

## Weekly Brief — 2026-05-11

### Housing Snapshot

- Colorado Springs median listing price (Apr 2026): \$498,500 (+0.4% vs Mar).
- Colorado Springs active listings (Apr 2026): 3,283 (+10.1% vs Mar).
- Colorado active listings (Apr 2026): 26,100 (+10.1% vs Mar).
- Colorado new listings (Apr 2026): 11,620 (+3.5% vs Mar).
- 30-year mortgage rate (week ending 2026-05-07): 6.37% (+0.07 pp WoW).

### Nonprofit Snapshot

- [Preliminary proxy] IRS automatic revocations, Colorado:
  - Last 7 days: 0 (prior 7 days: 0, n/a).
  - Last 30 days: 0 (prior 30 days: 0, n/a).
- [Preliminary proxy] IRS automatic revocations, Colorado Springs:
  - Last 7 days: 0 (prior 7 days: 0, n/a).
  - Last 30 days: 0 (prior 30 days: 0, n/a).
- Note: IRS bulk nonprofit files are updated monthly; newest posting on IRS page is March 2026.

### 3 Key Takeaways

- 1) Springs and statewide listing supply both rose month-over-month in April.
- 2) Mortgage rates moved higher week-over-week, likely capping near-term demand.
- 3) Nonprofit revocation counts are low in absolute terms in Colorado Springs but volatile week to week [preliminary].

### 1 Watch Item

- Watch if rising inventory + higher mortgage rates pushes more price cuts in May/June across Colorado Springs.

### Sources

- FRED (Realtor.com series): MELIPRMSA17820, ACTLISCOU17820, ACTLISCOUCO, NEWLISCOUCO
- FRED: MORTGAGE30US (Freddie Mac PMMS)
- IRS TEOS bulk data: Automatic revocation list (data-download-revocation.zip); IRS bulk-data page update dates