

UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	24	27	+ 12.5%	97	99	+ 2.1%
Pending Sales	16	14	- 12.5%	71	58	- 18.3%
Closed Sales	21	13	- 38.1%	67	57	- 14.9%
Days on Market Until Sale	14	35	+ 150.0%	29	34	+ 17.2%
Median Sales Price*	\$440,000	\$460,000	+ 4.5%	\$430,000	\$437,000	+ 1.6%
Average Sales Price*	\$466,105	\$538,962	+ 15.6%	\$457,057	\$497,430	+ 8.8%
Percent of List Price Received*	99.4%	98.4%	- 1.0%	99.0%	97.8%	- 1.2%
Inventory of Homes for Sale	34	41	+ 20.6%	—	—	—
Months Supply of Inventory	2.4	2.9	+ 20.8%	—	—	—

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%	2	9	+ 350.0%
Pending Sales	1	1	0.0%	2	5	+ 150.0%
Closed Sales	1	0	- 100.0%	2	3	+ 50.0%
Days on Market Until Sale	29	—	—	21	31	+ 47.6%
Median Sales Price*	\$406,000	—	—	\$408,000	\$295,000	- 27.7%
Average Sales Price*	\$406,000	—	—	\$408,000	\$309,667	- 24.1%
Percent of List Price Received*	96.6%	—	—	96.0%	94.0%	- 2.1%
Inventory of Homes for Sale	1	4	+ 300.0%	—	—	—
Months Supply of Inventory	0.7	2.8	+ 300.0%	—	—	—

* 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.

