

Monthly Indicators

Activity for El Paso and Teller Counties Only



August 2024

Percent changes calculated using year-over-year comparisons.

New Listings were up 12.2 percent for single family-patio homes and 5.5 percent for townhouse-condo properties. Pending Sales increased 19.0 percent for single family-patio homes and 21.4 percent for townhouse-condo properties.

The Median Sales Price was up 2.0 percent to \$500,000 for single family-patio homes and 1.7 percent to \$347,200 for townhouse-condo properties. Days on Market increased 24.1 percent for single family-patio homes and 71.4 percent for townhouse-condo properties.

Nationally, total housing inventory edged up 0.8% from the previous month to 1.33 million units heading into August, for a 4.0-month supply at the current sales pace, NAR data shows. Although inventory is up nearly 20% compared to the same time last year, demand continues to outpace supply, putting upward pressure on sales prices. According to NAR, the nationwide median existing-home price rose 4.2% year-over-year to \$422,600 at last measure, marking the 13th consecutive month of annual price increases.

Activity Snapshot

- 2.1%	+ 3.7%	+ 33.1%
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.

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	8-2023	8-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
New Listings		1,181	1,325	+ 12.2%	9,315	9,945	+ 6.8%
Pending Sales (PEND, UC, UCSS, RGT)		861	1,025	+ 19.0%	7,538	7,368	- 2.3%
Sold Listings		916	912	- 0.4%	7,292	6,812	- 6.6%
Median Sales Price		\$490,000	\$500,000	+ 2.0%	\$475,000	\$490,000	+ 3.2%
Average Sales Price		\$561,685	\$566,770	+ 0.9%	\$540,771	\$557,493	+ 3.1%
Pct. of List Price Received		99.4%	99.2%	- 0.2%	99.5%	99.5%	0.0%
Days on Market		29	36	+ 24.1%	35	40	+ 14.3%
Housing Affordability Index		55	57	+ 3.6%	57	59	+ 3.5%
Active Listings		2,253	2,902	+ 28.8%	--	--	--
Months Supply of Inventory		2.5	3.6	+ 44.0%	--	--	--

Townhouse-Condo Market Overview

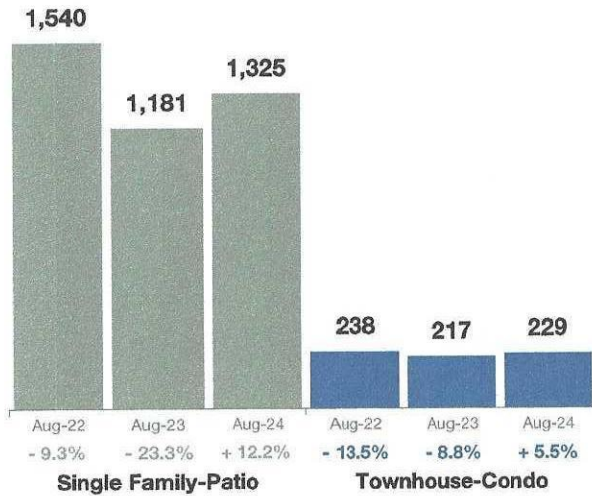


Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

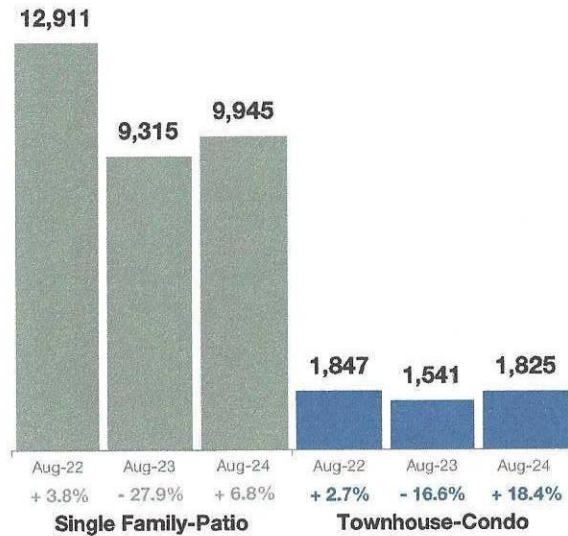
Key Metrics	Historical Sparkbars	8-2023	8-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
New Listings		217	229	+ 5.5%	1,541	1,825	+ 18.4%
Pending Sales (PEND, UC, UCSS, RGT)		131	159	+ 21.4%	1,184	1,167	- 1.4%
Sold Listings		168	149	- 11.3%	1,115	1,088	- 2.4%
Median Sales Price		\$341,500	\$347,200	+ 1.7%	\$340,000	\$342,250	+ 0.7%
Average Sales Price		\$351,397	\$366,343	+ 4.3%	\$359,182	\$369,149	+ 2.8%
Pct. of List Price Received		99.4%	98.3%	- 1.1%	99.5%	99.1%	- 0.4%
Days on Market		28	48	+ 71.4%	30	44	+ 46.7%
Housing Affordability Index		79	83	+ 5.1%	79	84	+ 6.3%
Active Listings		372	591	+ 58.9%	--	--	--
Months Supply of Inventory		2.6	4.6	+ 76.9%	--	--	--

