STAT PACK

MONTHLY STAT PACK
Data through June 31 2026

RESIDENTIAL REVIEW

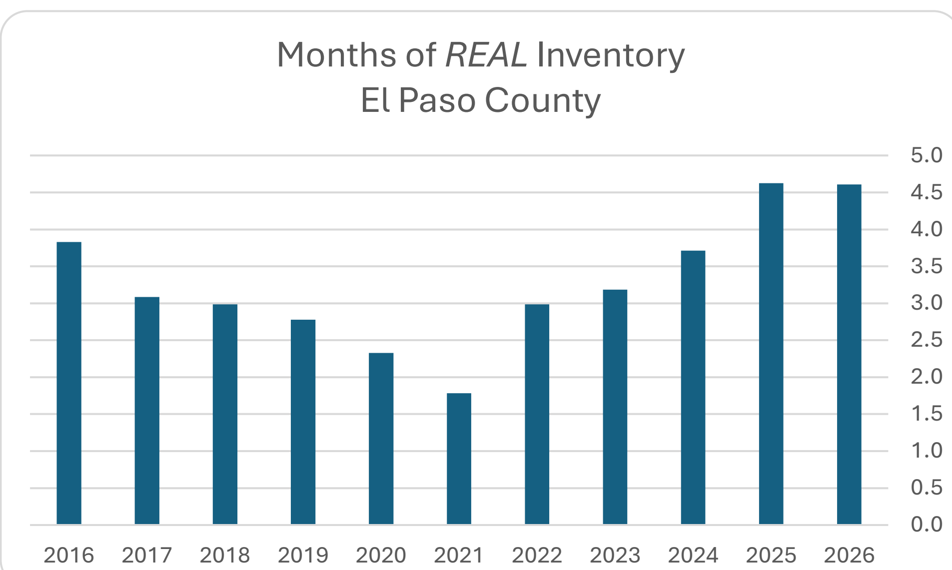
El Paso County

The data found within the ERA Shields Real Estate Stat Pack is based on information from eLevate MLS. This content is deemed reliable; however ERA Shields Real Estate does not guarantee its accuracy. Data maintained by eLevate MLS does not reflect all real estate activity in the market. Additional sources include the El Paso County Assessor and Pikes Peak Regional Building.

The intent for providing information to you is to educate you on the current local real estate market so you can better make decisions for you and your family. Real estate markets vary from city to city as well as neighborhood to neighborhood. You will find factual data within this document from which you may draw your own conclusions.

QUICK FACTS

- Mortgage rates steadily increased from 6.44% to almost 6.7% during July
- Average active listings for the quarter were 2,853, compared to 2,654 (up 7%)
- Total new listings for the month were 4,507, compared to 4,608 (down 2%)
- Sales for the month were 3,013 units, compared to 2,840 (up 6%)
- Average sales price for the month was $577,230 down from $582,756 (down 1%)
- Average median sales price for the month was $495,000 down from $505,000 (down 2%)
- Average days on market for sold homes was 52 for the quarter, up from 44 days
- Single family permits YTD were 1,804 compared to 1,544 (up 17%)



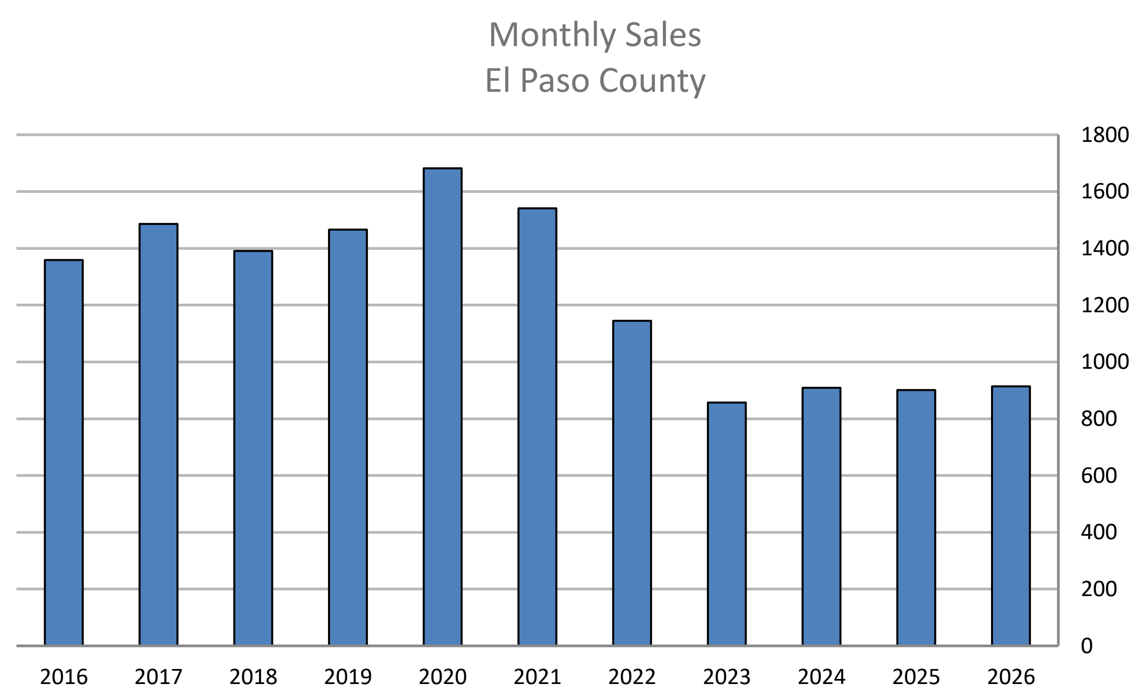
This graph compares the number of homes on the market (active & under contract) to the number of homes sold. It shows how many months it would take to sell through the current listing inventory. Most economists consider 5-6 months to be a balanced market.

