

UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

Single-Family Detached		June			Year to Date		
Key Metrics		2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings		28	28	0.0%	103	140	+ 35.9%
Pending Sales		14	21	+ 50.0%	76	101	+ 32.9%
Closed Sales		9	19	+ 111.1%	71	92	+ 29.6%
Days on Market Until Sale		35	30	- 14.3%	30	34	+ 13.3%
Median Sales Price*		\$315,000	\$374,900	+ 19.0%	\$359,500	\$352,500	- 1.9%
Average Sales Price*		\$313,278	\$448,908	+ 43.3%	\$390,876	\$413,567	+ 5.8%
Percent of List Price Received*		100.5%	97.9%	- 2.6%	98.5%	98.1%	- 0.4%
Inventory of Homes for Sale		38	49	+ 28.9%	—	—	—
Months Supply of Inventory		3.0	3.2	+ 6.7%	—	—	—

Single-Family Attached		June			Year to Date		
Key Metrics		2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings		3	4	+ 33.3%	16	28	+ 75.0%
Pending Sales		1	0	- 100.0%	11	12	+ 9.1%
Closed Sales		0	1	—	13	11	- 15.4%
Days on Market Until Sale		—	20	—	44	35	- 20.5%
Median Sales Price*		—	\$415,000	—	\$120,000	\$118,000	- 1.7%
Average Sales Price*		—	\$415,000	—	\$221,077	\$229,500	+ 3.8%
Percent of List Price Received*		—	97.6%	—	98.3%	96.6%	- 1.7%
Inventory of Homes for Sale		5	14	+ 180.0%	—	—	—
Months Supply of Inventory		1.7	5.7	+ 235.3%	—	—	—

* 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.

