

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		May			Year to Date		
Key Metrics		2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings		30	29	- 3.3%	126	124	- 1.6%
Pending Sales		21	28	+ 33.3%	87	103	+ 18.4%
Closed Sales		17	19	+ 11.8%	77	81	+ 5.2%
Days on Market Until Sale		29	41	+ 41.4%	37	44	+ 18.9%
Median Sales Price*		\$305,000	\$479,000	+ 57.0%	\$330,000	\$379,900	+ 15.1%
Average Sales Price*		\$406,506	\$458,842	+ 12.9%	\$404,182	\$482,561	+ 19.4%
Percent of List Price Received*		99.9%	98.9%	- 1.0%	98.4%	98.7%	+ 0.3%
Inventory of Homes for Sale		49	40	- 18.4%	—	—	—
Months Supply of Inventory		2.9	2.3	- 20.7%	—	—	—

Single-Family Attached		May			Year to Date		
Key Metrics		2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings		5	7	+ 40.0%	30	20	- 33.3%
Pending Sales		4	2	- 50.0%	25	17	- 32.0%
Closed Sales		3	6	+ 100.0%	24	17	- 29.2%
Days on Market Until Sale		41	69	+ 68.3%	33	48	+ 45.5%
Median Sales Price*		\$367,000	\$357,875	- 2.5%	\$275,000	\$317,250	+ 15.4%
Average Sales Price*		\$419,000	\$377,542	- 9.9%	\$328,404	\$351,191	+ 6.9%
Percent of List Price Received*		100.7%	99.8%	- 0.9%	99.2%	98.1%	- 1.1%
Inventory of Homes for Sale		11	11	0.0%	—	—	—
Months Supply of Inventory		2.5	3.4	+ 36.0%	—	—	—

* 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.

