



Foothills South – 51

East of Tramway Blvd to mountains, South of Montgomery Blvd NE, 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 | 14 | 17 | + 21.4% | 14 | 17 | + 21.4% |
| Pending Sales | 19 | 11 | - 42.1% | 19 | 11 | - 42.1% |
| Closed Sales | 10 | 16 | + 60.0% | 10 | 16 | + 60.0% |
| Days on Market Until Sale | 31 | 40 | + 29.0% | 31 | 40 | + 29.0% |
| Median Sales Price* | \$439,000 | \$451,000 | + 2.7% | \$439,000 | \$451,000 | + 2.7% |
| Average Sales Price* | \$444,850 | \$501,031 | + 12.6% | \$444,850 | \$501,031 | + 12.6% |
| Percent of List Price Received* | 97.9% | 96.4% | - 1.5% | 97.9% | 96.4% | - 1.5% |
| Inventory of Homes for Sale | 8 | 20 | + 150.0% | — | — | — |
| Months Supply of Inventory | 0.7 | 1.5 | + 114.3% | — | — | — |

| Single-Family Attached | January | | | Year to Date | | |
|---------------------------------|---------|-----------|----------|--------------|-------------|----------|
| Key Metrics | 2024 | 2025 | % Change | Thru 1-2024 | Thru 1-2025 | % Change |
| New Listings | 0 | 1 | — | 0 | 1 | — |
| Pending Sales | 2 | 1 | - 50.0% | 2 | 1 | - 50.0% |
| Closed Sales | 0 | 7 | — | 0 | 7 | — |
| Days on Market Until Sale | — | 18 | — | — | 18 | — |
| Median Sales Price* | — | \$275,000 | — | — | \$275,000 | — |
| Average Sales Price* | — | \$286,429 | — | — | \$286,429 | — |
| Percent of List Price Received* | — | 99.3% | — | — | 99.3% | — |
| Inventory of Homes for Sale | 0 | 2 | — | — | — | — |
| Months Supply of Inventory | — | 0.6 | — | — | — | — |

* 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.

