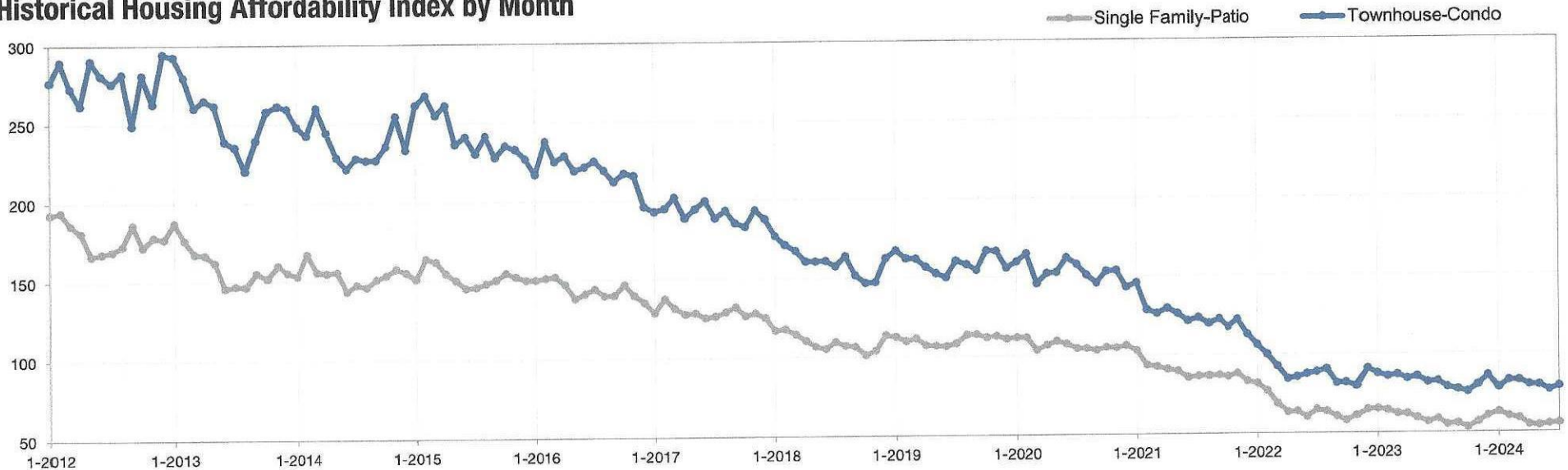


Year to Date



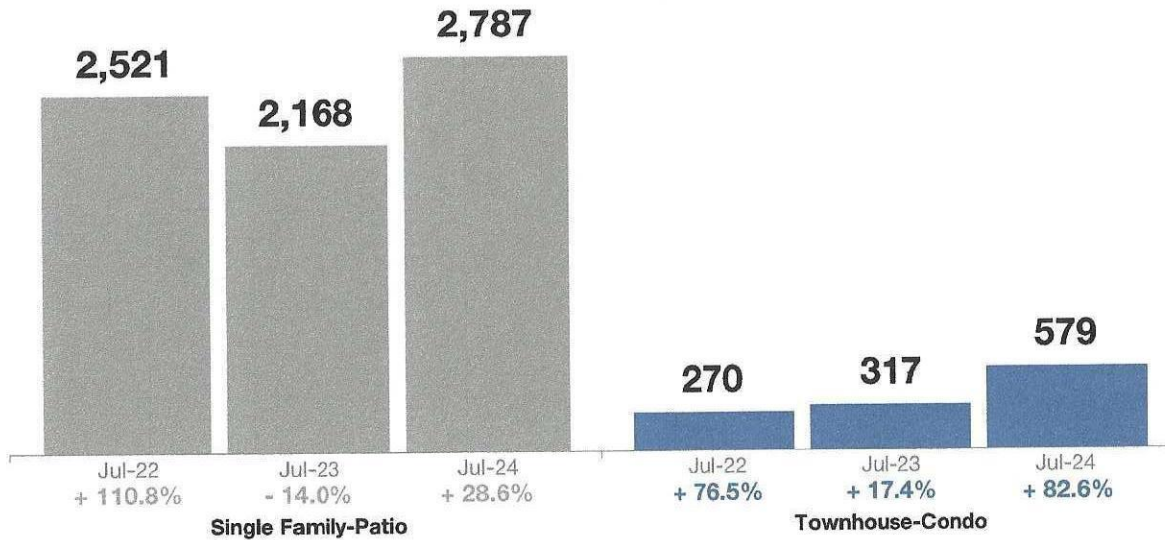
Housing Affordability Index	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2023	55	-14.1%	79	-12.2%
Sep-2023	56	-6.7%	77	-4.9%
Oct-2023	53	-8.6%	75	-8.5%
Nov-2023	56	-8.2%	80	0.0%
Dec-2023	60	-7.7%	86	-5.5%
Jan-2024	62	-4.6%	78	-11.4%
Feb-2024	60	-6.3%	83	-3.5%
Mar-2024	59	-4.8%	83	-4.6%
Apr-2024	54	-12.9%	80	-4.8%
May-2024	54	-8.5%	80	-7.0%
Jun-2024	55	-3.5%	76	-7.3%
Jul-2024	55	-5.2%	79	-3.7%

