



South of I-40 – 230

South of Tijeras, North of CR A072, West of Valencia / Torrance County Line, East of Sandia Mountains

Single-Family Detached	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	7	6	- 14.3%	25	29	+ 16.0%
Pending Sales	8	4	- 50.0%	24	11	- 54.2%
Closed Sales	3	1	- 66.7%	18	11	- 38.9%
Days on Market Until Sale	27	73	+ 170.4%	55	20	- 63.6%
Median Sales Price*	\$505,000	\$319,750	- 36.7%	\$383,750	\$375,000	- 2.3%
Average Sales Price*	\$495,000	\$319,750	- 35.4%	\$411,167	\$367,614	- 10.6%
Percent of List Price Received*	101.6%	98.5%	- 3.1%	96.6%	99.5%	+ 3.0%
Inventory of Homes for Sale	7	15	+ 114.3%	—	—	—
Months Supply of Inventory	1.9	2.8	+ 47.4%	—	—	—

Single-Family Attached	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
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.

