

UNM South – 42

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

Single-Family Detached	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	17	26	+ 52.9%	75	112	+ 49.3%
Pending Sales	12	19	+ 58.3%	62	81	+ 30.6%
Closed Sales	19	16	- 15.8%	62	73	+ 17.7%
Days on Market Until Sale	28	43	+ 53.6%	30	35	+ 16.7%
Median Sales Price*	\$390,000	\$322,750	- 17.2%	\$368,500	\$350,000	- 5.0%
Average Sales Price*	\$435,958	\$398,180	- 8.7%	\$402,140	\$404,369	+ 0.6%
Percent of List Price Received*	98.8%	97.5%	- 1.3%	98.2%	98.1%	- 0.1%
Inventory of Homes for Sale	25	44	+ 76.0%	—	—	—
Months Supply of Inventory	2.0	2.9	+ 45.0%	—	—	—

Single-Family Attached	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	1	7	+ 600.0%	13	23	+ 76.9%
Pending Sales	0	2	—	10	12	+ 20.0%
Closed Sales	3	4	+ 33.3%	13	10	- 23.1%
Days on Market Until Sale	15	28	+ 86.7%	44	36	- 18.2%
Median Sales Price*	\$110,000	\$115,000	+ 4.5%	\$120,000	\$116,500	- 2.9%
Average Sales Price*	\$110,500	\$133,250	+ 20.6%	\$221,077	\$210,950	- 4.6%
Percent of List Price Received*	99.9%	95.7%	- 4.2%	98.3%	96.5%	- 1.8%
Inventory of Homes for Sale	3	11	+ 266.7%	—	—	—
Months Supply of Inventory	1.0	4.8	+ 380.0%	—	—	—

* 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.