Historical Housing Affordability Index by Month



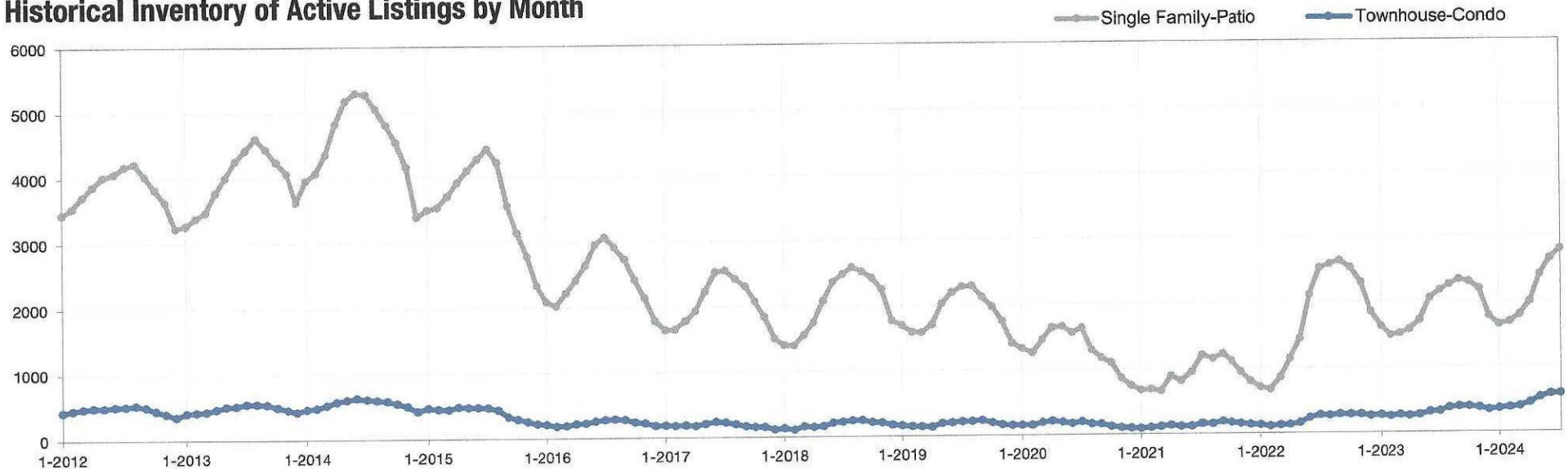
Inventory of Active Listings

July



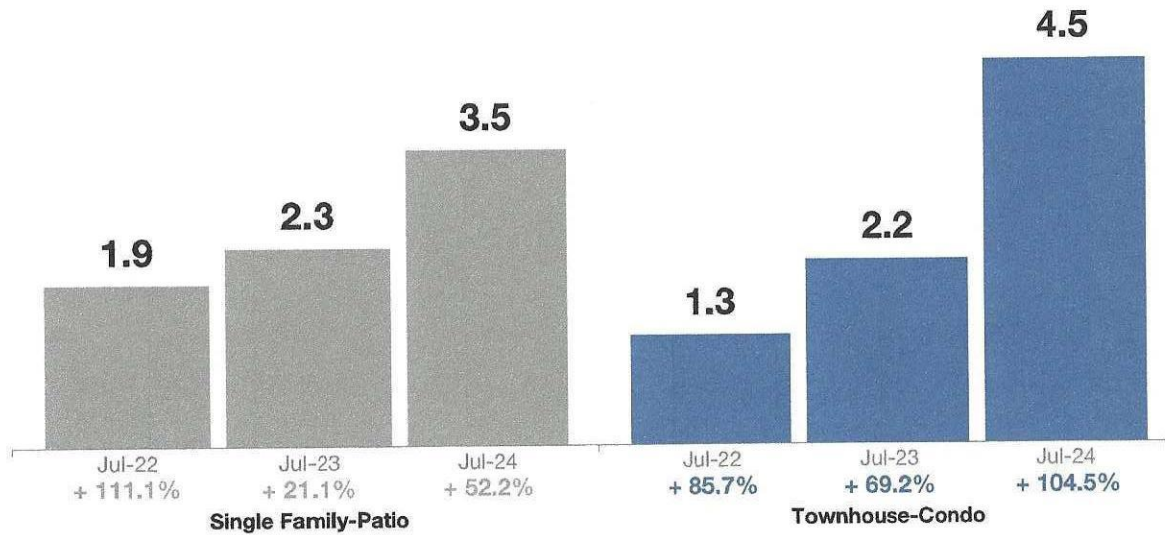
Inventory of Active Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2023	2,253	-12.6%	372	+41.4%
Sep-2023	2,328	-11.5%	386	+37.4%
Oct-2023	2,295	-9.0%	387	+38.2%
Nov-2023	2,188	-4.7%	370	+33.1%
Dec-2023	1,773	-4.3%	333	+31.6%
Jan-2024	1,640	+0.9%	355	+34.0%
Feb-2024	1,681	+13.3%	369	+51.2%
Mar-2024	1,787	+18.1%	385	+44.2%
Apr-2024	1,993	+26.9%	442	+76.8%
May-2024	2,399	+40.4%	521	+94.4%
Jun-2024	2,643	+29.1%	571	+84.2%
Jul-2024	2,787	+28.6%	579	+82.6%

