



Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

Single-Family Detached	January			Year to Date		
Key Metrics	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	12	17	+ 41.7%	12	17	+ 41.7%
Pending Sales	13	18	+ 38.5%	13	18	+ 38.5%
Closed Sales	9	13	+ 44.4%	9	13	+ 44.4%
Days on Market Until Sale	33	74	+ 124.2%	33	74	+ 124.2%
Median Sales Price*	\$285,000	\$279,413	- 2.0%	\$285,000	\$279,413	- 2.0%
Average Sales Price*	\$237,538	\$249,916	+ 5.2%	\$237,538	\$249,916	+ 5.2%
Percent of List Price Received*	94.6%	98.2%	+ 3.8%	94.6%	98.2%	+ 3.8%
Inventory of Homes for Sale	18	25	+ 38.9%	—	—	—
Months Supply of Inventory	1.8	2.7	+ 50.0%	—	—	—

Single-Family Attached	January			Year to Date		
Key Metrics	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	8	7	- 12.5%	8	7	- 12.5%
Pending Sales	6	5	- 16.7%	6	5	- 16.7%
Closed Sales	2	5	+ 150.0%	2	5	+ 150.0%
Days on Market Until Sale	38	23	- 39.5%	38	23	- 39.5%
Median Sales Price*	\$194,500	\$304,000	+ 56.3%	\$194,500	\$304,000	+ 56.3%
Average Sales Price*	\$194,500	\$338,800	+ 74.2%	\$194,500	\$338,800	+ 74.2%
Percent of List Price Received*	98.7%	97.2%	- 1.5%	98.7%	97.2%	- 1.5%
Inventory of Homes for Sale	19	17	- 10.5%	—	—	—
Months Supply of Inventory	2.9	3.7	+ 27.6%	—	—	—

* 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.

