

Downtown Area – 80

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

Single-Family Detached		May			Year to Date		
Key Metrics		2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings		13	28	+ 115.4%	92	103	+ 12.0%
Pending Sales		9	14	+ 55.6%	64	67	+ 4.7%
Closed Sales		12	18	+ 50.0%	66	63	- 4.5%
Days on Market Until Sale		36	59	+ 63.9%	43	54	+ 25.6%
Median Sales Price*		\$525,000	\$385,000	- 26.7%	\$326,488	\$345,000	+ 5.7%
Average Sales Price*		\$513,917	\$395,772	- 23.0%	\$386,440	\$375,053	- 2.9%
Percent of List Price Received*		97.9%	97.8%	- 0.1%	97.6%	97.2%	- 0.4%
Inventory of Homes for Sale		40	49	+ 22.5%	—	—	—
Months Supply of Inventory		4.1	3.9	- 4.9%	—	—	—

Single-Family Attached		May			Year to Date		
Key Metrics		2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings		7	9	+ 28.6%	33	49	+ 48.5%
Pending Sales		7	10	+ 42.9%	30	32	+ 6.7%
Closed Sales		4	6	+ 50.0%	26	27	+ 3.8%
Days on Market Until Sale		35	26	- 25.7%	43	45	+ 4.7%
Median Sales Price*		\$202,000	\$259,500	+ 28.5%	\$285,500	\$250,000	- 12.4%
Average Sales Price*		\$222,250	\$260,333	+ 17.1%	\$277,308	\$253,819	- 8.5%
Percent of List Price Received*		93.0%	97.3%	+ 4.6%	97.0%	97.2%	+ 0.2%
Inventory of Homes for Sale		14	26	+ 85.7%	—	—	—
Months Supply of Inventory		2.8	4.4	+ 57.1%	—	—	—

* 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.

