



Downtown Area – 80

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

Single-Family Detached	April			Year to Date		
Key Metrics	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	20	24	+ 20.0%	79	75	- 5.1%
Pending Sales	13	21	+ 61.5%	55	55	0.0%
Closed Sales	19	15	- 21.1%	54	45	- 16.7%
Days on Market Until Sale	16	48	+ 200.0%	44	51	+ 15.9%
Median Sales Price*	\$385,500	\$300,000	- 22.2%	\$303,500	\$345,000	+ 13.7%
Average Sales Price*	\$410,911	\$327,733	- 20.2%	\$358,112	\$366,765	+ 2.4%
Percent of List Price Received*	98.8%	98.0%	- 0.8%	97.5%	96.9%	- 0.6%
Inventory of Homes for Sale	40	37	- 7.5%	—	—	—
Months Supply of Inventory	4.2	3.0	- 28.6%	—	—	—

Single-Family Attached	April			Year to Date		
Key Metrics	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	6	13	+ 116.7%	26	40	+ 53.8%
Pending Sales	3	7	+ 133.3%	23	22	- 4.3%
Closed Sales	6	5	- 16.7%	22	21	- 4.5%
Days on Market Until Sale	26	23	- 11.5%	44	50	+ 13.6%
Median Sales Price*	\$288,000	\$330,000	+ 14.6%	\$288,000	\$230,000	- 20.1%
Average Sales Price*	\$272,200	\$313,740	+ 15.3%	\$287,318	\$251,957	- 12.3%
Percent of List Price Received*	97.6%	99.4%	+ 1.8%	97.7%	97.1%	- 0.6%
Inventory of Homes for Sale	15	28	+ 86.7%	—	—	—
Months Supply of Inventory	3.2	5.0	+ 56.3%	—	—	—

* 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.

