



Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

Single-Family Detached	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	28	29	+ 3.6%	107	123	+ 15.0%
Pending Sales	12	23	+ 91.7%	84	91	+ 8.3%
Closed Sales	21	17	- 19.0%	75	77	+ 2.7%
Days on Market Until Sale	39	29	- 25.6%	36	37	+ 2.8%
Median Sales Price*	\$348,000	\$305,000	- 12.4%	\$326,000	\$330,000	+ 1.2%
Average Sales Price*	\$457,721	\$406,506	- 11.2%	\$384,963	\$404,182	+ 5.0%
Percent of List Price Received*	98.1%	99.9%	+ 1.8%	97.9%	98.4%	+ 0.5%
Inventory of Homes for Sale	42	43	+ 2.4%	—	—	—
Months Supply of Inventory	2.7	2.5	- 7.4%	—	—	—

Single-Family Attached	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	7	5	- 28.6%	26	30	+ 15.4%
Pending Sales	5	6	+ 20.0%	24	27	+ 12.5%
Closed Sales	4	3	- 25.0%	23	24	+ 4.3%
Days on Market Until Sale	8	41	+ 412.5%	49	33	- 32.7%
Median Sales Price*	\$234,000	\$367,000	+ 56.8%	\$285,000	\$275,000	- 3.5%
Average Sales Price*	\$287,000	\$419,000	+ 46.0%	\$318,029	\$328,404	+ 3.3%
Percent of List Price Received*	97.8%	100.7%	+ 3.0%	96.8%	99.2%	+ 2.5%
Inventory of Homes for Sale	5	9	+ 80.0%	—	—	—
Months Supply of Inventory	1.1	2.0	+ 81.8%	—	—	—

\* 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.

