



UNM – 40

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

Single-Family Detached	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	25	16	- 36.0%	73	72	- 1.4%
Pending Sales	15	12	- 20.0%	55	47	- 14.5%
Closed Sales	14	8	- 42.9%	46	44	- 4.3%
Days on Market Until Sale	37	20	- 45.9%	36	34	- 5.6%
Median Sales Price*	\$413,500	\$407,500	- 1.5%	\$420,000	\$429,750	+ 2.3%
Average Sales Price*	\$439,714	\$451,325	+ 2.6%	\$452,927	\$485,160	+ 7.1%
Percent of List Price Received*	100.8%	96.9%	- 3.9%	98.9%	97.6%	- 1.3%
Inventory of Homes for Sale	30	34	+ 13.3%	—	—	—
Months Supply of Inventory	2.1	2.3	+ 9.5%	—	—	—

Single-Family Attached	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	1	4	+ 300.0%	2	9	+ 350.0%
Pending Sales	1	2	+ 100.0%	1	4	+ 300.0%
Closed Sales	1	0	- 100.0%	1	3	+ 200.0%
Days on Market Until Sale	13	—	—	13	31	+ 138.5%
Median Sales Price*	\$410,000	—	—	\$410,000	\$295,000	- 28.0%
Average Sales Price*	\$410,000	—	—	\$410,000	\$309,667	- 24.5%
Percent of List Price Received*	95.5%	—	—	95.5%	94.0%	- 1.6%
Inventory of Homes for Sale	2	5	+ 150.0%	—	—	—
Months Supply of Inventory	1.1	3.5	+ 218.2%	—	—	—

* 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.

