STAT PACK

MONTHLY STAT PACK
Data through August 31, 2026

ERA REAL ESTATE Shields

RESIDENTIAL REVIEW

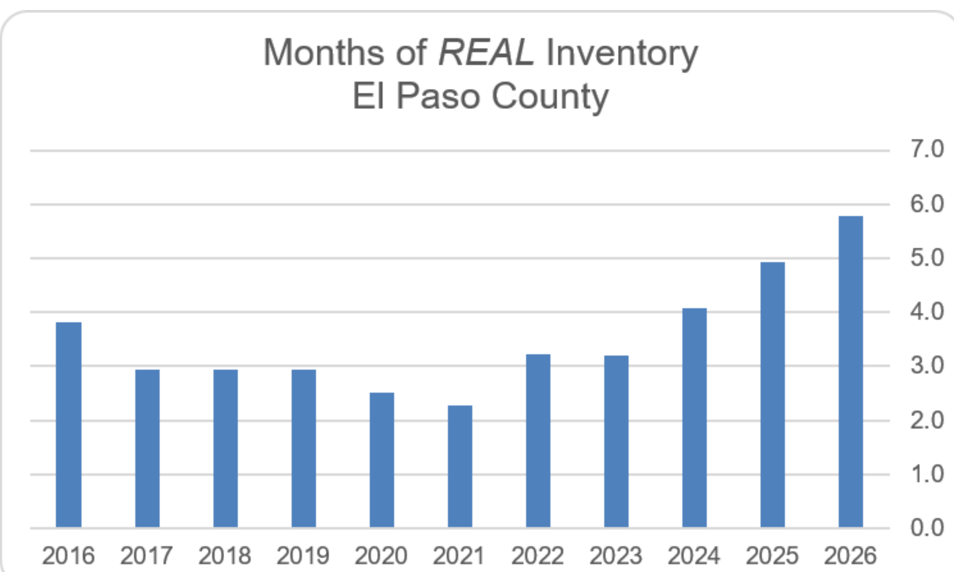
El Paso County

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 were elevated but steady at around 6.7% for the month
- Average active listings for the month were 3,234, compared to 2,979 (up 8%)
- Total new listings for the month were 1,130, compared to 1,151 (down 2%)
- Sales for the month were 726 units, compared to 824 (down 12%)
- Average sales price for the month was $567,160 down from $567,864 (flat)
- Average median sales price for the month was $478,450 down from $483,050 (down 1%)
- Average days on market for sold homes was 55 for the month, up from 46 days
- Single family permits YTD were 2,084 compared to 1,989 (up 4%)



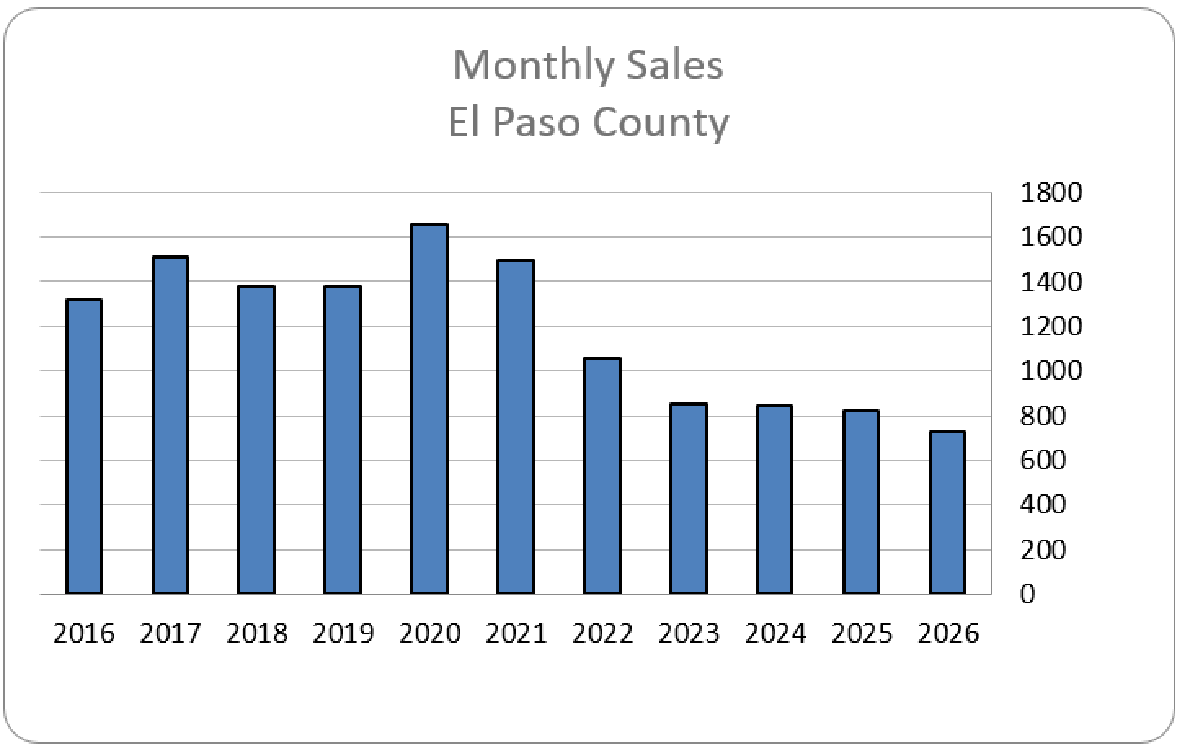
This graph compares the number of homes on the market (active & under contract) to the number of homes sold. It shows how many months it would take to sell through the current listing inventory. Most economists consider 5-6 months to be a balanced market.

