

Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

Single-Family Detached	May			Year to Date		
Key Metrics	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	91	61	- 33.0%	363	312	- 14.0%
Pending Sales	53	57	+ 7.5%	238	239	+ 0.4%
Closed Sales	50	46	- 8.0%	213	206	- 3.3%
Days on Market Until Sale	29	42	+ 44.8%	46	43	- 6.5%
Median Sales Price*	\$416,677	\$447,000	+ 7.3%	\$410,000	\$432,500	+ 5.5%
Average Sales Price*	\$434,208	\$481,640	+ 10.9%	\$445,614	\$473,270	+ 6.2%
Percent of List Price Received*	99.5%	99.5%	0.0%	99.1%	98.5%	- 0.6%
Inventory of Homes for Sale	153	113	- 26.1%	—	—	—
Months Supply of Inventory	3.5	2.4	- 31.4%	—	—	—

Single-Family Attached	May			Year to Date		
Key Metrics	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	2	3	+ 50.0%	16	11	- 31.3%
Pending Sales	4	1	- 75.0%	13	8	- 38.5%
Closed Sales	2	4	+ 100.0%	11	8	- 27.3%
Days on Market Until Sale	18	19	+ 5.6%	32	42	+ 31.3%
Median Sales Price*	\$260,000	\$340,000	+ 30.8%	\$267,500	\$297,500	+ 11.2%
Average Sales Price*	\$260,000	\$327,540	+ 26.0%	\$282,273	\$309,308	+ 9.6%
Percent of List Price Received*	99.1%	96.9%	- 2.2%	98.2%	95.7%	- 2.5%
Inventory of Homes for Sale	2	5	+ 150.0%	—	—	—
Months Supply of Inventory	0.7	2.0	+ 185.7%	—	—	—

* 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.

