



Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

Single-Family Detached	April			Year to Date		
Key Metrics	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	23	24	+ 4.3%	96	95	- 1.0%
Pending Sales	17	25	+ 47.1%	66	78	+ 18.2%
Closed Sales	21	20	- 4.8%	60	62	+ 3.3%
Days on Market Until Sale	20	43	+ 115.0%	39	45	+ 15.4%
Median Sales Price*	\$321,000	\$458,500	+ 42.8%	\$340,000	\$377,450	+ 11.0%
Average Sales Price*	\$377,932	\$603,325	+ 59.6%	\$403,524	\$489,830	+ 21.4%
Percent of List Price Received*	98.4%	99.4%	+ 1.0%	98.0%	98.7%	+ 0.7%
Inventory of Homes for Sale	46	45	- 2.2%	—	—	—
Months Supply of Inventory	2.8	2.6	- 7.1%	—	—	—

Single-Family Attached	April			Year to Date		
Key Metrics	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	6	5	- 16.7%	25	13	- 48.0%
Pending Sales	2	9	+ 350.0%	21	15	- 28.6%
Closed Sales	5	3	- 40.0%	21	11	- 47.6%
Days on Market Until Sale	27	44	+ 63.0%	32	37	+ 15.6%
Median Sales Price*	\$265,000	\$260,000	- 1.9%	\$270,000	\$315,000	+ 16.7%
Average Sales Price*	\$262,780	\$290,333	+ 10.5%	\$315,462	\$336,818	+ 6.8%
Percent of List Price Received*	98.8%	96.5%	- 2.3%	98.9%	97.2%	- 1.7%
Inventory of Homes for Sale	10	8	- 20.0%	—	—	—
Months Supply of Inventory	2.3	2.3	0.0%	—	—	—

* 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.