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.

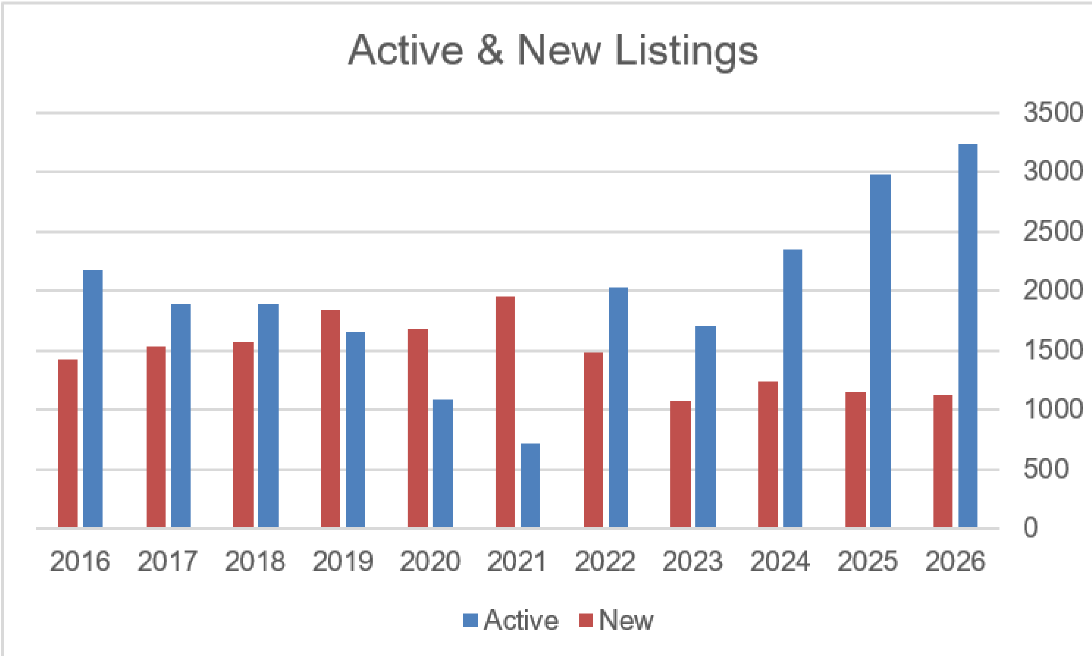
SINGLE FAMILY/PATIO - EL PASO COUNTY ONLY

List Price	Actives	Under Contract	Solds	Days on Market	Avg SP/LP	REAL Inventory
$0 to $299,999	102	56	38	56	99.0%	4.2
$300,000 to $399,999	511	230	136	46	99.6%	5.4
$400,000 to $499,999	882	275	223	50	99.5%	5.2
$500,000 to $599,999	565	143	125	53	99.1%	5.7
$600,000 to $699,999	363	84	74	60	99.1%	6.0
$700,000 to $799,999	247	49	45	72	98.7%	6.6
$800,000 to $899,999	170	49	26	86	98.8%	8.4
$900,000 to $999,999	101	19	23	65	98.9%	5.2
$1 mil to $1.25 mil	118	25	18	69	98.1%	7.9
$1.25 mil to $1.5 mil	65	18	11	45	96.6%	7.5
$1.5 mil to $1.75 mil	35	7	4	79	92.5%	10.5
$1.75 mil to $2 mil	24	4	4	24	97.3%	7.0
$2 mil and above	72	5	6	83	94.5%	12.8

