



UNM – 40

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

Single-Family Detached	March			Year to Date		
Key Metrics	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	20	20	0.0%	48	56	+ 16.7%
Pending Sales	15	14	- 6.7%	40	36	- 10.0%
Closed Sales	11	13	+ 18.2%	32	36	+ 12.5%
Days on Market Until Sale	36	50	+ 38.9%	35	37	+ 5.7%
Median Sales Price*	\$377,000	\$535,000	+ 41.9%	\$422,500	\$443,500	+ 5.0%
Average Sales Price*	\$431,157	\$553,538	+ 28.4%	\$458,707	\$492,679	+ 7.4%
Percent of List Price Received*	98.2%	97.9%	- 0.3%	98.0%	97.7%	- 0.3%
Inventory of Homes for Sale	21	28	+ 33.3%	—	—	—
Months Supply of Inventory	1.5	1.9	+ 26.7%	—	—	—

Single-Family Attached	March			Year to Date		
Key Metrics	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	1	2	+ 100.0%	1	5	+ 400.0%
Pending Sales	0	0	0.0%	0	2	—
Closed Sales	0	2	—	0	3	—
Days on Market Until Sale	—	13	—	—	31	—
Median Sales Price*	—	\$317,000	—	—	\$295,000	—
Average Sales Price*	—	\$317,000	—	—	\$309,667	—
Percent of List Price Received*	—	98.2%	—	—	94.0%	—
Inventory of Homes for Sale	3	3	0.0%	—	—	—
Months Supply of Inventory	1.7	2.3	+ 35.3%	—	—	—

* 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.

