



UNM South – 42

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

Single-Family Detached	April			Year to Date		
Key Metrics	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	24	20	- 16.7%	86	71	- 17.4%
Pending Sales	20	13	- 35.0%	62	51	- 17.7%
Closed Sales	16	15	- 6.3%	57	44	- 22.8%
Days on Market Until Sale	14	27	+ 92.9%	33	34	+ 3.0%
Median Sales Price*	\$393,000	\$320,000	- 18.6%	\$356,000	\$337,000	- 5.3%
Average Sales Price*	\$467,594	\$351,233	- 24.9%	\$406,106	\$348,082	- 14.3%
Percent of List Price Received*	98.8%	98.1%	- 0.7%	98.3%	97.9%	- 0.4%
Inventory of Homes for Sale	41	30	- 26.8%	—	—	—
Months Supply of Inventory	2.8	2.4	- 14.3%	—	—	—

Single-Family Attached	April			Year to Date		
Key Metrics	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	4	0	- 100.0%	16	12	- 25.0%
Pending Sales	3	3	0.0%	10	17	+ 70.0%
Closed Sales	2	5	+ 150.0%	6	13	+ 116.7%
Days on Market Until Sale	50	26	- 48.0%	42	62	+ 47.6%
Median Sales Price*	\$101,500	\$102,500	+ 1.0%	\$116,500	\$220,000	+ 88.8%
Average Sales Price*	\$101,500	\$178,500	+ 75.9%	\$262,750	\$238,138	- 9.4%
Percent of List Price Received*	96.5%	98.4%	+ 2.0%	97.0%	98.5%	+ 1.5%
Inventory of Homes for Sale	7	3	- 57.1%	—	—	—
Months Supply of Inventory	3.0	0.9	- 70.0%	—	—	—

* 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.

