



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	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	4	2	- 50.0%	13	11	- 15.4%
Pending Sales	4	3	- 25.0%	8	9	+ 12.5%
Closed Sales	2	1	- 50.0%	9	9	0.0%
Days on Market Until Sale	29	4	- 86.2%	36	52	+ 44.4%
Median Sales Price*	\$852,500	\$320,000	- 62.5%	\$630,000	\$510,000	- 19.0%
Average Sales Price*	\$852,500	\$320,000	- 62.5%	\$670,444	\$736,444	+ 9.8%
Percent of List Price Received*	97.5%	100.0%	+ 2.6%	97.9%	96.7%	- 1.2%
Inventory of Homes for Sale	5	4	- 20.0%	—	—	—
Months Supply of Inventory	2.6	2.3	- 11.5%	—	—	—

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%	1	2	+ 100.0%
Pending Sales	0	0	0.0%	1	2	+ 100.0%
Closed Sales	0	0	0.0%	0	2	—
Days on Market Until Sale	—	—	—	—	8	—
Median Sales Price*	—	—	—	—	\$350,000	—
Average Sales Price*	—	—	—	—	\$350,000	—
Percent of List Price Received*	—	—	—	—	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.

