



Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

Single-Family Detached	January			Year to Date		
Key Metrics	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	20	15	- 25.0%	20	15	- 25.0%
Pending Sales	18	16	- 11.1%	18	16	- 11.1%
Closed Sales	7	10	+ 42.9%	7	10	+ 42.9%
Days on Market Until Sale	27	22	- 18.5%	27	22	- 18.5%
Median Sales Price*	\$215,000	\$604,500	+ 181.2%	\$215,000	\$604,500	+ 181.2%
Average Sales Price*	\$285,571	\$624,750	+ 118.8%	\$285,571	\$624,750	+ 118.8%
Percent of List Price Received*	96.7%	98.0%	+ 1.3%	96.7%	98.0%	+ 1.3%
Inventory of Homes for Sale	38	29	- 23.7%	—	—	—
Months Supply of Inventory	2.8	1.8	- 35.7%	—	—	—

Single-Family Attached	January			Year to Date		
Key Metrics	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	5	8	+ 60.0%	5	8	+ 60.0%
Pending Sales	4	6	+ 50.0%	4	6	+ 50.0%
Closed Sales	3	4	+ 33.3%	3	4	+ 33.3%
Days on Market Until Sale	24	45	+ 87.5%	24	45	+ 87.5%
Median Sales Price*	\$208,000	\$272,000	+ 30.8%	\$208,000	\$272,000	+ 30.8%
Average Sales Price*	\$208,000	\$274,875	+ 32.2%	\$208,000	\$274,875	+ 32.2%
Percent of List Price Received*	97.6%	99.1%	+ 1.5%	97.6%	99.1%	+ 1.5%
Inventory of Homes for Sale	8	9	+ 12.5%	—	—	—
Months Supply of Inventory	2.1	2.0	- 4.8%	—	—	—

\* 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.

