



UNM South – 42

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

Single-Family Detached	January			Year to Date		
Key Metrics	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	8	16	+ 100.0%	8	16	+ 100.0%
Pending Sales	7	12	+ 71.4%	7	12	+ 71.4%
Closed Sales	10	14	+ 40.0%	10	14	+ 40.0%
Days on Market Until Sale	35	18	- 48.6%	35	18	- 48.6%
Median Sales Price*	\$401,500	\$378,250	- 5.8%	\$401,500	\$378,250	- 5.8%
Average Sales Price*	\$400,089	\$422,502	+ 5.6%	\$400,089	\$422,502	+ 5.6%
Percent of List Price Received*	98.3%	99.9%	+ 1.6%	98.3%	99.9%	+ 1.6%
Inventory of Homes for Sale	22	28	+ 27.3%	—	—	—
Months Supply of Inventory	1.7	2.0	+ 17.6%	—	—	—

Single-Family Attached	January			Year to Date		
Key Metrics	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	5	7	+ 40.0%	5	7	+ 40.0%
Pending Sales	3	1	- 66.7%	3	1	- 66.7%
Closed Sales	3	1	- 66.7%	3	1	- 66.7%
Days on Market Until Sale	60	54	- 10.0%	60	54	- 10.0%
Median Sales Price*	\$390,000	\$115,000	- 70.5%	\$390,000	\$115,000	- 70.5%
Average Sales Price*	\$340,000	\$115,000	- 66.2%	\$340,000	\$115,000	- 66.2%
Percent of List Price Received*	96.7%	96.6%	- 0.1%	96.7%	96.6%	- 0.1%
Inventory of Homes for Sale	4	10	+ 150.0%	—	—	—
Months Supply of Inventory	1.3	4.2	+ 223.1%	—	—	—

* 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.