New Listings

August

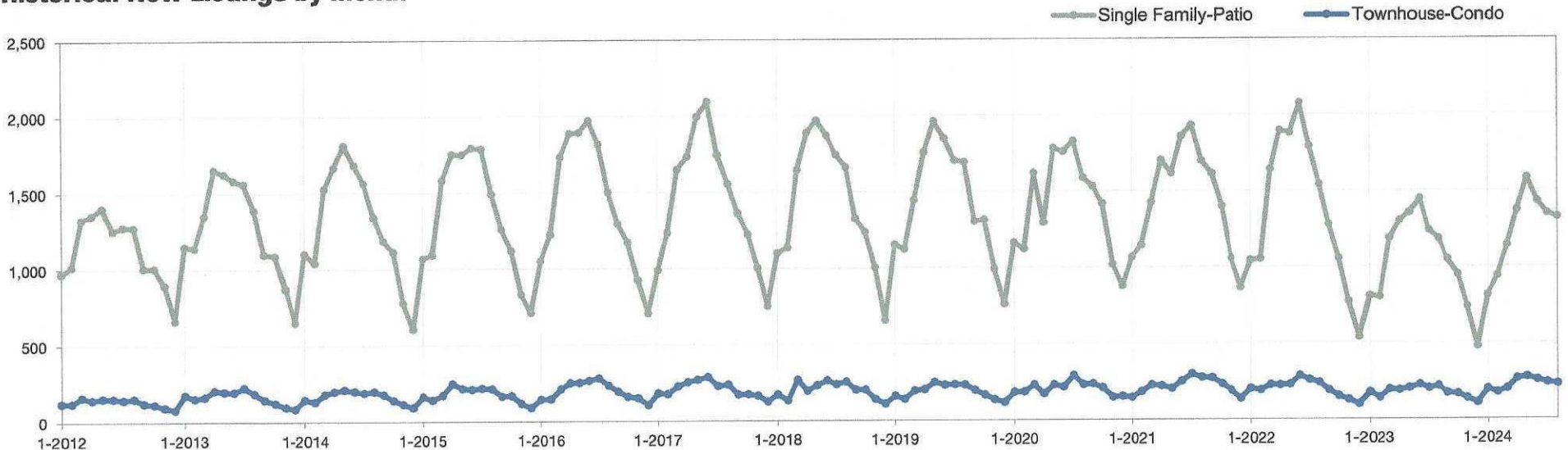


Year to Date



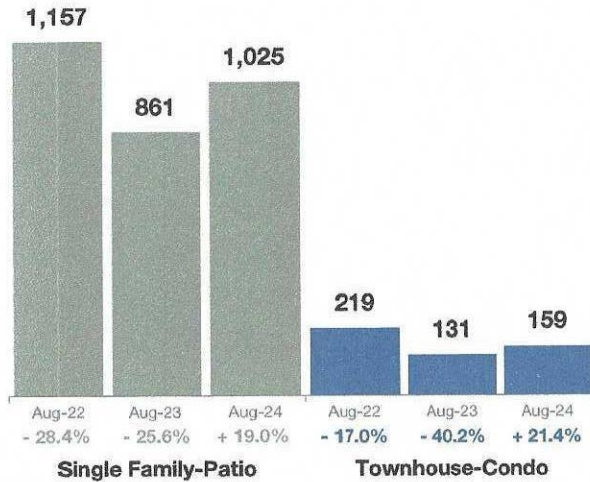
New Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2023	1,049	-18.0%	169	-10.1%
Oct-2023	947	-10.2%	164	+9.3%
Nov-2023	737	-4.7%	136	+7.1%
Dec-2023	475	-11.5%	106	+9.3%
Jan-2024	811	+0.4%	196	+12.0%
Feb-2024	939	+17.1%	174	+26.1%
Mar-2024	1,139	-3.9%	198	+2.1%
Apr-2024	1,372	+5.5%	263	+39.2%
May-2024	1,582	+16.8%	273	+34.5%
Jun-2024	1,428	-1.2%	255	+13.3%
Jul-2024	1,349	+9.0%	237	+18.5%
Aug-2024	1,325	+12.2%	229	+5.5%

Historical New Listings by Month

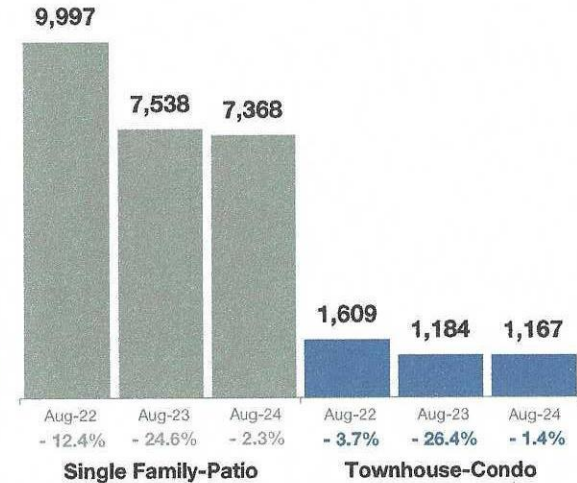


Pending Sales (PEND, UC, UCSS, RGT)

August

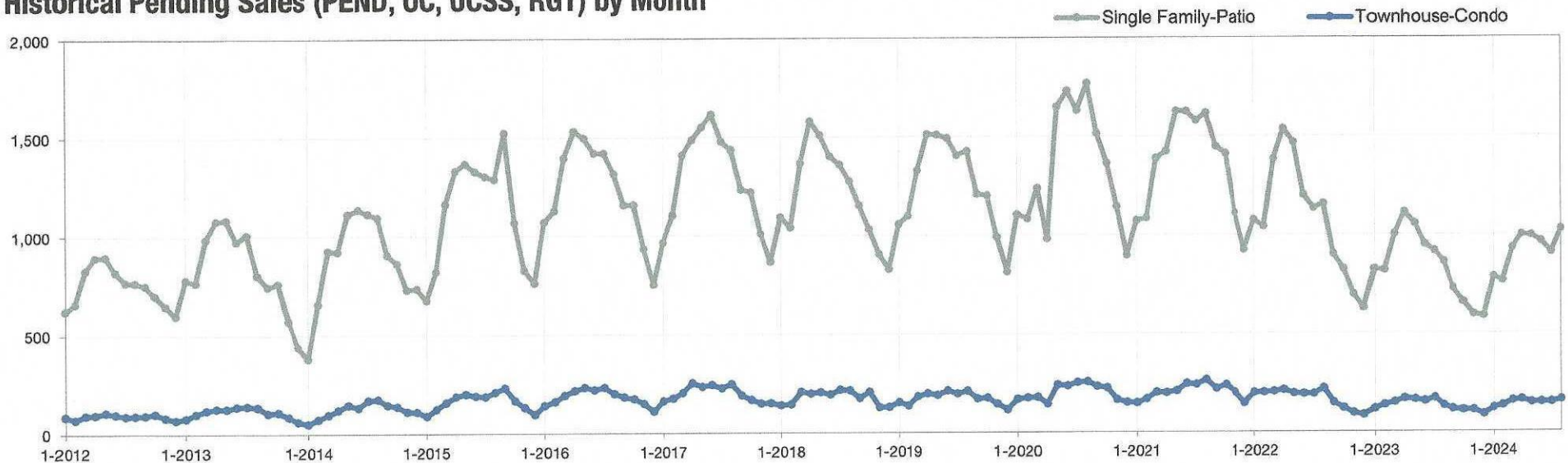


Year to Date



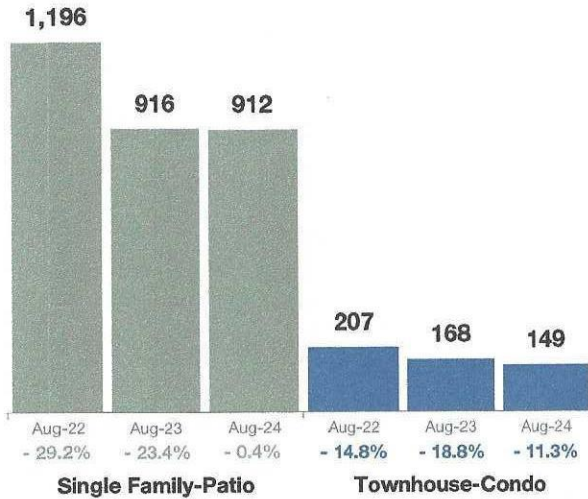
Pending Sales (PEND, UC, UCSS, RGT)	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2023	728	-19.1%	114	-22.4%
Oct-2023	657	-20.4%	109	-8.4%
Nov-2023	595	-14.5%	109	+16.0%
Dec-2023	587	-6.5%	88	+3.5%
Jan-2024	784	-4.9%	119	+3.5%
Feb-2024	766	-6.5%	132	-2.2%
Mar-2024	931	-7.2%	155	+4.0%
Apr-2024	998	-10.3%	161	-4.2%
May-2024	993	-5.9%	146	-9.9%
Jun-2024	963	+1.5%	148	-3.9%
Jul-2024	908	-0.8%	147	-13.5%
Aug-2024	1,025	+19.0%	159	+21.4%