Historical Inventory of Active Listings by Month



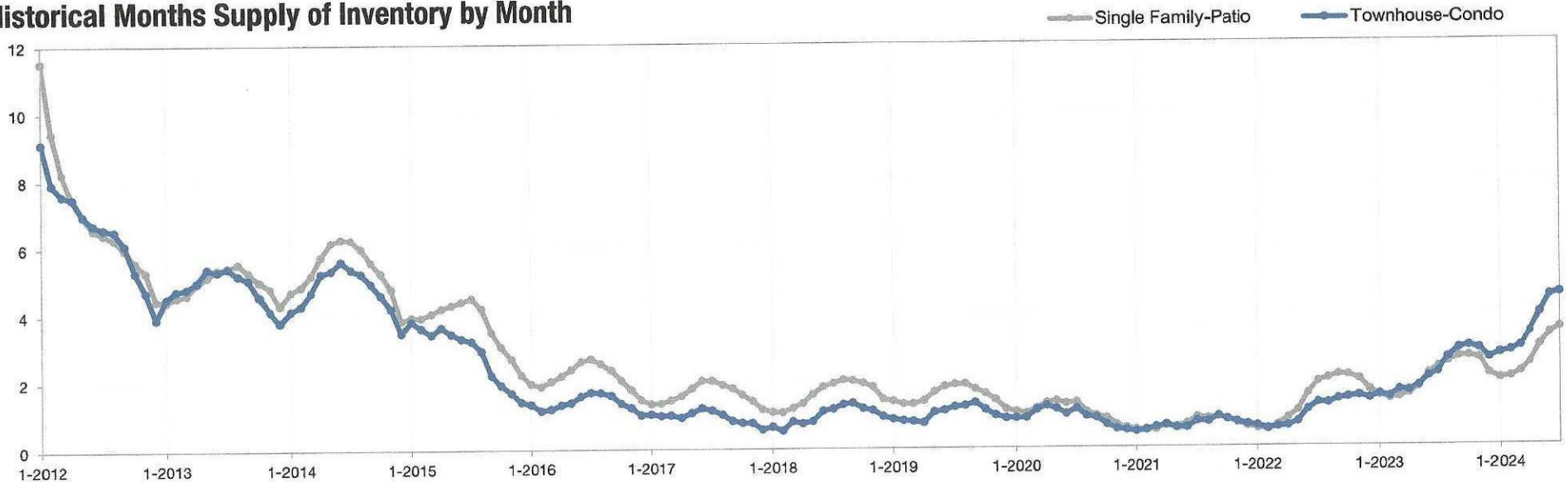
Months Supply of Inventory

July



Months Supply of Inventory	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2023	2.5	+25.0%	2.6	+100.0%
Sep-2023	2.6	+23.8%	2.9	+107.1%
Oct-2023	2.6	+23.8%	2.9	+107.1%
Nov-2023	2.6	+30.0%	2.8	+86.7%
Dec-2023	2.1	+31.3%	2.6	+85.7%
Jan-2024	2.0	+33.3%	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	+116.7%
Jun-2024	3.3	+57.1%	4.4	+120.0%
Jul-2024	3.5	+52.2%	4.5	+104.5%

Historical Months Supply of Inventory by Month



Total Market Overview



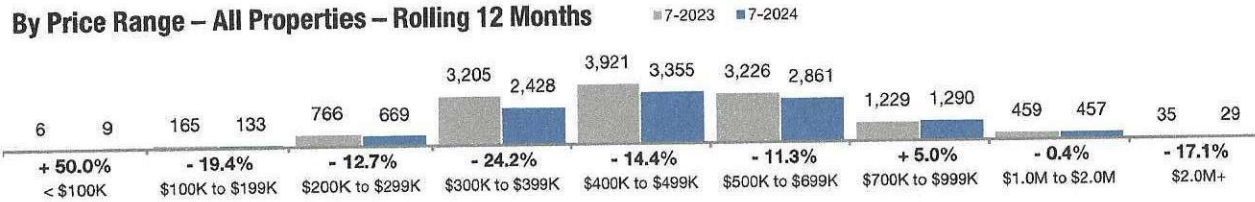
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	7-2023	7-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
New Listings		1,437	1,561	+ 8.6%	9,457	10,178	+ 7.6%
Pending Sales (PEND, UC, UCSS, RGT)		1,084	1,153	+ 6.4%	7,729	7,483	- 3.2%
Sold Listings		1,102	1,135	+ 3.0%	7,323	6,840	- 6.6%
Median Sales Price		\$461,425	\$486,500	+ 5.4%	\$453,110	\$465,000	+ 2.6%
