



West River Valley – 103

East of N Coors Rd, South of Alameda Blvd NE, West of Rio Grande River, North of Montano Rd NW

Single-Family Detached	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	2	4	+ 100.0%	15	15	0.0%
Pending Sales	1	0	- 100.0%	9	8	- 11.1%
Closed Sales	1	1	0.0%	10	10	0.0%
Days on Market Until Sale	13	49	+ 276.9%	34	52	+ 52.9%
Median Sales Price*	\$1,140,000	\$380,000	- 66.7%	\$692,500	\$480,000	- 30.7%
Average Sales Price*	\$1,140,000	\$380,000	- 66.7%	\$717,400	\$700,800	- 2.3%
Percent of List Price Received*	95.4%	98.7%	+ 3.5%	97.7%	96.9%	- 0.8%
Inventory of Homes for Sale	5	9	+ 80.0%	—	—	—
Months Supply of Inventory	2.9	5.3	+ 82.8%	—	—	—

Single-Family Attached	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	1	0	- 100.0%	2	2	0.0%
Pending Sales	0	0	0.0%	1	2	+ 100.0%
Closed Sales	1	0	- 100.0%	1	2	+ 100.0%
Days on Market Until Sale	2	—	—	2	8	+ 300.0%
Median Sales Price*	\$330,000	—	—	\$330,000	\$350,000	+ 6.1%
Average Sales Price*	\$330,000	—	—	\$330,000	\$350,000	+ 6.1%
Percent of List Price Received*	100.0%	—	—	100.0%	100.0%	0.0%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

* 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.