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

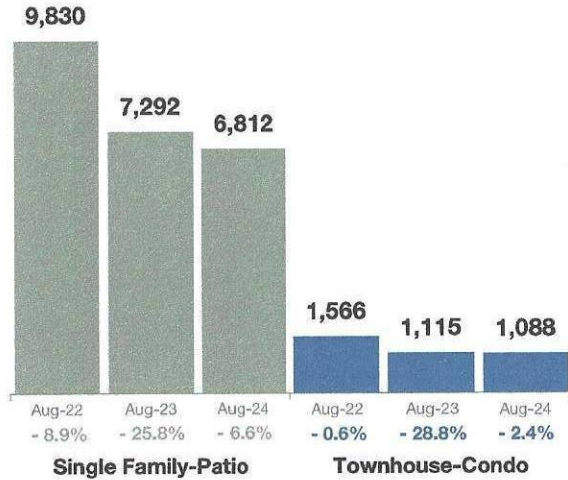


Sold Listings

August

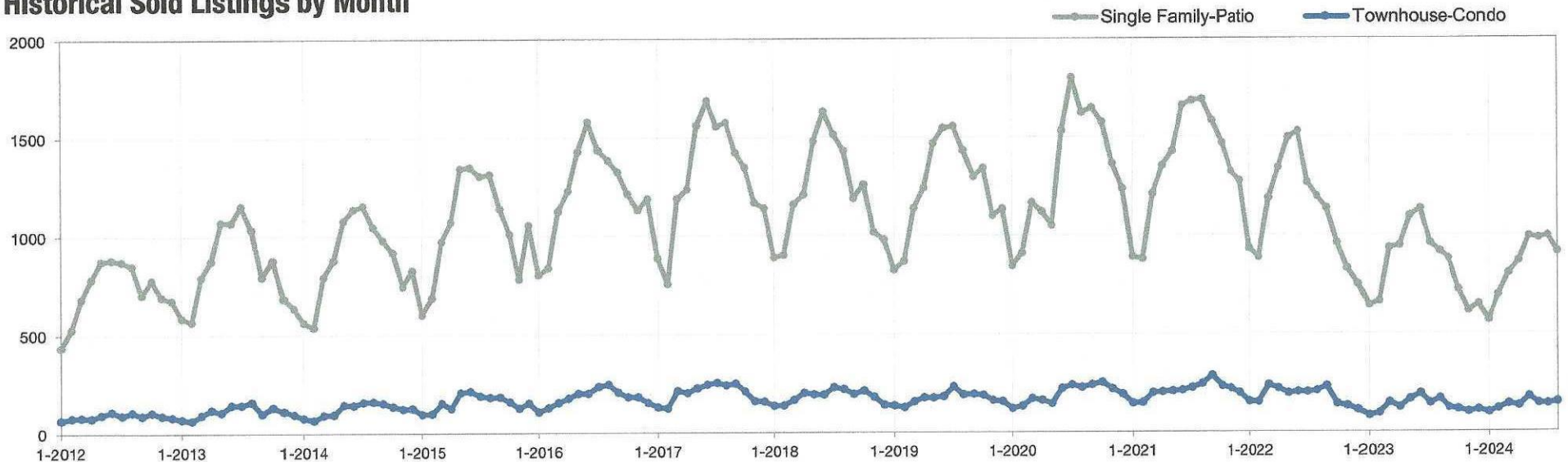


Year to Date



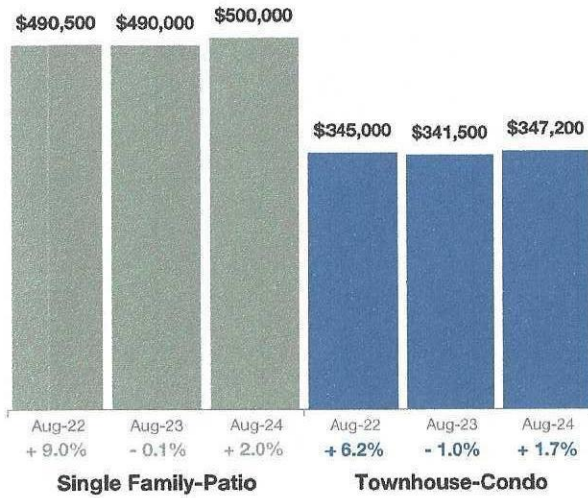
Sold Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2023	879	-22.7%	121	-47.4%
Oct-2023	723	-24.6%	113	-19.9%
Nov-2023	615	-25.8%	100	-23.1%
Dec-2023	646	-13.9%	110	0.0%
Jan-2024	566	-12.0%	97	+19.8%
Feb-2024	695	+4.8%	115	+22.3%
Mar-2024	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	994	+3.6%	140	-2.1%
Aug-2024	912	-0.4%	149	-11.3%

Historical Sold Listings by Month

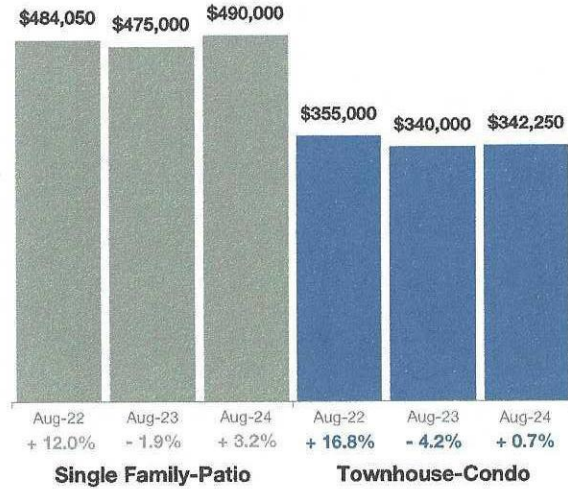


Median Sales Price

August

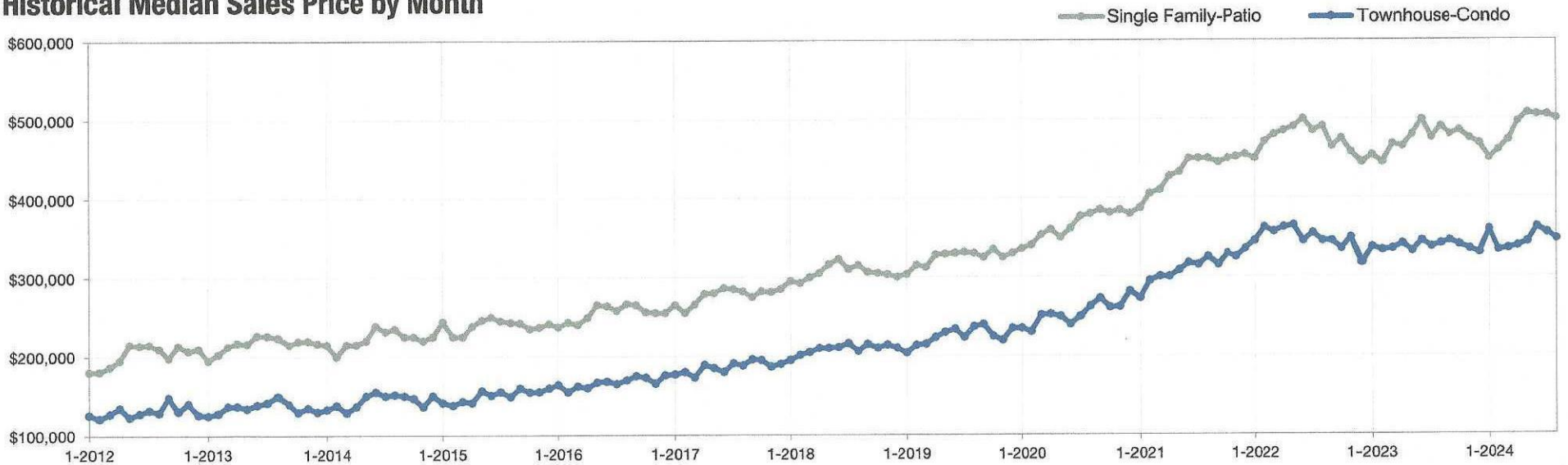


Year to Date



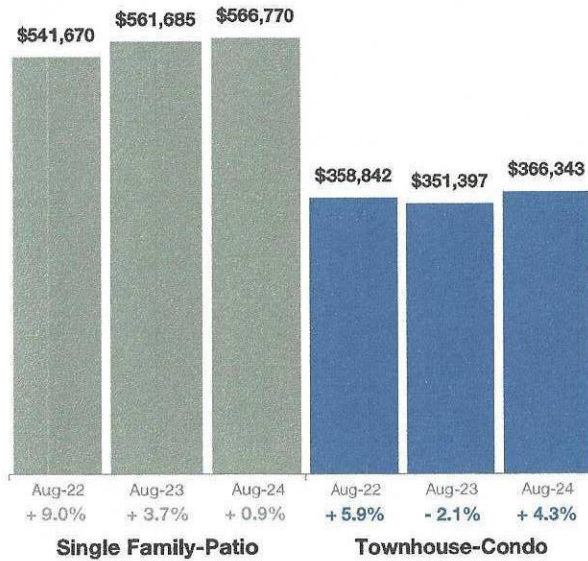
Median Sales Price	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2023	\$480,000	+3.2%	\$345,500	+0.1%
Oct-2023	\$485,000	+2.1%	\$340,000	+1.5%
Nov-2023	\$474,936	+3.7%	\$334,500	-4.3%
Dec-2023	\$468,695	+5.3%	\$329,950	+3.9%
Jan-2024	\$450,000	-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	\$504,593	+6.0%	\$355,000	+5.2%
Aug-2024	\$500,000	+2.0%	\$347,200	+1.7%

