

## 1st QTR 2026 & 2025 RECAP for Greater Albuquerque Areas

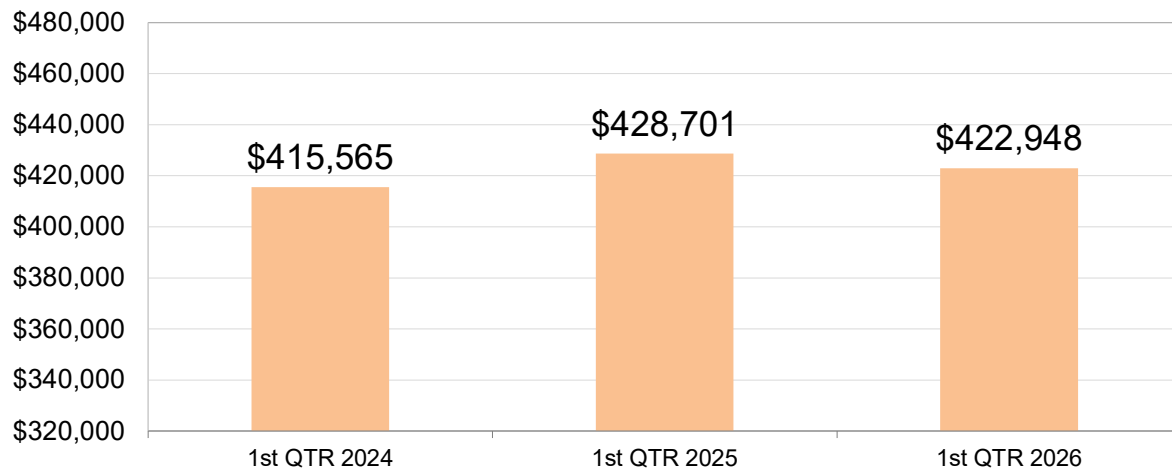
Detached	2026	2025	% of Change
Average Sale Price:	\$422,948	\$428,701	-1.3%
Median Sale Price:	\$369,000	\$367,000	0.5%
Total Sold & Closed:	2,027	2,551	-20.5%
Total Dollar Volume*:	\$857.3	\$1,096.6	-21.8%
New Listings:	2,933	3,844	-23.7%
Days on Market:	N/A Not calculating correctly known Vendor Issue		

Attached	2026	2025	% of Change
Average Sale Price:	\$273,461	\$295,998	-7.6%
Median Sale Price:	\$260,000	\$281,000	-7.5%
Total Sold & Closed:	215	265	-18.9%
Total Dollar Volume*:	\$58.8	\$78.4	-25.0%
New Listings:	301	376	-19.9%
Days on Market:	N/A Not calculating correctly known Vendor Issue		

The numbers above reflect the time periods between January 1 and March 31 of 2026 and 2025.

\*Total Dollar Volume (millions)

### Average Sale Price for single-family detached homes



## 1st QTR 2026 & 2025 RECAP for Albuquerque (Areas 10-121)

<b>Detached</b>	<b>2026</b>	<b>2025</b>	<b>% of Change</b>
Average Sale Price:	\$420,936	\$426,974	-1.4%
Median Sale Price:	\$363,000	\$364,945	-0.5%
Total Sold & Closed:	1,174	1,592	-26.3%
Total Dollar Volume*:	\$494.2	\$679.7	-27.3%
New Listings:	1,685	1,386	21.6%
Days on Market:	N/A	Not calculating correctly known Vendor Issue	

<b>Attached</b>	<b>2026</b>	<b>2025</b>	<b>% of Change</b>
Average Sale Price:	\$273,984	\$284,294	-3.6%
Median Sale Price:	\$261,000	\$277,900	-6.1%
Total Sold & Closed:	170	215	-20.9%
Total Dollar Volume*:	\$46.6	\$61.1	-23.7%
New Listings:	246	186	32.3%
Days on Market:	N/A	Not calculating correctly known Vendor Issue	

*The numbers above reflect the time periods between January 1 and March 31 of 2026 and 2025.*

*\*Total Dollar Volume (millions)*

## 1st QTR 2026 & 2025 RECAP for Rio Rancho (Areas 140-162)

<b>Detached</b>	<b>2026</b>	<b>2025</b>	<b>% of Change</b>
Average Sale Price:	\$412,734	\$419,522	-1.6%
Median Sale Price:	\$375,000	\$381,858	-1.8%
Total Sold & Closed:	425	468	-9.2%
Total Dollar Volume*:	\$177.7	\$196.3	-9.5%
New Listings:	616	736	-16.3%
Days on Market:	N/A	Not calculating correctly known Vendor Issue	

