



Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

Single-Family Detached	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	16	29	+ 81.3%	36	45	+ 25.0%
Pending Sales	13	10	- 23.1%	31	27	- 12.9%
Closed Sales	17	16	- 5.9%	24	27	+ 12.5%
Days on Market Until Sale	39	63	+ 61.5%	35	46	+ 31.4%
Median Sales Price*	\$320,000	\$290,000	- 9.4%	\$285,000	\$355,000	+ 24.6%
Average Sales Price*	\$353,404	\$347,896	- 1.6%	\$333,620	\$449,439	+ 34.7%
Percent of List Price Received*	97.4%	98.8%	+ 1.4%	97.2%	98.8%	+ 1.6%
Inventory of Homes for Sale	39	43	+ 10.3%	—	—	—
Months Supply of Inventory	2.9	2.6	- 10.3%	—	—	—

Single-Family Attached	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	4	3	- 25.0%	9	11	+ 22.2%
Pending Sales	4	8	+ 100.0%	8	13	+ 62.5%
Closed Sales	3	5	+ 66.7%	6	9	+ 50.0%
Days on Market Until Sale	52	42	- 19.2%	38	43	+ 13.2%
Median Sales Price*	\$265,000	\$270,000	+ 1.9%	\$230,000	\$270,000	+ 17.4%
Average Sales Price*	\$264,000	\$359,660	+ 36.2%	\$236,000	\$321,978	+ 36.4%
Percent of List Price Received*	98.4%	98.1%	- 0.3%	98.0%	98.5%	+ 0.5%
Inventory of Homes for Sale	7	4	- 42.9%	—	—	—
Months Supply of Inventory	1.9	0.9	- 52.6%	—	—	—

* 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.