PRICING TOOLS

Price Range Comparisons Single Family & Patio Homes
This chart is ideal for helping you determine how competitive certain price ranges are. If you are considering selling your home, this information is just one tool you can reference to assist you with strategic pricing. As a buyer this data is helpful in creating a strategy for an offer. If you have questions on how to properly use this data, feel free to contact me.

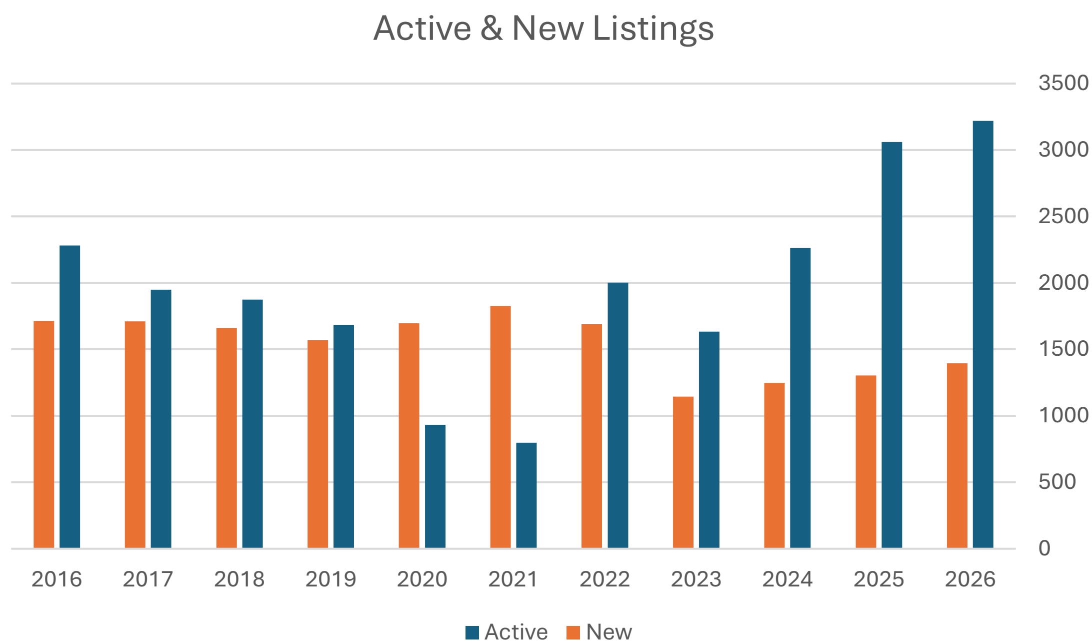
SINGLE FAMILY/PATIO - EL PASO COUNTY ONLY

List Price	Actives	Under Contract	Solds	Days on Market	Avg SP/LP	REAL Inventory
$0 to $299,999	78	53	35	49	99.5%	3.7
$300,000 to $399,999	495	221	150	37	99.6%	4.8
$400,000 to $499,999	869	302	271	38	99.8%	4.3
$500,000 to $599,999	556	153	172	50	99.3%	4.1
$600,000 to $699,999	376	100	107	52	99.1%	4.4
$700,000 to $799,999	247	55	61	65	99.3%	5.0
$800,000 to $899,999	165	34	44	50	99.3%	4.5
$900,000 to $999,999	102	30	17	40	99.0%	7.8
$1 mil to $1.25 mil	125	21	31	56	97.6%	4.7
$1.25 mil to $1.5 mil	76	25	24	47	97.9%	4.2
$1.5 mil to $1.75 mil	37	6	4	42	98.4%	10.8
$1.75 mil to $2 mil	26	7	7	42	97.3%	4.7
$2 mil and above	73	6	2	18	96.1%	39.5

