



West River Valley – 103

East of N Coors Rd, South of Alameda Blvd NE, West of Rio Grande River, North of Montano Rd NW

Single-Family Detached	April			Year to Date		
Key Metrics	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	3	3	0.0%	9	5	- 44.4%
Pending Sales	1	1	0.0%	6	4	- 33.3%
Closed Sales	2	1	- 50.0%	8	5	- 37.5%
Days on Market Until Sale	1	3	+ 200.0%	59	37	- 37.3%
Median Sales Price*	\$454,000	\$368,000	- 18.9%	\$547,500	\$960,000	+ 75.3%
Average Sales Price*	\$454,000	\$368,000	- 18.9%	\$788,500	\$896,100	+ 13.6%
Percent of List Price Received*	98.8%	100.0%	+ 1.2%	96.2%	97.5%	+ 1.4%
Inventory of Homes for Sale	5	5	0.0%	—	—	—
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	0	0	0.0%	2	0	- 100.0%
Pending Sales	0	0	0.0%	2	2	0.0%
Closed Sales	2	0	- 100.0%	2	2	0.0%
Days on Market Until Sale	8	—	—	8	65	+ 712.5%
Median Sales Price*	\$350,000	—	—	\$350,000	\$364,000	+ 4.0%
Average Sales Price*	\$350,000	—	—	\$350,000	\$364,000	+ 4.0%
Percent of List Price Received*	100.0%	—	—	100.0%	100.0%	0.0%
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.

