



West River Valley – 103

East of N Coors Rd, South of Alameda Blvd NE, West of Rio Grande River, North of Montano Rd NW

Single-Family Detached	May			Year to Date		
Key Metrics	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	2	1	- 50.0%	11	6	- 45.5%
Pending Sales	2	2	0.0%	8	6	- 25.0%
Closed Sales	1	1	0.0%	9	6	- 33.3%
Days on Market Until Sale	4	9	+ 125.0%	52	33	- 36.5%
Median Sales Price*	\$320,000	\$445,000	+ 39.1%	\$510,000	\$702,500	+ 37.7%
Average Sales Price*	\$320,000	\$445,000	+ 39.1%	\$736,444	\$820,917	+ 11.5%
Percent of List Price Received*	100.0%	100.0%	0.0%	96.7%	97.9%	+ 1.2%
Inventory of Homes for Sale	5	4	- 20.0%	—	—	—
Months Supply of Inventory	3.1	1.9	- 38.7%	—	—	—

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%	2	0	- 100.0%
Pending Sales	0	0	0.0%	2	2	0.0%
Closed Sales	0	0	0.0%	2	2	0.0%
Days on Market Until Sale	—	—	—	8	65	+ 712.5%
Median Sales Price*	—	—	—	\$350,000	\$364,000	+ 4.0%
Average Sales Price*	—	—	—	\$350,000	\$364,000	+ 4.0%
Percent of List Price Received*	—	—	—	100.0%	100.0%	0.0%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

