



Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	18	11	- 38.9%	30	37	+ 23.3%
Pending Sales	16	19	+ 18.8%	38	35	- 7.9%
Closed Sales	18	14	- 22.2%	24	25	+ 4.2%
Days on Market Until Sale	32	34	+ 6.3%	37	44	+ 18.9%
Median Sales Price*	\$272,500	\$240,000	- 11.9%	\$261,000	\$265,000	+ 1.5%
Average Sales Price*	\$263,717	\$260,607	- 1.2%	\$274,079	\$288,596	+ 5.3%
Percent of List Price Received*	98.8%	96.1%	- 2.7%	98.9%	97.5%	- 1.4%
Inventory of Homes for Sale	17	28	+ 64.7%	—	—	—
Months Supply of Inventory	1.5	2.1	+ 40.0%	—	—	—

Single-Family Attached	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	2	1	- 50.0%	4	3	- 25.0%
Pending Sales	3	1	- 66.7%	3	1	- 66.7%
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	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.6	2.0	+ 233.3%	—	—	—

* 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.

