



UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	14	16	+ 14.3%	28	35	+ 25.0%
Pending Sales	11	9	- 18.2%	25	22	- 12.0%
Closed Sales	9	10	+ 11.1%	21	21	0.0%
Days on Market Until Sale	29	7	- 75.9%	34	33	- 2.9%
Median Sales Price*	\$430,000	\$383,157	- 10.9%	\$430,000	\$435,000	+ 1.2%
Average Sales Price*	\$422,278	\$431,118	+ 2.1%	\$473,138	\$462,211	- 2.3%
Percent of List Price Received*	98.7%	98.6%	- 0.1%	97.9%	98.5%	+ 0.6%
Inventory of Homes for Sale	18	27	+ 50.0%	—	—	—
Months Supply of Inventory	1.3	1.8	+ 38.5%	—	—	—

Single-Family Attached	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	0	1	—	0	3	—
Pending Sales	0	2	—	0	2	—
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	68	—
Median Sales Price*	—	—	—	—	\$295,000	—
Average Sales Price*	—	—	—	—	\$295,000	—
Percent of List Price Received*	—	—	—	—	85.5%	—
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	1.6	0.8	- 50.0%	—	—	—

* 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.