Average Sales Price		\$523,858	\$557,023	+ 6.3%	\$514,850	\$530,443	+ 3.0%
Pct. of List Price Received		99.6%	99.4%	- 0.2%	99.5%	99.5%	0.0%
Days on Market		25	33	+ 32.0%	35	41	+ 17.1%
Housing Affordability Index		60	57	- 5.0%	61	60	- 1.6%
Active Listings		2,485	3,366	+ 35.5%	--	--	--
Months Supply of Inventory		2.3	3.6	+ 56.5%	--	--	--

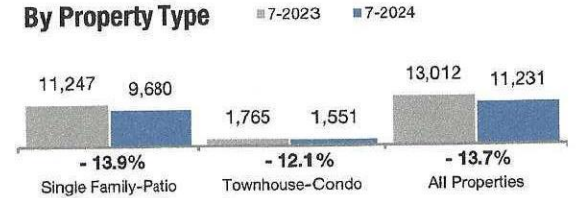
Sold Listings

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		
	7-2023	7-2024	Change	7-2023	7-2024	Change
\$99,999 and Below	5	9	+ 80.0%	1	0	- 100.0%
\$100,000 to \$199,999	56	46	- 17.9%	109	87	- 20.2%
\$200,000 to \$299,999	342	307	- 10.2%	424	362	- 14.6%
\$300,000 to \$399,999	2,459	1,817	- 26.1%	746	611	- 18.1%
\$400,000 to \$499,999	3,589	3,013	- 16.0%	332	342	+ 3.0%
\$500,000 to \$699,999	3,102	2,744	- 11.5%	124	117	- 5.6%
\$700,000 to \$999,999	1,212	1,266	+ 4.5%	17	24	+ 41.2%
\$1,000,000 to \$1,999,999	450	450	0.0%	9	7	- 22.2%
\$2,000,000 and Above	32	28	- 12.5%	3	1	- 66.7%
All Price Ranges	11,247	9,680	- 13.9%	1,765	1,551	- 12.1%