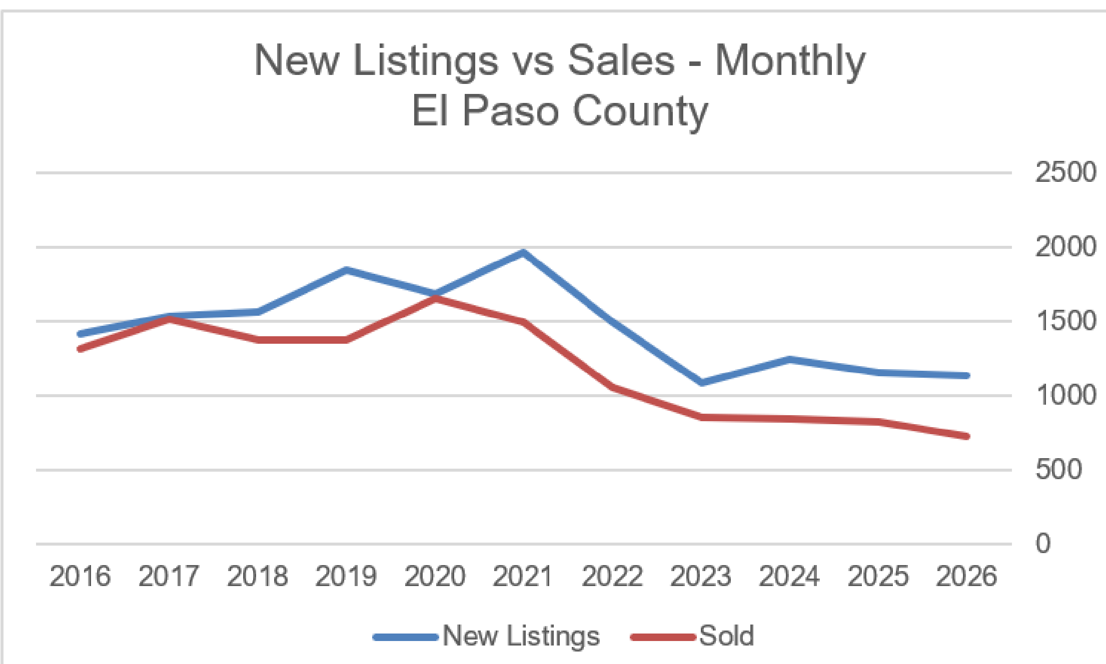


This graph shows the total number of Solds for the month. Comparing this data over the past 10 years helps determine the current trends in the market.

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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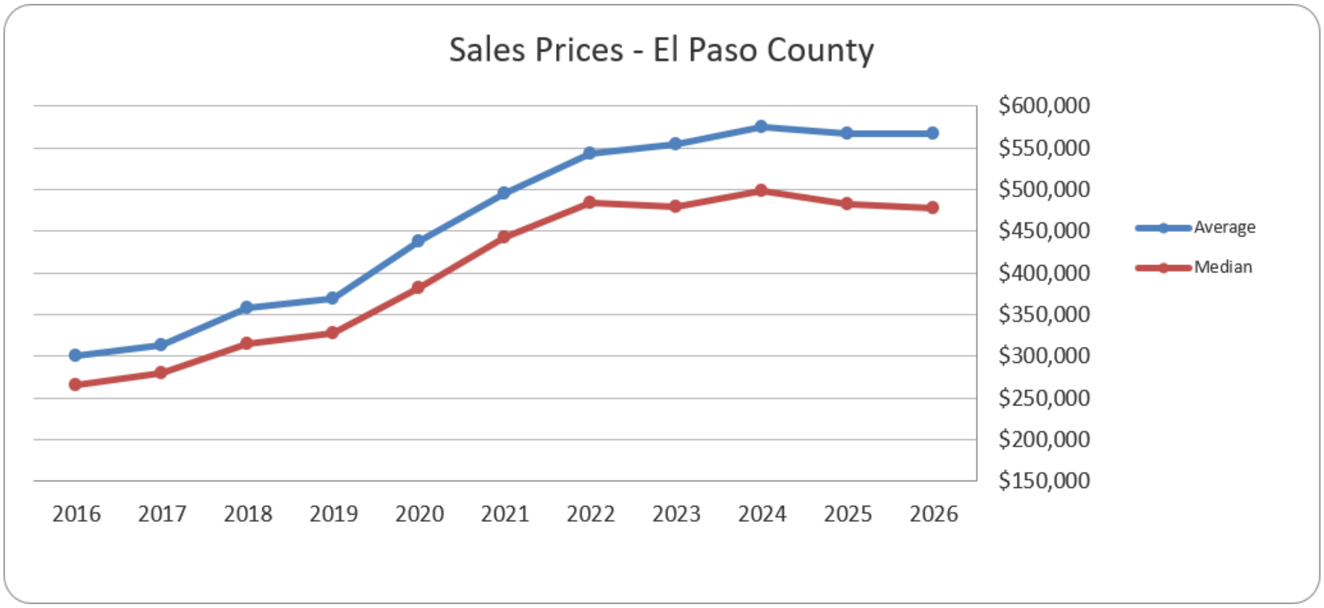

The Average & Median Sales Prices for the same period over the past 10 years. This graph illustrates the current health of the local real estate market.

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 - August 2026

The Colorado Springs housing market showed some real signs of slowing in August as mortgage rates remained stubbornly high, although relatively flat. Active listings increased 8.5% from last year, while sales for the month fell nearly 12%. Inventory jumped 23%, reaching almost six months—the highest level we've seen in quite some time and a clear indication that buyers are gaining more leverage in the market.

Despite the decline in last month's sales, year-to-date sales remain slightly ahead of last year. Home prices continue to be resilient, with the average sales price essentially flat at $567,000, while the median price declined less than1% to $478,450.

Another indicator worth watching is pending sales. Under contracts fell 11% in August, marking the second consecutive month of double-digit declines. This suggests the slower sales activity we saw in August could continue into the fall, particularly if mortgage rates remain elevated.

Overall, the market is shifting toward a buyer's market. Buyers have more choices and negotiating power, while sellers are facing increased competition and longer marketing times. The direction of mortgage rates will remain the key factor heading into the fall market.