

Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

Single-Family Detached	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	16	25	+ 56.3%	81	117	+ 44.4%
Pending Sales	5	16	+ 220.0%	59	80	+ 35.6%
Closed Sales	7	10	+ 42.9%	62	76	+ 22.6%
Days on Market Until Sale	10	18	+ 80.0%	30	39	+ 30.0%
Median Sales Price*	\$285,000	\$275,500	- 3.3%	\$300,420	\$320,500	+ 6.7%
Average Sales Price*	\$345,543	\$365,450	+ 5.8%	\$344,976	\$383,678	+ 11.2%
Percent of List Price Received*	97.6%	94.2%	- 3.5%	97.6%	97.2%	- 0.4%
Inventory of Homes for Sale	34	42	+ 23.5%	—	—	—
Months Supply of Inventory	3.8	3.9	+ 2.6%	—	—	—

Single-Family Attached	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	6	4	- 33.3%	42	37	- 11.9%
Pending Sales	3	0	- 100.0%	29	30	+ 3.4%
Closed Sales	3	6	+ 100.0%	26	32	+ 23.1%
Days on Market Until Sale	24	24	0.0%	69	39	- 43.5%
Median Sales Price*	\$250,000	\$329,500	+ 31.8%	\$261,000	\$288,000	+ 10.3%
Average Sales Price*	\$238,333	\$315,667	+ 32.4%	\$262,515	\$284,500	+ 8.4%
Percent of List Price Received*	97.8%	99.8%	+ 2.0%	97.5%	97.5%	0.0%
Inventory of Homes for Sale	18	14	- 22.2%	—	—	—
Months Supply of Inventory	3.3	2.7	- 18.2%	—	—	—

* 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.