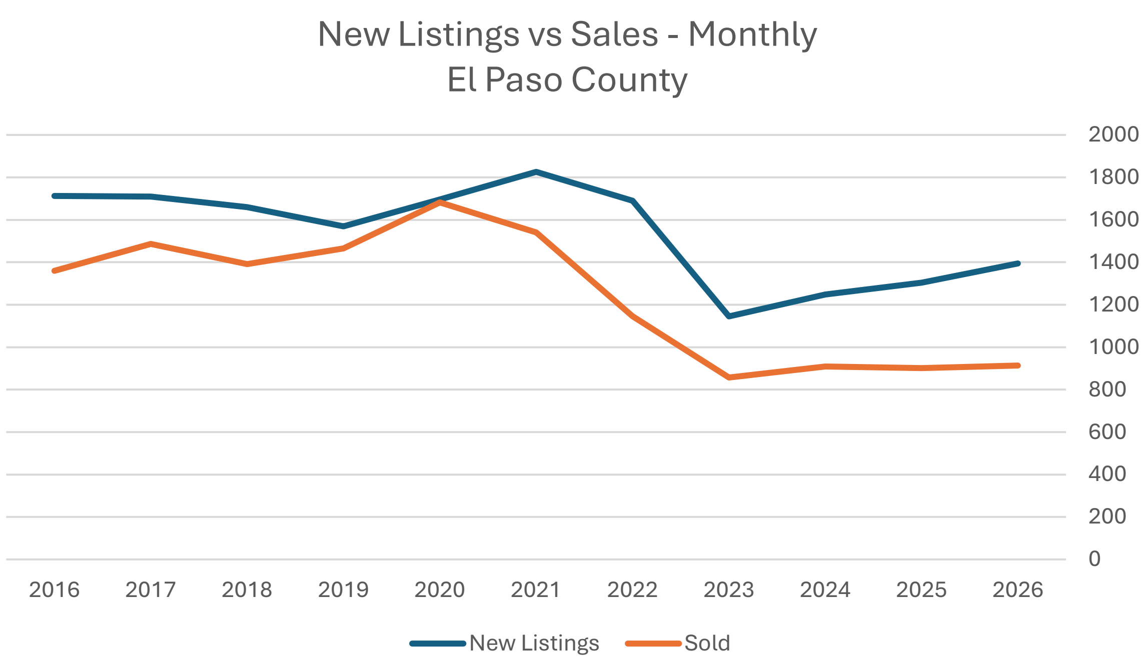


This graph shows the total number of Solds for the month. Comparing this data over the past 10 years helps determine the current trends in the market.

MONTHLY DATA



This graph shows the total number of listings on the market and new listings coming on the market during the same month.