Historical Median Sales Price by Month

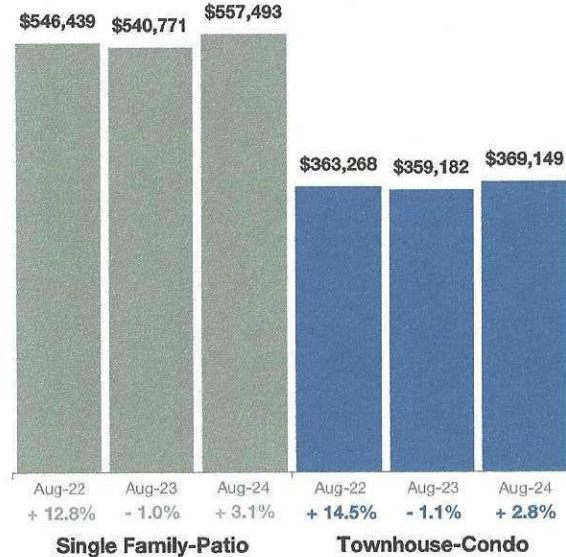


Average Sales Price

August

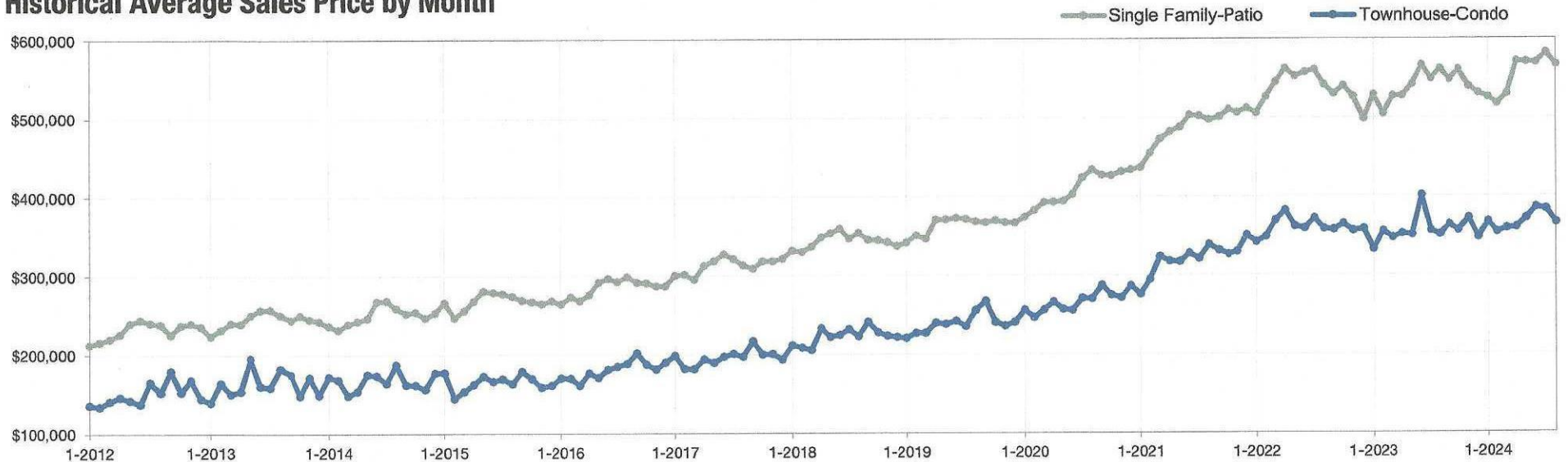


Year to Date



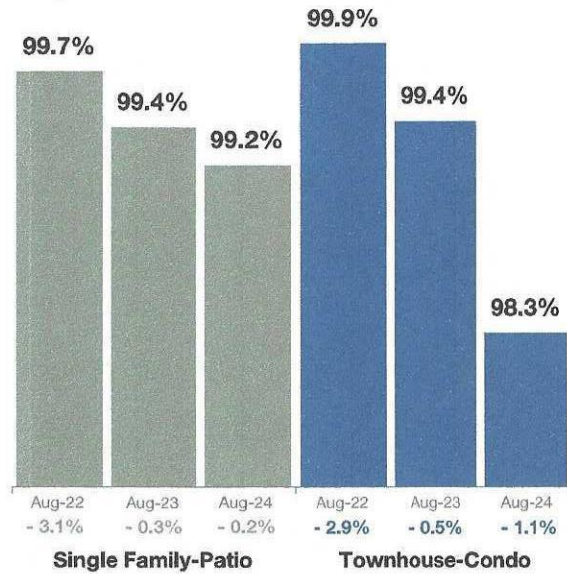
Avg. Sales Price	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2023	\$547,656	+3.3%	\$364,189	+1.8%
Oct-2023	\$560,699	+3.7%	\$356,401	-2.4%
Nov-2023	\$538,832	+2.3%	\$372,010	+4.4%
Dec-2023	\$530,870	+6.5%	\$347,772	-3.1%
Jan-2024	\$525,551	-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	+5.3%	\$371,911	+6.0%
Jun-2024	\$569,383	+0.6%	\$385,655	-3.9%
Jul-2024	\$581,609	+6.0%	\$383,382	+7.6%
Aug-2024	\$566,770	+0.9%	\$366,343	+4.3%

