

UNM South – 42

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

Single-Family Detached				Year to Date		
Key Metrics	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	26	21	- 19.2%	112	91	- 18.8%
Pending Sales	18	13	- 27.8%	80	62	- 22.5%
Closed Sales	16	14	- 12.5%	73	57	- 21.9%
Days on Market Until Sale	43	29	- 32.6%	35	33	- 5.7%
Median Sales Price*	\$322,750	\$346,500	+ 7.4%	\$350,000	\$340,000	- 2.9%
Average Sales Price*	\$398,180	\$359,321	- 9.8%	\$404,369	\$351,336	- 13.1%
Percent of List Price Received*	97.5%	98.5%	+ 1.0%	98.1%	98.0%	- 0.1%
Inventory of Homes for Sale	45	33	- 26.7%	—	—	—
Months Supply of Inventory	3.0	2.8	- 6.7%	—	—	—

Single-Family Attached				Year to Date		
Key Metrics	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	8	6	- 25.0%	24	18	- 25.0%
Pending Sales	2	0	- 100.0%	12	17	+ 41.7%
Closed Sales	4	4	0.0%	10	17	+ 70.0%
Days on Market Until Sale	28	50	+ 78.6%	36	59	+ 63.9%
Median Sales Price*	\$115,000	\$341,500	+ 197.0%	\$116,500	\$336,500	+ 188.8%
Average Sales Price*	\$133,250	\$328,875	+ 146.8%	\$210,950	\$259,488	+ 23.0%
Percent of List Price Received*	95.7%	98.4%	+ 2.8%	96.5%	98.5%	+ 2.1%
Inventory of Homes for Sale	12	7	- 41.7%	—	—	—
Months Supply of Inventory	5.2	2.0	- 61.5%	—	—	—

* 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.

