



Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

Single-Family Detached	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	23	32	+ 39.1%	130	158	+ 21.5%
Pending Sales	22	25	+ 13.6%	106	113	+ 6.6%
Closed Sales	19	16	- 15.8%	94	93	- 1.1%
Days on Market Until Sale	27	31	+ 14.8%	34	36	+ 5.9%
Median Sales Price*	\$325,000	\$487,500	+ 50.0%	\$325,500	\$350,000	+ 7.5%
Average Sales Price*	\$389,300	\$523,125	+ 34.4%	\$385,840	\$424,645	+ 10.1%
Percent of List Price Received*	100.3%	101.0%	+ 0.7%	98.4%	98.9%	+ 0.5%
Inventory of Homes for Sale	39	44	+ 12.8%	—	—	—
Months Supply of Inventory	2.4	2.6	+ 8.3%	—	—	—

Single-Family Attached	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	5	2	- 60.0%	31	31	0.0%
Pending Sales	4	2	- 50.0%	28	28	0.0%
Closed Sales	4	3	- 25.0%	27	27	0.0%
Days on Market Until Sale	10	21	+ 110.0%	43	32	- 25.6%
Median Sales Price*	\$309,500	\$264,000	- 14.7%	\$285,000	\$275,000	- 3.5%
Average Sales Price*	\$318,500	\$378,700	+ 18.9%	\$318,098	\$333,993	+ 5.0%
Percent of List Price Received*	99.9%	101.0%	+ 1.1%	97.3%	99.4%	+ 2.2%
Inventory of Homes for Sale	6	7	+ 16.7%	—	—	—
Months Supply of Inventory	1.3	1.6	+ 23.1%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

