



# South of I-40 – 230

South of Tijeras, North of CR A072, West of Valencia / Torrance County Line, East of Sandia Mountains

Single-Family Detached	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	4	6	+ 50.0%	7	10	+ 42.9%
Pending Sales	2	2	0.0%	7	3	- 57.1%
Closed Sales	3	2	- 33.3%	6	5	- 16.7%
Days on Market Until Sale	172	24	- 86.0%	90	18	- 80.0%
Median Sales Price*	\$540,000	\$433,000	- 19.8%	\$460,000	\$399,000	- 13.3%
Average Sales Price*	\$523,667	\$433,000	- 17.3%	\$435,417	\$410,300	- 5.8%
Percent of List Price Received*	97.7%	101.9%	+ 4.3%	99.1%	101.6%	+ 2.5%
Inventory of Homes for Sale	7	7	0.0%	—	—	—
Months Supply of Inventory	2.0	1.3	- 35.0%	—	—	—

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.