Historical Average Sales Price by Month

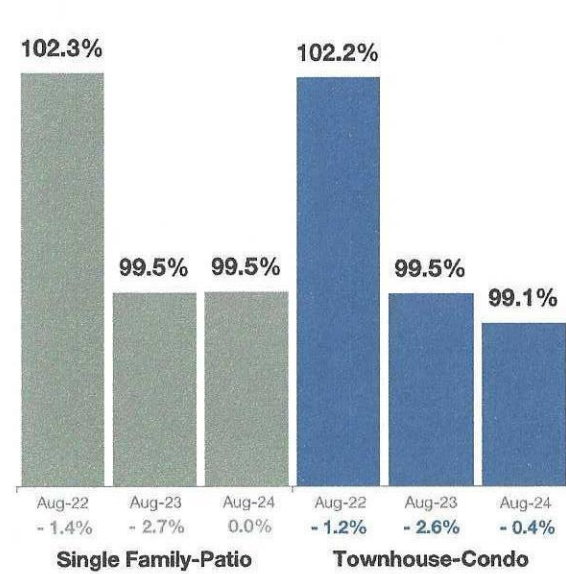


Percent of List Price Received

August

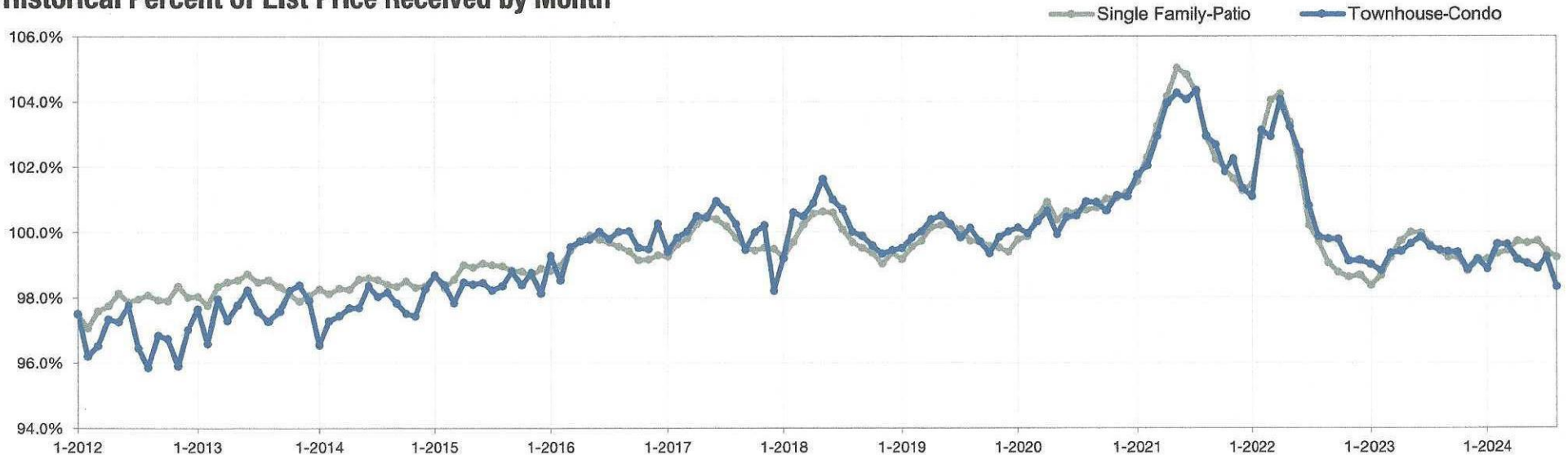


Year to Date



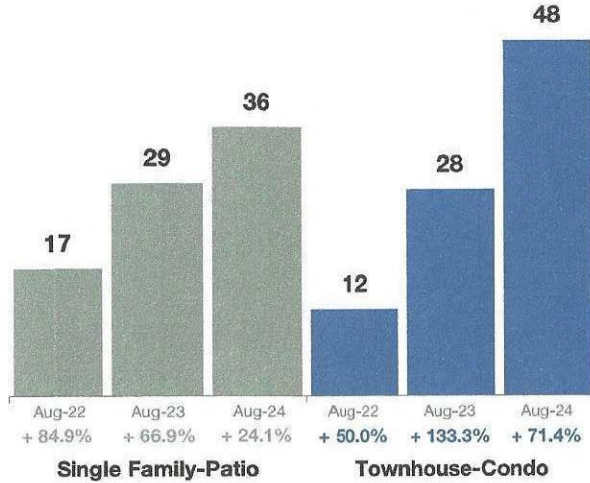
Pct. of List Price Received	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2023	99.2%	+0.2%	99.4%	-0.4%
Oct-2023	99.2%	+0.4%	99.4%	-0.4%
Nov-2023	98.8%	+0.2%	98.8%	-0.3%
Dec-2023	99.1%	+0.4%	99.2%	+0.1%
Jan-2024	99.2%	+0.8%	98.9%	-0.1%
Feb-2024	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%
Aug-2024	99.2%	-0.2%	98.3%	-1.1%

Historical Percent of List Price Received by Month

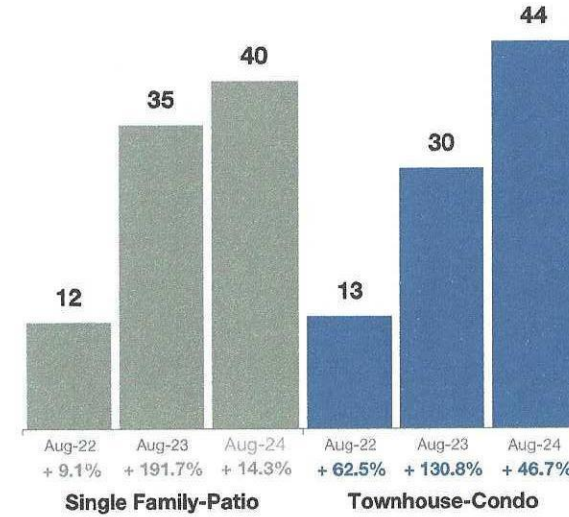


Days on Market Until Sale

August

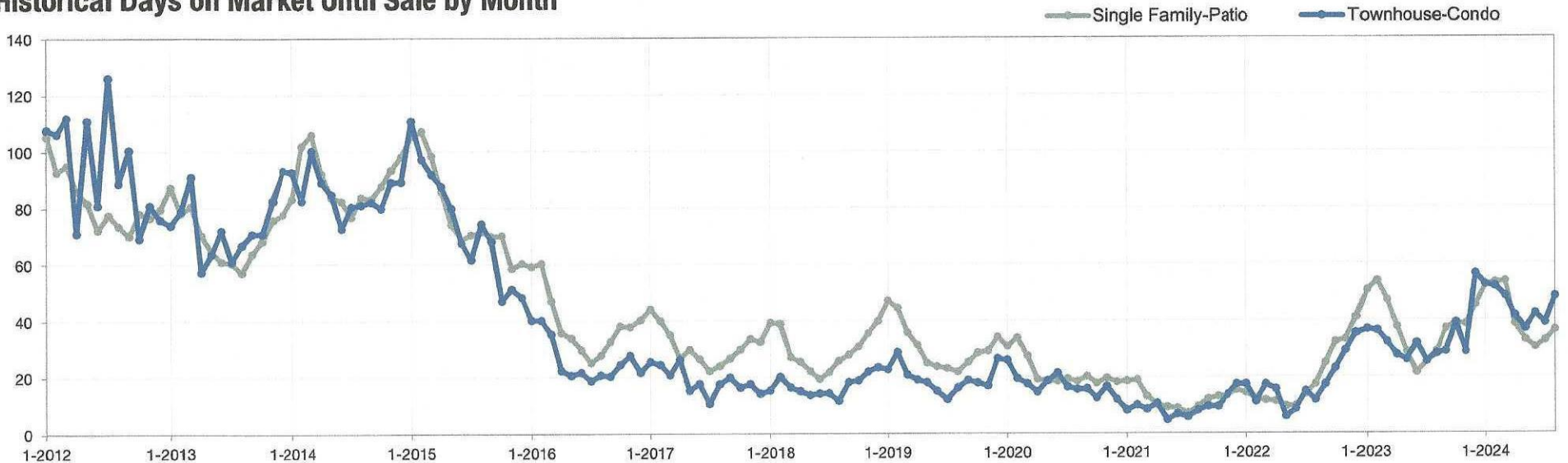


Year to Date



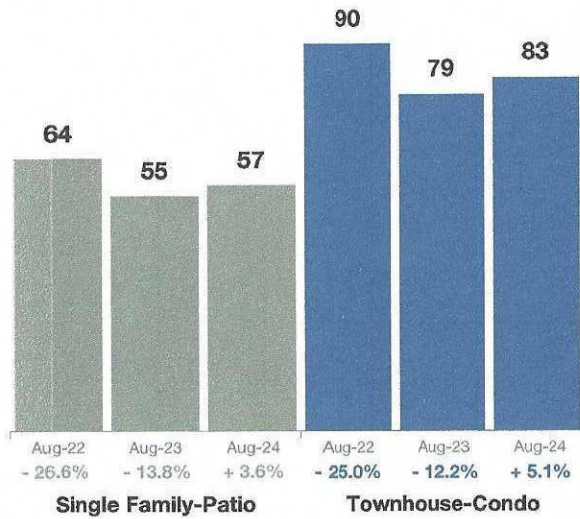
Days on Market Until Sale	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2023	37	+48.0%	29	+70.6%
Oct-2023	39	+21.9%	39	+69.6%
Nov-2023	39	+18.2%	29	0.0%
Dec-2023	45	+9.8%	56	+60.0%
Jan-2024	52	+2.0%	52	+40.5%
Feb-2024	53	-1.9%	52	+44.4%
Mar-2024	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%
Aug-2024	36	+24.1%	48	+71.4%

