



# South of I-40 – 230

South of Tijeras, North of CR A072, West of Valencia / Torrance County Line, East of Sandia Mountains

Single-Family Detached	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	4	7	+ 75.0%	29	36	+ 24.1%
Pending Sales	5	8	+ 60.0%	29	19	- 34.5%
Closed Sales	6	2	- 66.7%	24	13	- 45.8%
Days on Market Until Sale	7	8	+ 14.3%	43	18	- 58.1%
Median Sales Price*	\$476,500	\$407,500	- 14.5%	\$398,250	\$375,000	- 5.8%
Average Sales Price*	\$486,833	\$407,500	- 16.3%	\$430,083	\$373,750	- 13.1%
Percent of List Price Received*	97.3%	100.0%	+ 2.8%	96.8%	99.6%	+ 2.9%
Inventory of Homes for Sale	6	10	+ 66.7%	—	—	—
Months Supply of Inventory	1.5	1.8	+ 20.0%	—	—	—

Single-Family Attached	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

\* 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.

