



# Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	12	22	+ 83.3%	75	93	+ 24.0%
Pending Sales	13	19	+ 46.2%	76	76	0.0%
Closed Sales	12	12	0.0%	66	69	+ 4.5%
Days on Market Until Sale	7	36	+ 414.3%	31	42	+ 35.5%
Median Sales Price*	\$275,000	\$250,000	- 9.1%	\$256,000	\$265,000	+ 3.5%
Average Sales Price*	\$310,242	\$296,833	- 4.3%	\$262,574	\$291,908	+ 11.2%
Percent of List Price Received*	98.8%	96.3%	- 2.5%	99.3%	98.0%	- 1.3%
Inventory of Homes for Sale	19	32	+ 68.4%	—	—	—
Months Supply of Inventory	1.6	2.4	+ 50.0%	—	—	—

Single-Family Attached	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	1	3	+ 200.0%	6	9	+ 50.0%
Pending Sales	0	2	—	5	5	0.0%
Closed Sales	1	2	+ 100.0%	5	3	- 40.0%
Days on Market Until Sale	5	24	+ 380.0%	36	29	- 19.4%
Median Sales Price*	\$215,000	\$162,450	- 24.4%	\$200,000	\$144,900	- 27.6%
Average Sales Price*	\$215,000	\$162,450	- 24.4%	\$190,500	\$155,800	- 18.2%
Percent of List Price Received*	100.0%	97.4%	- 2.6%	101.5%	97.1%	- 4.3%
Inventory of Homes for Sale	1	4	+ 300.0%	—	—	—
Months Supply of Inventory	0.6	2.7	+ 350.0%	—	—	—

\* 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.