Historical Days on Market Until Sale by Month

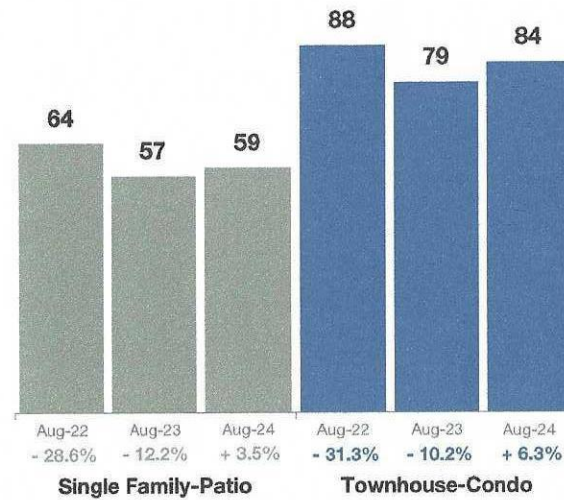


Housing Affordability Index

August

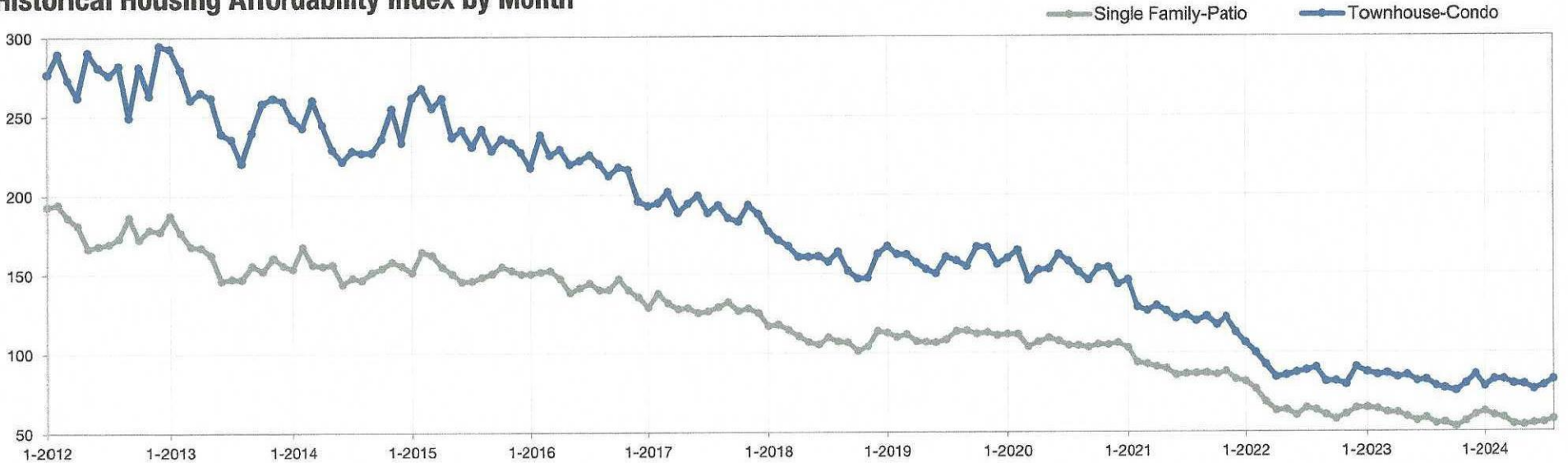


Year to Date



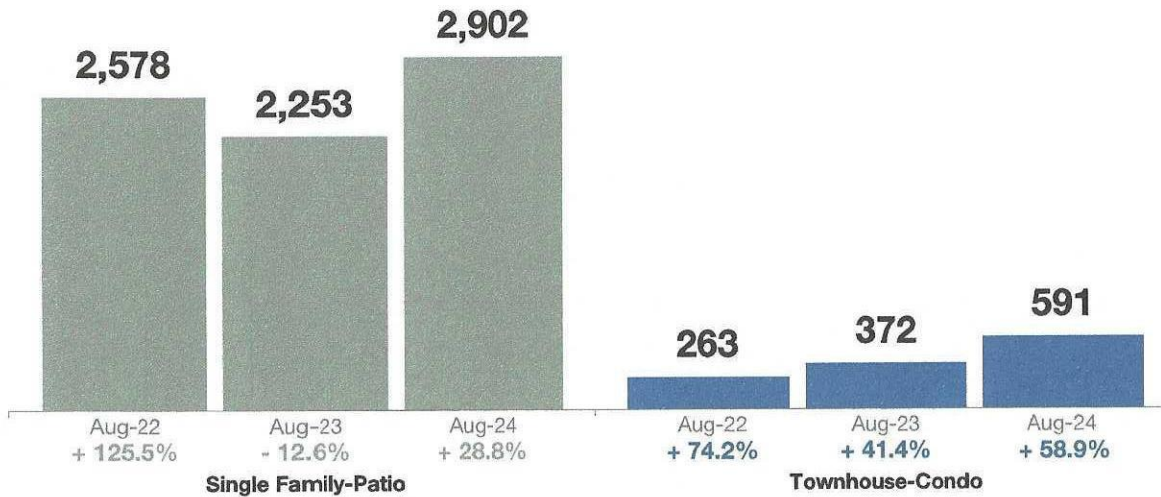
Housing Affordability Index	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2023	56	-6.7%	77	-4.9%
Oct-2023	53	-8.6%	75	-8.5%
Nov-2023	56	-8.2%	80	0.0%
Dec-2023	60	-7.7%	86	-5.5%
Jan-2024	62	-4.6%	78	-11.4%
Feb-2024	60	-6.3%	83	-3.5%
Mar-2024	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%
Aug-2024	57	+3.6%	83	+5.1%