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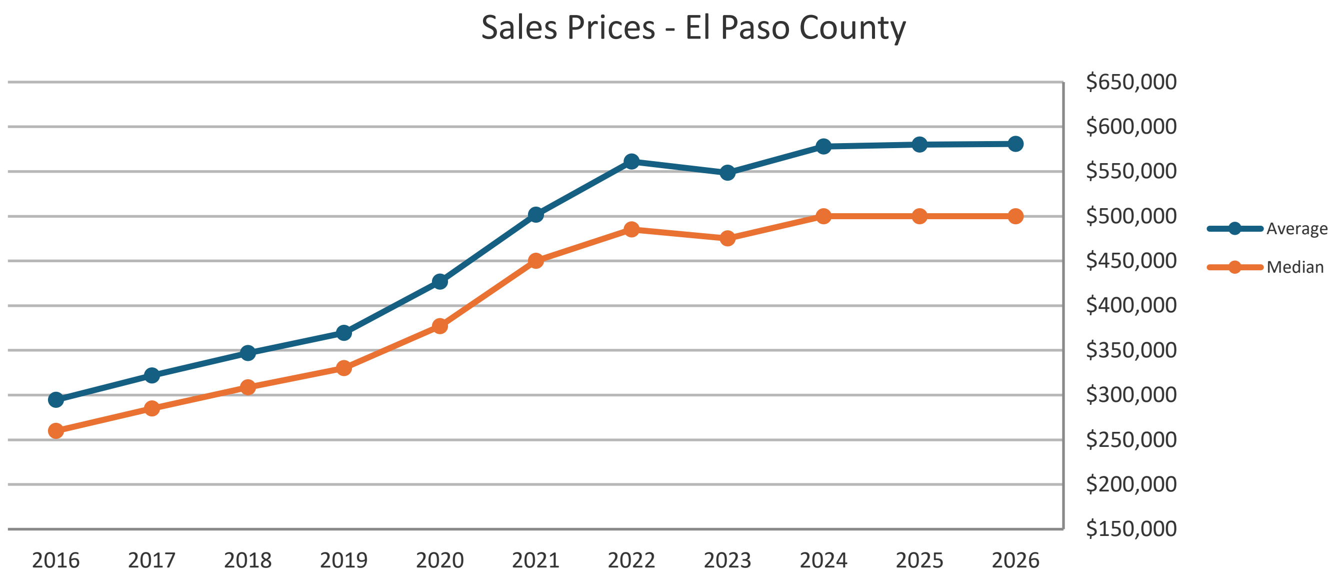
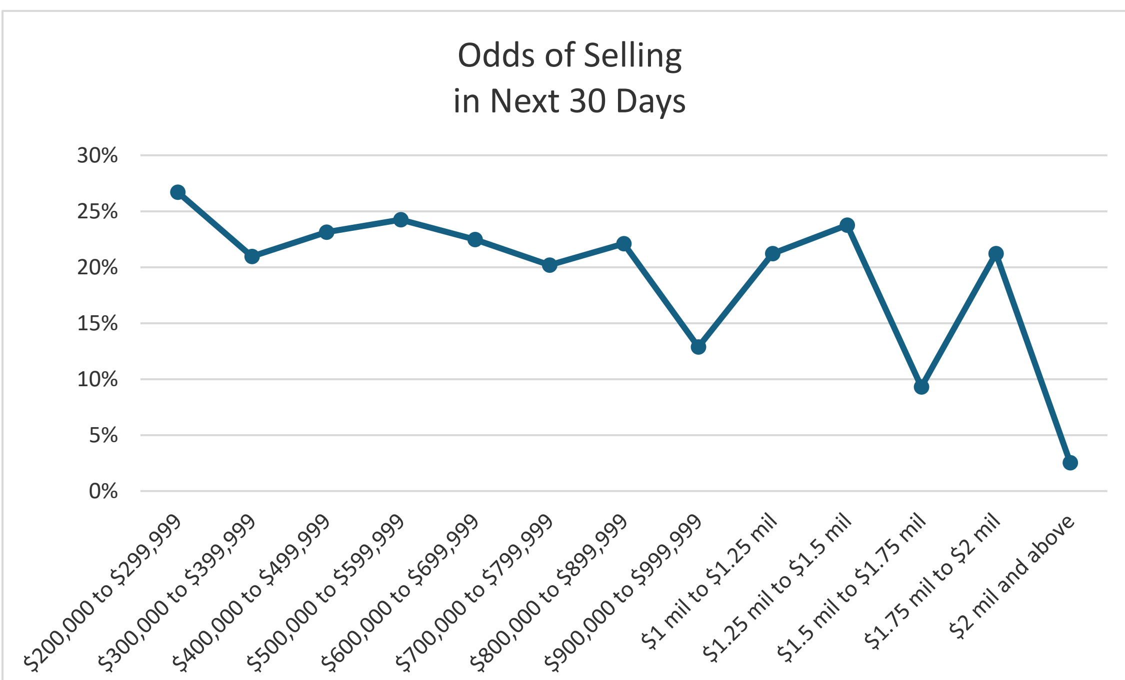


The Average & Median Sales Prices for the same period over the past 10 years.
This graph illustrates the current health of the local real estate market.



The price range a home is within dictates the odds of selling in the next 30 days.
Generally the lower the price, the more likely it will sell.

SUMMARY

Colorado Springs Real Estate Market Update – July 2026

The Colorado Springs housing market remained active in July, despite mortgage rates increasing by about a quarter point. Active listings were up 7% from last year, giving buyers more choices, while closed sales actually increased 6%—an encouraging sign that demand remains strong.

Home prices softened modestly, with the median sales price declining 2% to $495,000 and the average sales price down 1% to $577,230. However, the biggest concern may be what's happening with pending sales. Homes going under contract were down 10% in July, likely reflecting the impact of higher mortgage rates. Since pending sales are a good indicator of where the market is headed, this could signal slower sales activity in the coming months.

Overall, the market remains relatively healthy, but higher mortgage rates are beginning to have an impact. Buyers continue to be active, while sellers are facing a little more competition and should price their homes strategically.