

## North Valley – 100

East of Rio Grande River, South of Alameda Blvd NE, West of I-25, North of Montano Rd

Single-Family Detached		May			Year to Date		
Key Metrics		2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings		26	22	- 15.4%	88	107	+ 21.6%
Pending Sales		17	14	- 17.6%	62	83	+ 33.9%
Closed Sales		15	16	+ 6.7%	53	72	+ 35.8%
Days on Market Until Sale		33	18	- 45.5%	46	42	- 8.7%
Median Sales Price*		\$450,000	\$491,340	+ 9.2%	\$490,000	\$486,340	- 0.7%
Average Sales Price*		\$613,727	\$548,261	- 10.7%	\$791,782	\$628,795	- 20.6%
Percent of List Price Received*		97.4%	98.9%	+ 1.5%	98.6%	97.5%	- 1.1%
Inventory of Homes for Sale		45	45	0.0%	—	—	—
Months Supply of Inventory		3.6	3.1	- 13.9%	—	—	—

Single-Family Attached		May			Year to Date		
Key Metrics		2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings		3	2	- 33.3%	8	13	+ 62.5%
Pending Sales		4	3	- 25.0%	9	9	0.0%
Closed Sales		1	2	+ 100.0%	5	8	+ 60.0%
Days on Market Until Sale		75	24	- 68.0%	34	27	- 20.6%
Median Sales Price*		\$340,000	\$272,500	- 19.9%	\$260,000	\$251,250	- 3.4%
Average Sales Price*		\$340,000	\$272,500	- 19.9%	\$289,000	\$245,375	- 15.1%
Percent of List Price Received*		94.4%	98.2%	+ 4.0%	99.1%	97.6%	- 1.5%
Inventory of Homes for Sale		2	5	+ 150.0%	—	—	—
Months Supply of Inventory		0.9	2.5	+ 177.8%	—	—	—

\* 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.

