



# 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	March			Year to Date		
Key Metrics	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	11	20	+ 81.8%	41	57	+ 39.0%
Pending Sales	11	19	+ 72.7%	49	50	+ 2.0%
Closed Sales	18	13	- 27.8%	42	38	- 9.5%
Days on Market Until Sale	11	37	+ 236.4%	25	41	+ 64.0%
Median Sales Price*	\$222,500	\$255,000	+ 14.6%	\$239,000	\$257,475	+ 7.7%
Average Sales Price*	\$218,649	\$261,881	+ 19.8%	\$250,324	\$279,457	+ 11.6%
Percent of List Price Received*	102.1%	98.7%	- 3.3%	100.3%	97.9%	- 2.4%
Inventory of Homes for Sale	15	29	+ 93.3%	—	—	—
Months Supply of Inventory	1.3	2.2	+ 69.2%	—	—	—

Single-Family Attached	March			Year to Date		
Key Metrics	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	0	1	—	4	4	0.0%
Pending Sales	1	2	+ 100.0%	4	3	- 25.0%
Closed Sales	2	1	- 50.0%	2	1	- 50.0%
Days on Market Until Sale	8	39	+ 387.5%	8	39	+ 387.5%
Median Sales Price*	\$158,750	\$142,500	- 10.2%	\$158,750	\$142,500	- 10.2%
Average Sales Price*	\$158,750	\$142,500	- 10.2%	\$158,750	\$142,500	- 10.2%
Percent of List Price Received*	102.4%	96.7%	- 5.6%	102.4%	96.7%	- 5.6%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.8	—	—	—	—

\* 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.