<b>Attached</b>	<b>2026</b>	<b>2025</b>	<b>% of Change</b>
Average Sale Price:	\$235,841	\$286,143	-17.6%
Median Sale Price:	\$247,750	\$295,000	-16.0%
Total Sold & Closed:	22	28	-21.4%
Total Dollar Volume*:	\$5.2	\$8.0	-35.0%
New Listings:	25	44	-43.2%
Days on Market:	N/A	Not calculating correctly known Vendor Issue	

*The numbers above reflect the time periods between January 1 and March 31 of 2026 and 2025.*

*\*Total Dollar Volume (millions)*

## 1st QTR 2026 & 2025 RECAP for East Mountains (Areas 210-293)

Detached	2026	2025	% of Change
Average Sale Price:	\$488,198	\$478,470	2.0%
Median Sale Price:	\$466,082	\$437,000	6.7%
Total Sold & Closed:	108	112	-3.6%
Total Dollar Volume*:	\$52.7	\$53.6	-1.7%
New Listings:	144	216	-33.3%
Days on Market:	N/A Not calculating correctly known Vendor Issue		

## 1st QTR 2026 & 2025 RECAP for Valencia County (Areas 690-760)

Detached	2026	2025	% of Change
Average Sale Price:	\$331,128	\$331,265	0.0%
Median Sale Price:	\$320,000	\$304,000	5.3%
Total Sold & Closed:	171	207	-17.4%
Total Dollar Volume*:	\$56.6	\$68.6	-17.5%
New Listings:	236	276	-14.5%
Days on Market:	N/A Not calculating correctly known Vendor Issue		

The numbers above reflect the time periods between January 1 and March 31 of 2026 and 2025.

\*Total Dollar Volume (millions)

# 1st Quarter 2026 Sales By Area

		Sales	Change from 1st QTR 2025	Average Sale Price	Change from 1st QTR 2025	Median Sale Price	Change from 1st QTR 2025
10	Sandia Heights	15	-28.57%	\$875,455	18.46%	\$750,000	14.50%
20	North Albuquerque Acres	15	-40.00%	\$933,093	1.91%	\$855,000	10.32%
21	Albuquerque Acres West	32	-3.03%	\$616,052	14.25%	\$455,950	-15.41%
30	Far NE Heights	72	-41.94%	\$492,313	-3.70%	\$444,500	1.08%
31	Foothills North	15	-16.67%	\$898,360	12.64%	\$705,000	3.30%
32	Academy West	34	-44.26%	\$399,093	19.47%	\$397,500	16.91%
40	UNM	33	-15.38%	\$466,966	-2.43%	\$440,000	1.15%
41	Uptown	55	-31.25%	\$308,096	-6.42%	\$285,000	-8.05%
42	UNM South	29	-35.56%	\$346,453	-8.51%	\$339,000	-3.14%
50	NE Heights	132	-21.89%	\$338,582	10.08%	\$325,000	6.56%
51	Foothills South	39	-18.75%	\$472,087	5.97%	\$473,000	16.22%
60	Four Hills	18	-28.00%	\$507,847	18.08%	\$480,000	15.73%
70	Fairgrounds	24	-7.69%	\$297,507	4.31%	\$290,000	1.75%
71	Southeast Heights	50	-5.66%	\$334,478	10.68%	\$325,000	11.68%
72	Mesa Del Sol	15	-21.05%	\$450,573	3.05%	\$419,305	-4.70%
80	Downtown	30	-41.18%	\$386,281	21.84%	\$351,000	23.16%
90	Near South Valley	26	-35.00%	\$263,467	-3.53%	\$245,000	-2.58%
91	Valley Farms	16	220.00%	\$538,944	65.32%	\$542,500	83.90%
92	Southwest Heights	112	-12.50%	\$301,787	3.91%	\$299,500	4.72%
93	Pajarito	3	50.00%	\$538,333	89.89%	\$365,000	28.75%
100	North Valley	38	15.15%	\$662,106	-20.40%	\$481,850	-0.65%
101	Near North Valley	42	-23.64%	\$435,785	11.04%	\$356,250	16.80%
102	Far North Valley	1	-85.71%	\$640,000	43.36%	\$640,000	94.53%
103	West River Valley	4	-33.33%	\$1,028,125	14.24%	\$1,160,000	37.69%
110	Northwest Heights	119	0.00%	\$457,550	5.49%	\$422,000	6.16%
111	Ladera Heights	87	-22.32%	\$341,237	11.26%	\$320,000	-46.67%
112	Canoncito	0	N/A	\$0	N/A	\$0	N/A
120	Paradise West	60	-42.86%	\$366,601	3.14%	\$357,500	2.44%
121	Paradise East	58	-4.92%	\$392,252	7.70%	\$377,500	3.42%
130	Corrales	21	-34.38%	\$886,000	-2.53%	\$790,000	-3.95%
140	Rio Rancho South	62	21.57%	\$490,965	4.70%	\$439,500	0.34%
141	Rio Rancho Southwest	2	-33.33%	\$415,278	26.38%	\$415,278	56.71%
150	Rio Rancho Mid	99	-22.66%	\$375,848	1.53%	\$339,975	3.02%
151	Rio Rancho Mid-North	100	51.52%	\$429,869	2.52%	\$405,048	8.66%
152	Rio Rancho Mid-West	15	0.00%	\$322,646	0.47%	\$310,000	-4.79%
160	Rio Rancho North	77	-7.23%	\$463,155	-0.28%	\$415,000	-7.57%
161	Rio Rancho Central	70	-5.41%	\$334,902	1.93%	\$319,000	-2.60%
162	Rio Rancho Northwest	0	-100.00%	\$0	-100.00%	\$0	-100.00%
170	Bernalillo/Algodones	16	-38.46%	\$454,062	8.87%	\$400,000	14.29%
180	Placitas	31	0.00%	\$702,714	-3.98%	\$675,000	-10.00%
210-293	East Mountain Area	108	N/A	\$488,198	N/A	\$466,082	N/A
690-760	Valencia County	171	N/A	\$331,128	N/A	\$320,000	N/A

