



West River Valley – 103

East of N Coors Rd, South of Alameda Blvd NE, West of Rio Grande River, North of Montano Rd NW

Single-Family Detached	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	5	0	- 100.0%	5	2	- 60.0%
Pending Sales	2	1	- 50.0%	3	3	0.0%
Closed Sales	2	1	- 50.0%	4	4	0.0%
Days on Market Until Sale	86	245	+ 184.9%	63	98	+ 55.6%
Median Sales Price*	\$560,000	\$1,100,000	+ 96.4%	\$695,000	\$775,000	+ 11.5%
Average Sales Price*	\$560,000	\$1,100,000	+ 96.4%	\$775,000	\$916,250	+ 18.2%
Percent of List Price Received*	96.8%	95.7%	- 1.1%	96.8%	97.4%	+ 0.6%
Inventory of Homes for Sale	4	2	- 50.0%	—	—	—
Months Supply of Inventory	2.3	1.2	- 47.8%	—	—	—

Single-Family Attached	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

\* 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.

