

North Valley – 100

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

Single-Family Detached		May			Year to Date		
Key Metrics		2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings		18	25	+ 38.9%	77	86	+ 11.7%
Pending Sales		21	21	0.0%	68	68	0.0%
Closed Sales		13	15	+ 15.4%	49	53	+ 8.2%
Days on Market Until Sale		13	33	+ 153.8%	36	46	+ 27.8%
Median Sales Price*		\$454,000	\$450,000	- 0.9%	\$450,000	\$490,000	+ 8.9%
Average Sales Price*		\$484,654	\$613,727	+ 26.6%	\$516,855	\$791,782	+ 53.2%
Percent of List Price Received*		98.9%	97.4%	- 1.5%	98.6%	98.6%	0.0%
Inventory of Homes for Sale		36	40	+ 11.1%	—	—	—
Months Supply of Inventory		3.0	3.0	0.0%	—	—	—

Single-Family Attached		May			Year to Date		
Key Metrics		2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings		2	3	+ 50.0%	15	8	- 46.7%
Pending Sales		3	4	+ 33.3%	14	9	- 35.7%
Closed Sales		2	1	- 50.0%	11	5	- 54.5%
Days on Market Until Sale		1	75	+ 7,400.0%	2	34	+ 1,600.0%
Median Sales Price*		\$261,250	\$340,000	+ 30.1%	\$266,000	\$260,000	- 2.3%
Average Sales Price*		\$261,250	\$340,000	+ 30.1%	\$284,500	\$289,000	+ 1.6%
Percent of List Price Received*		101.4%	94.4%	- 6.9%	100.4%	99.1%	- 1.3%
Inventory of Homes for Sale		0	2	—	—	—	—
Months Supply of Inventory		—	0.9	—	—	—	—

* 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.