Historical Housing Affordability Index by Month



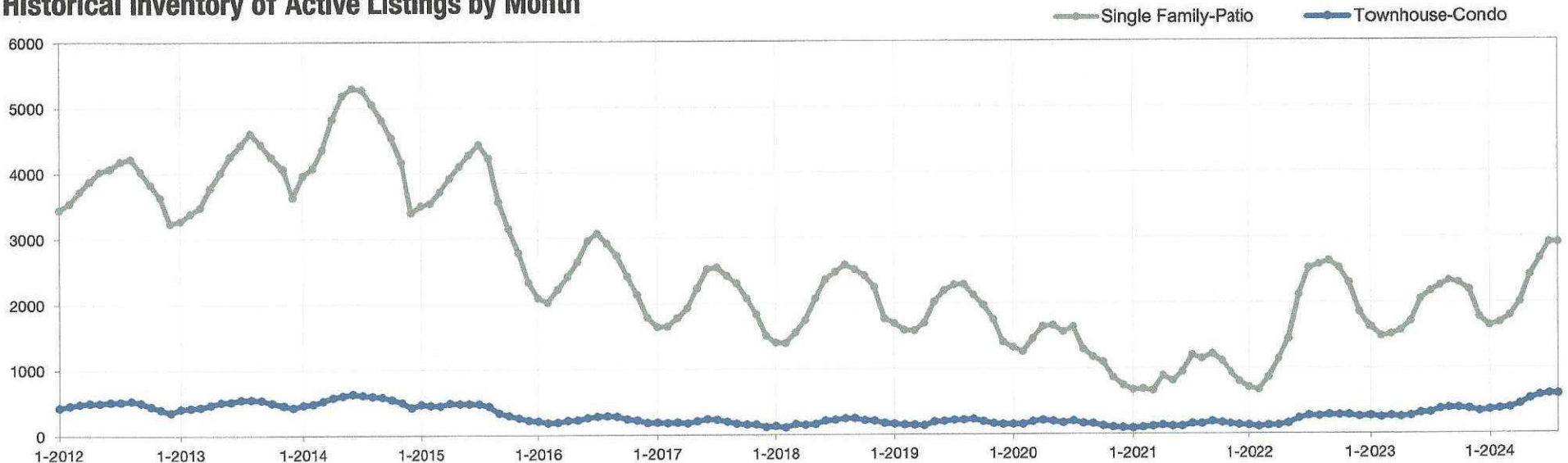
Inventory of Active Listings

August



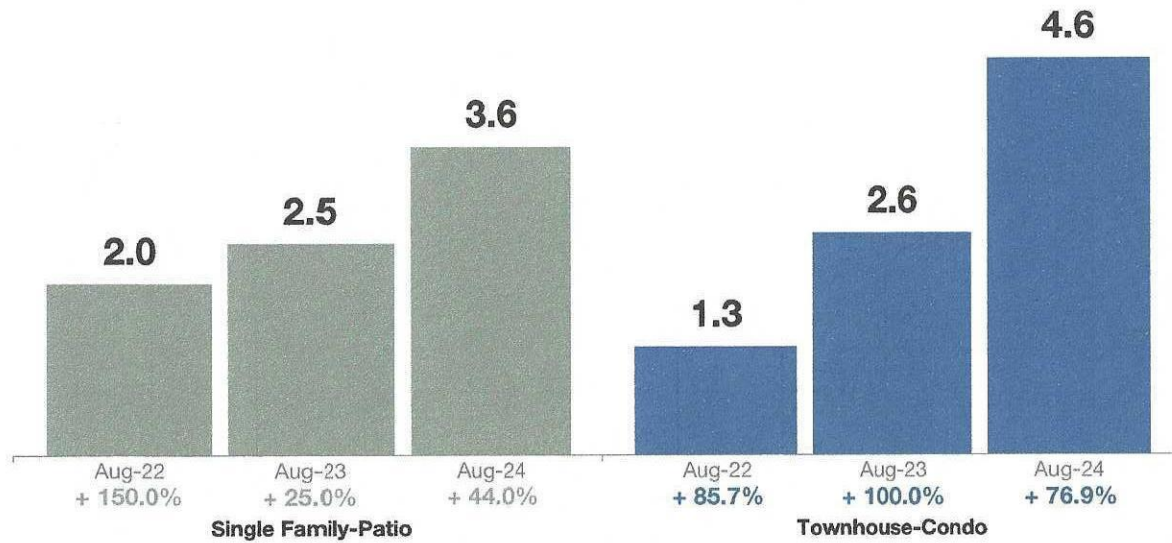
Inventory of Active Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2023	2,328	-11.5%	386	+37.4%
Oct-2023	2,295	-9.0%	387	+38.2%
Nov-2023	2,188	-4.7%	370	+33.1%
Dec-2023	1,773	-4.3%	333	+31.6%
Jan-2024	1,641	+1.0%	355	+34.0%
Feb-2024	1,683	+13.4%	369	+51.2%
Mar-2024	1,790	+18.3%	385	+44.2%
Apr-2024	1,996	+27.1%	442	+76.8%
May-2024	2,408	+40.9%	522	+94.8%
Jun-2024	2,662	+30.0%	574	+85.2%
Jul-2024	2,902	+33.9%	596	+88.0%
Aug-2024	2,902	+28.8%	591	+58.9%

Historical Inventory of Active Listings by Month



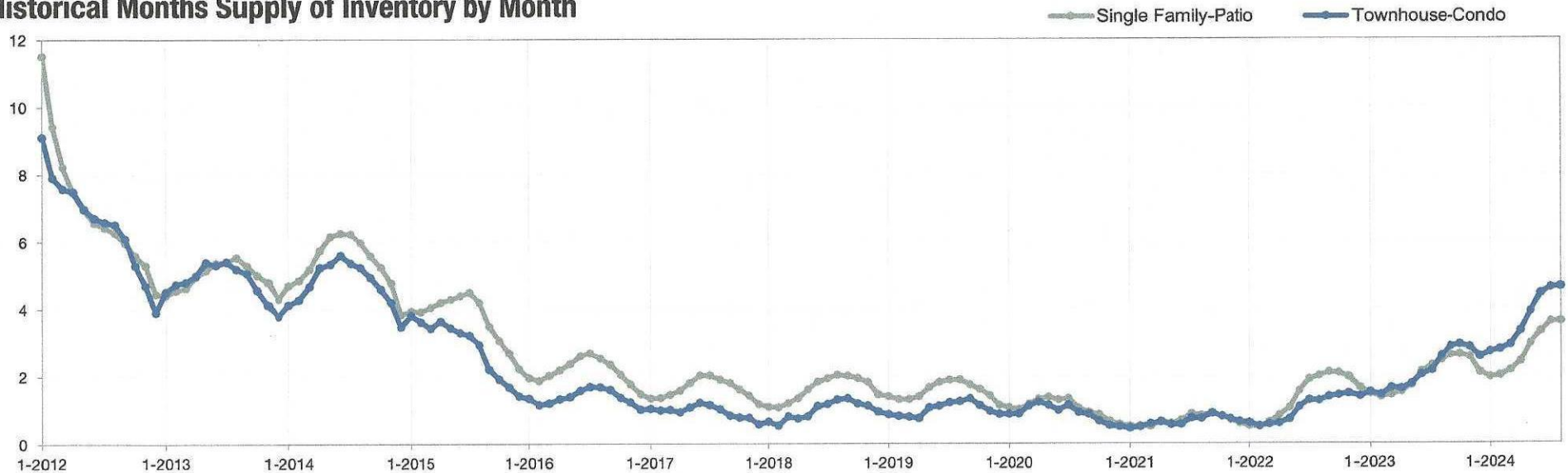
Months Supply of Inventory

August



Months Supply of Inventory	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	2.2	+57.1%	2.9	+81.3%
Apr-2024	2.4	+60.0%	3.3	+106.3%
May-2024	3.0	+76.5%	3.9	+116.7%
Jun-2024	3.3	+57.1%	4.4	+120.0%
Jul-2024	3.6	+56.5%	4.6	+109.1%
Aug-2024	3.6	+44.0%	4.6	+76.9%

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.

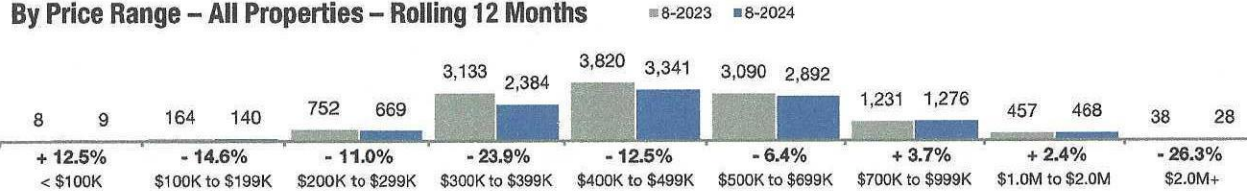
Key Metrics	Historical Sparkbars	8-2023	8-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
New Listings		1,398	1,554	+ 11.2%	10,856	11,770	+ 8.4%
Pending Sales (PEND, UC, UCSS, RGT)		992	1,184	+ 19.4%	8,722	8,535	- 2.1%
Sold Listings		1,084	1,061	- 2.1%	8,407	7,900	- 6.0%
Median Sales Price		\$457,900	\$475,000	+ 3.7%	\$454,000	\$467,700	+ 3.0%
Average Sales Price		\$529,065	\$538,623	+ 1.8%	\$516,682	\$531,554	+ 2.9%
Pct. of List Price Received		99.4%	99.1%	- 0.3%	99.5%	99.4%	- 0.1%
Days on Market		29	38	+ 31.0%	34	40	+ 17.6%
Housing Affordability Index		59	60	+ 1.7%	59	61	+ 3.4%
Active Listings		2,625	3,493	+ 33.1%	--	--	--
Months Supply of Inventory		2.5	3.7	+ 48.0%	--	--	--

