

UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached	May			Year to Date		
Key Metrics	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	28	25	- 10.7%	100	111	+ 11.0%
Pending Sales	13	22	+ 69.2%	57	83	+ 45.6%
Closed Sales	14	17	+ 21.4%	58	68	+ 17.2%
Days on Market Until Sale	34	47	+ 38.2%	34	37	+ 8.8%
Median Sales Price*	\$450,000	\$465,000	+ 3.3%	\$436,000	\$435,000	- 0.2%
Average Sales Price*	\$529,393	\$476,646	- 10.0%	\$495,837	\$466,599	- 5.9%
Percent of List Price Received*	98.3%	97.8%	- 0.5%	97.8%	98.1%	+ 0.3%
Inventory of Homes for Sale	45	41	- 8.9%	—	—	—
Months Supply of Inventory	3.2	2.4	- 25.0%	—	—	—

Single-Family Attached	May			Year to Date		
Key Metrics	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	0	0	0.0%	9	9	0.0%
Pending Sales	1	1	0.0%	4	4	0.0%
Closed Sales	0	2	—	3	3	0.0%
Days on Market Until Sale	—	18	—	31	12	- 61.3%
Median Sales Price*	—	\$331,500	—	\$295,000	\$327,000	+ 10.8%
Average Sales Price*	—	\$331,500	—	\$309,667	\$330,000	+ 6.6%
Percent of List Price Received*	—	98.3%	—	94.0%	98.8%	+ 5.1%
Inventory of Homes for Sale	5	4	- 20.0%	—	—	—
Months Supply of Inventory	3.9	2.8	- 28.2%	—	—	—

* 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.

