



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	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	2	3	+ 50.0%	9	9	0.0%
Pending Sales	0	1	—	4	6	+ 50.0%
Closed Sales	2	2	0.0%	7	8	+ 14.3%
Days on Market Until Sale	8	1	- 87.5%	39	59	+ 51.3%
Median Sales Price*	\$453,500	\$454,000	+ 0.1%	\$560,000	\$547,500	- 2.2%
Average Sales Price*	\$453,500	\$454,000	+ 0.1%	\$618,429	\$788,500	+ 27.5%
Percent of List Price Received*	98.0%	98.8%	+ 0.8%	98.0%	96.2%	- 1.8%
Inventory of Homes for Sale	6	5	- 16.7%	—	—	—
Months Supply of Inventory	3.7	2.8	- 24.3%	—	—	—

Single-Family Attached	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	1	0	- 100.0%	1	2	+ 100.0%
Pending Sales	1	0	- 100.0%	1	2	+ 100.0%
Closed Sales	0	2	—	0	2	—
Days on Market Until Sale	—	8	—	—	8	—
Median Sales Price*	—	\$350,000	—	—	\$350,000	—
Average Sales Price*	—	\$350,000	—	—	\$350,000	—
Percent of List Price Received*	—	100.0%	—	—	100.0%	—
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.