# 1st Quarter 2026 Sales By Area

		Sales	Change from 1st QTR 2025	Average Sale Price	Change from 1st QTR 2025	Median Sale Price	Change from 1st QTR 2025
210	Carnuel/Monticello	0	-100.00%	\$0	-100.00%	\$0	-100.00%
220	North of I-40	33	22.22%	\$536,855	-15.52%	\$490,000	-13.27%
230	South of I-40	9	-18.18%	\$531,378	41.71%	\$537,500	66.93%
231	Manzano Mountain	1	-80.00%	\$450,000	167.38%	\$450,000	230.88%
240	Zuzax Tijeras	13	-7.14%	\$521,538	-0.73%	\$495,000	4.21%
250	NW Edgewood	15	36.36%	\$496,664	15.67%	\$472,000	1.51%
260	South 217	8	33.33%	\$314,449	-6.83%	\$327,500	-8.01%
270	NE Edgewood	9	-47.06%	\$479,055	28.55%	\$510,000	45.71%
271	Stanley	2	N/A	\$1,499,000	N/A	\$1,499,000	N/A
280	SE Edgewood	3	-62.50%	\$508,333	71.52%	\$520,000	89.44%
290	North Moriarty	3	0.00%	\$328,500	37.83%	\$425,000	77.82%
291	South Moriarty	6	-62.50%	\$225,867	-1.30%	\$201,250	-13.42%
292	Estancia McIntosh	1	-66.67%	\$214,000	14.64%	\$214,000	22.29%
293	Mountainair	5	150.00%	\$328,400	270.03%	\$347,000	290.99%
690	West Valencia County	0	N/A	\$0	N/A	\$0	N/A
700	Los Lunas	41	-4.65%	\$361,664	-4.13%	\$349,990	-3.77%
701	W Los Lunas	31	-3.13%	\$372,585	3.88%	\$345,000	-2.22%
710	Bosque/Peralta	7	-63.16%	\$380,629	-9.48%	\$400,000	-1.23%
711	East Los Lunas/Tome	6	-50.00%	\$369,650	-9.30%	\$372,450	-11.58%
720	Meadowlake/El Cerro	4	-69.23%	\$218,750	18.49%	\$207,500	22.06%
721	Las Maravillas	27	17.39%	\$287,641	4.68%	\$287,500	945.45%
730	West Belen	7	-12.50%	\$325,086	19.73%	\$314,000	7.55%
740	Los Chavez	8	-27.27%	\$323,975	23.97%	\$340,500	54.77%
741	Belen	16	-36.00%	\$298,406	9.20%	\$260,000	20.93%
742	Jarales Bosque	4	33.33%	\$275,125	110.02%	\$304,750	103.17%
750	Adelino	1	-80.00%	\$90,000	-67.40%	\$90,000	-69.23%
760	Rio Communities/Tierra Grande	19	-9.52%	\$309,921	18.67%	\$302,999	21.20%