Compared to Prior Month

Single Family-Patio Homes			Townhouse-Condo		
6-2024	7-2024	Change	6-2024	7-2024	Change
1	0	- 100.0%	0	0	--
0	5	--	5	5	0.0%
23	25	+ 8.7%	29	28	- 3.4%
143	170	+ 18.9%	53	60	+ 13.2%
312	278	- 10.9%	32	31	- 3.1%
308	306	- 0.6%	18	11	- 38.9%
145	150	+ 3.4%	5	4	- 20.0%
51	56	+ 9.8%	0	1	--
0	5	--	0	0	--
983	995	+ 1.2%	142	140	- 1.4%

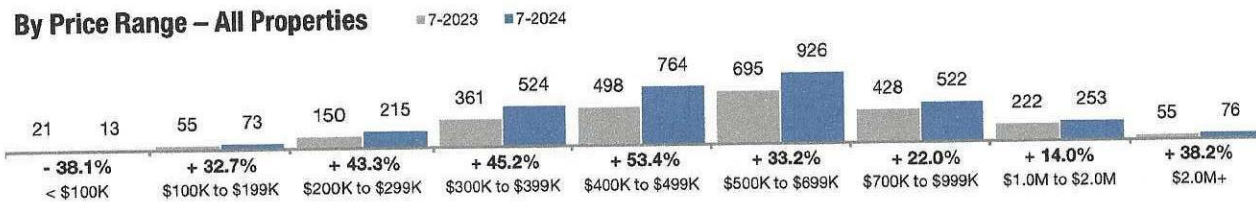
Year to Date

Single Family-Patio Homes			Townhouse-Condo		
7-2023	7-2024	Change	7-2023	7-2024	Change
4	5	+ 25.0%	0	0	--
31	21	- 32.3%	60	49	- 18.3%
190	168	- 11.6%	220	218	- 0.9%
1,334	1,067	- 20.0%	410	369	- 10.0%
2,072	1,850	- 10.7%	169	206	+ 21.9%
1,762	1,707	- 3.1%	72	74	+ 2.8%
697	799	+ 14.6%	8	16	+ 100.0%
267	268	+ 0.4%	7	6	- 14.3%
19	16	- 15.8%	1	1	0.0%
6,376	5,901	- 7.4%	947	939	- 0.8%

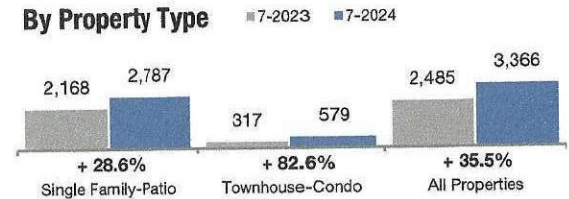
Inventory of Active Listings

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		
	7-2023	7-2024	Change	7-2023	7-2024	Change
\$99,999 and Below	17	10	- 41.2%	4	3	- 25.0%
\$100,000 to \$199,999	35	37	+ 5.7%	20	36	+ 80.0%
\$200,000 to \$299,999	93	85	- 8.6%	57	130	+ 128.1%
\$300,000 to \$399,999	254	309	+ 21.7%	107	215	+ 100.9%
\$400,000 to \$499,999	424	629	+ 48.3%	74	135	+ 82.4%
\$500,000 to \$699,999	656	882	+ 34.5%	39	44	+ 12.8%
\$700,000 to \$999,999	413	509	+ 23.2%	15	13	- 13.3%
\$1,000,000 to \$1,999,999	222	251	+ 13.1%	0	2	--
\$2,000,000 and Above	54	75	+ 38.9%	1	1	0.0%
All Price Ranges	2,168	2,787	+ 28.6%	317	579	+ 82.6%

Compared to Prior Month

Single Family-Patio Homes			Townhouse-Condo		
6-2024	7-2024	Change	6-2024	7-2024	Change
11	10	- 9.1%	3	3	0.0%
35	37	+ 5.7%	39	36	- 7.7%
84	85	+ 1.2%	129	130	+ 0.8%
283	309	+ 9.2%	208	215	+ 3.4%
603	629	+ 4.3%	127	135	+ 6.3%
835	882	+ 5.6%	48	44	- 8.3%
463	509	+ 9.9%	15	13	- 13.3%
254	251	- 1.2%	1	2	+ 100.0%
75	75	0.0%	1	1	0.0%
2,643	2,787	+ 5.4%	571	579	+ 1.4%

Year to Date

Single Family-Patio Homes	Townhouse-Condo
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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

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.