Sold Listings

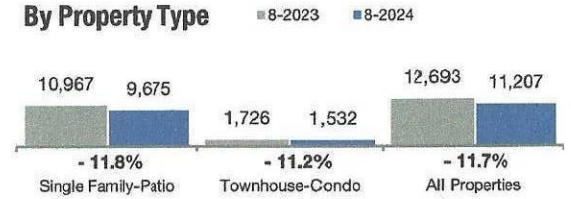
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family-Patio Homes			Townhouse-Condo		
	8-2023	8-2024	Change	8-2023	8-2024	Change
\$99,999 and Below	7	8	+14.3%	1	1	0.0%
\$100,000 to \$199,999	55	46	-16.4%	109	94	-13.8%
\$200,000 to \$299,999	338	309	-8.6%	414	360	-13.0%
\$300,000 to \$399,999	2,410	1,793	-25.6%	723	591	-18.3%
\$400,000 to \$499,999	3,490	3,008	-13.8%	330	333	+0.9%
\$500,000 to \$699,999	2,970	2,774	-6.6%	120	118	-1.7%
\$700,000 to \$999,999	1,214	1,251	+3.0%	17	25	+47.1%
\$1,000,000 to \$1,999,999	448	460	+2.7%	9	8	-11.1%
\$2,000,000 and Above	35	26	-25.7%	3	2	-33.3%
All Price Ranges	10,967	9,675	-11.8%	1,726	1,532	-11.2%

Compared to Prior Month

By Price Range	Single Family-Patio Homes			Townhouse-Condo		
	7-2024	8-2024	Change	7-2024	8-2024	Change
\$99,999 and Below	0	1	--	0	1	--
\$100,000 to \$199,999	5	7	+40.0%	5	18	+260.0%
\$200,000 to \$299,999	25	31	+24.0%	28	32	+14.3%
\$300,000 to \$399,999	170	160	-5.9%	60	51	-15.0%
\$400,000 to \$499,999	277	255	-7.9%	31	31	0.0%
\$500,000 to \$699,999	306	283	-7.5%	11	12	+9.1%
\$700,000 to \$999,999	150	121	-19.3%	4	2	-50.0%
\$1,000,000 to \$1,999,999	56	50	-10.7%	1	1	0.0%
\$2,000,000 and Above	5	4	-20.0%	0	1	--
All Price Ranges	994	912	-8.2%	140	149	+6.4%

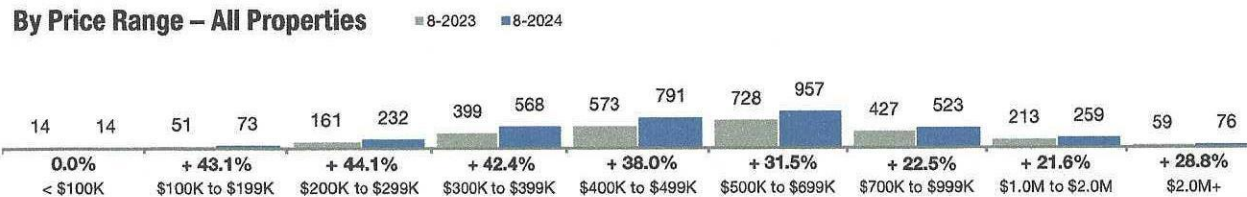
Year to Date

By Price Range	Single Family-Patio Homes			Townhouse-Condo		
	8-2023	8-2024	Change	8-2023	8-2024	Change
\$99,999 and Below	6	6	0.0%	0	1	--
\$100,000 to \$199,999	38	28	-26.3%	71	67	-5.6%
\$200,000 to \$299,999	219	199	-9.1%	254	250	-1.6%
\$300,000 to \$399,999	1,518	1,227	-19.2%	481	420	-12.7%
\$400,000 to \$499,999	2,331	2,104	-9.7%	209	237	+13.4%
\$500,000 to \$699,999	2,015	1,990	-1.2%	83	86	+3.6%
\$700,000 to \$999,999	833	920	+10.4%	9	18	+100.0%
\$1,000,000 to \$1,999,999	307	318	+3.6%	7	7	0.0%
\$2,000,000 and Above	25	20	-20.0%	1	2	+100.0%
All Price Ranges	7,292	6,812	-6.6%	1,115	1,088	-2.4%

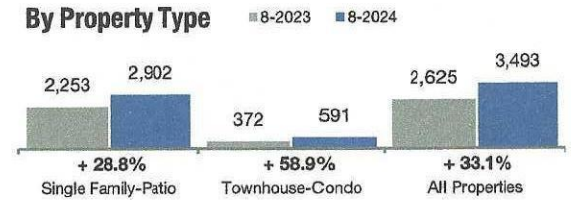
Inventory of Active Listings

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		
	8-2023	8-2024	Change	8-2023	8-2024	Change
\$99,999 and Below	11	11	0.0%	3	3	0.0%
\$100,000 to \$199,999	36	36	0.0%	15	37	+146.7%
\$200,000 to \$299,999	89	101	+13.5%	72	131	+81.9%
\$300,000 to \$399,999	266	352	+32.3%	133	216	+62.4%
\$400,000 to \$499,999	482	651	+35.1%	91	140	+53.8%
\$500,000 to \$699,999	686	910	+32.7%	42	47	+11.9%
\$700,000 to \$999,999	411	510	+24.1%	16	13	-18.8%
\$1,000,000 to \$1,999,999	213	256	+20.2%	0	3	--
\$2,000,000 and Above	59	75	+27.1%	0	1	--
All Price Ranges	2,253	2,902	+28.8%	372	591	+58.9%

Compared to Prior Month

By Price Range	Single Family-Patio Homes			Townhouse-Condo		
	7-2024	8-2024	Change	7-2024	8-2024	Change
\$99,999 and Below	10	11	+10.0%	3	3	0.0%
\$100,000 to \$199,999	37	36	-2.7%	37	37	0.0%
\$200,000 to \$299,999	85	101	+18.8%	139	131	-5.8%
\$300,000 to \$399,999	335	352	+5.1%	215	216	+0.5%
\$400,000 to \$499,999	659	651	-1.2%	140	140	0.0%
\$500,000 to \$699,999	912	910	-0.2%	45	47	+4.4%
\$700,000 to \$999,999	528	510	-3.4%	13	13	0.0%
\$1,000,000 to \$1,999,999	260	256	-1.5%	3	3	0.0%
\$2,000,000 and Above	76	75	-1.3%	1	1	0.0%
All Price Ranges	2,902	2,902	0.0%	596	591	-0.8%

Year to Date

By Price Range	Single Family-Patio Homes			Townhouse-Condo		
	8-2023	8-2024	Change	8-2023	8-2024	Change
\$99,999 and Below	11	11	0.0%	3	3	0.0%
\$100,000 to \$199,999	36	36	0.0%	15	37	+146.7%
\$200,000 to \$299,999	89	101	+13.5%	72	131	+81.9%
\$300,000 to \$399,999	266	352	+32.3%	133	216	+62.4%
\$400,000 to \$499,999	482	651	+35.1%	91	140	+53.8%
\$500,000 to \$699,999	686	910	+32.7%	42	47	+11.9%
\$700,000 to \$999,999	411	510	+24.1%	16	13	-18.8%
\$1,000,000 to \$1,999,999	213	256	+20.2%	0	3	--
\$2,000,000 and Above	59	75	+27.1%	0	1	--
All Price Ranges	2,253	2,902	+28.8%	372	591	+58.9%

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.