

Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	May			Year to Date		
Key Metrics	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	22	19	- 13.6%	93	71	- 23.7%
Pending Sales	16	17	+ 6.3%	72	60	- 16.7%
Closed Sales	12	14	+ 16.7%	69	53	- 23.2%
Days on Market Until Sale	36	67	+ 86.1%	42	43	+ 2.4%
Median Sales Price*	\$250,000	\$244,500	- 2.2%	\$265,000	\$247,000	- 6.8%
Average Sales Price*	\$296,833	\$268,143	- 9.7%	\$291,908	\$262,859	- 10.0%
Percent of List Price Received*	96.3%	97.3%	+ 1.0%	98.0%	98.1%	+ 0.1%
Inventory of Homes for Sale	35	23	- 34.3%	—	—	—
Months Supply of Inventory	2.7	1.8	- 33.3%	—	—	—

Single-Family Attached	May			Year to Date		
Key Metrics	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	3	3	0.0%	9	5	- 44.4%
Pending Sales	1	2	+ 100.0%	4	3	- 25.0%
Closed Sales	2	0	- 100.0%	3	1	- 66.7%
Days on Market Until Sale	24	—	—	29	1	- 96.6%
Median Sales Price*	\$162,450	—	—	\$144,900	\$240,000	+ 65.6%
Average Sales Price*	\$162,450	—	—	\$155,800	\$240,000	+ 54.0%
Percent of List Price Received*	97.4%	—	—	97.1%	96.0%	- 1.1%
Inventory of Homes for Sale	5	2	- 60.0%	—	—	—
Months Supply of Inventory	4.0	1.4	- 65.0%	—	—	—

* 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.

