

3rd QTR 2025 & 2024 RECAP for Greater Albuquerque Areas

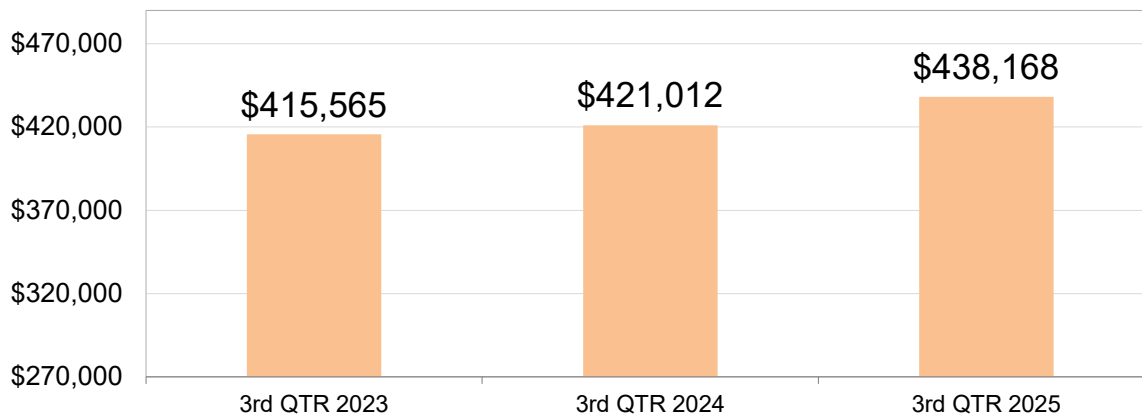
Detached	2025	2024	% of Change
Average Sale Price:	\$438,168	\$421,183	+4.0%
Median Sale Price:	\$378,890	\$365,000	+3.8%
Total Sold & Closed:	2,352	2,399	-2.0%
Total Dollar Volume*:	\$1,042.8	\$1,018.8	+2.4%
New Listings:	3,040	3,171	-4.1%
Days on Market:	39	30	+30.0%

Attached	2025	2024	% of Change
Average Sale Price:	\$284,504	\$268,038	+6.1%
Median Sale Price:	\$279,950	\$259,900	+7.7%
Total Sold & Closed:	249	242	+2.9%
Total Dollar Volume*:	\$72.3	\$65.7	+10.0%
New Listings:	324	314	+3.2%
Days on Market:	37	18	+105.6%

The numbers above reflect the time periods between July 1 and September 31 of 2025 and 2024.

**Total Dollar Volume (millions)*

Average Sale Price for single-family detached homes



3rd QTR 2025 & 2024 RECAP for Albuquerque (Areas 10-121)

Detached	2025	2024	% of Change
Average Sale Price:	\$444,201	\$428,670	+3.6%
Median Sale Price:	\$375,000	\$361,000	+23.0%
Total Sold & Closed:	1,546	1,521	+1.6%
Total Dollar Volume*:	\$686.7	\$652.0	+5.3%
New Listings:	1,213	1,854	-34.6%
Days on Market:	33	28	+17.9%

Attached	2025	2024	% of Change
Average Sale Price:	\$286,395	\$272,759	+5.0%
Median Sale Price:	\$280,000	\$264,900	+5.7%
Total Sold & Closed:	213	211	+0.9%
Total Dollar Volume*:	\$61.0	\$56.9	+7.1%
New Listings:	185	203	-8.9%
Days on Market:	37	20	+85.0%

The numbers above reflect the time periods between July 1 and September 31 of 2025 and 2024.

**Total Dollar Volume (millions)*

3rd QTR 2025 & 2024 RECAP for Rio Rancho (Areas 140-162)

Detached	2025	2024	% of Change
Average Sale Price:	\$414,080	\$396,713	+4.4%
Median Sale Price:	\$387,145	\$375,000	+3.2%
Total Sold & Closed:	456	481	-5.2%
Total Dollar Volume*:	\$188.8	\$190.8	-1.0%
New Listings:	698	962	-27.4%
Days on Market:	44	38	+15.8%

Attached	2025	2024	% of Change
Average Sale Price:	\$267,752	\$268,245	-0.2%
Median Sale Price:	\$287,500	\$286,000	+0.5%
Total Sold & Closed:	30	20	+50.0%
Total Dollar Volume*:	\$8.0	\$5.4	+49.8%
New Listings:	34	19	+78.9%
Days on Market:	43	13	+230.8%

The numbers above reflect the time periods between July 1 and September 31 of 2025 and 2024.

**Total Dollar Volume (millions)*

3rd QTR 2025 & 2024 RECAP for East Mountains (Areas 210-293)

Detached	2025	2024	% of Change
Average Sale Price:	\$470,088	\$448,057	+4.9%
Median Sale Price:	\$445,000	\$399,250	+11.5%
Total Sold & Closed:	142	124	+14.5%
Total Dollar Volume*:	\$66.8	\$55.6	+20.2%
New Listings:	193	216	-10.6%
Days on Market:	52	48	+8.3%

3rd QTR 2025 & 2024 RECAP for Valencia County (Areas 690-760)

Detached	2025	2024	% of Change
Average Sale Price:	\$356,667	\$337,784	+5.6%
Median Sale Price:	\$323,922	\$319,945	+1.2%
Total Sold & Closed:	176	218	-19.3%
Total Dollar Volume*:	\$62.8	\$73.6	-14.7%
New Listings:	254	284	-10.6%
Days on Market:	55	47	+17.0%

The numbers above reflect the time periods between July 1 and September 31 of 2025 and 2024.

**Total Dollar Volume (millions)*

3rd Quarter 2025 Sales By Area

		Sales	Change from 3rd QTR 2024	Average Sale Price	Change from 3rd QTR 2024	Median Sale Price	Change from 3rd QTR 2024
10	Sandia Heights	30	100.00%	\$688,215	1.70%	\$643,000	16.38%
20	North Albuquerque Acres	37	42.31%	\$936,278	-4.55%	\$822,000	-2.87%
21	Albuquerque Acres West	35	75.00%	\$666,871	17.62%	\$645,000	17.38%
30	Far NE Heights	131	95.52%	\$568,063	16.10%	\$490,000	13.16%
31	Foothills North	33	106.25%	\$821,810	5.21%	\$727,500	6.94%
32	Academy West	50	92.31%	\$406,966	2.66%	\$381,000	4.53%
40	UNM	53	70.97%	\$479,324	4.39%	\$432,000	4.10%
41	Uptown	75	25.00%	\$305,372	0.00%	\$295,000	-2.96%
42	UNM South	44	46.67%	\$382,073	3.99%	\$354,500	1.14%
50	NE Heights	172	21.13%	\$324,732	7.63%	\$315,000	10.53%
51	Foothills South	40	21.21%	\$514,958	8.26%	\$481,050	6.78%
60	Four Hills	14	7.69%	\$570,564	20.03%	\$580,000	19.83%
70	Fairgrounds	29	31.82%	\$306,102	9.95%	\$310,000	6.71%
71	Southeast Heights	43	0.00%	\$381,416	18.84%	\$385,000	28.33%
72	Mesa Del Sol	17	112.50%	\$427,008	-3.34%	\$419,000	0.76%
80	Downtown	46	43.75%	\$409,925	35.47%	\$333,000	17.88%
90	Near South Valley	34	-17.07%	\$276,041	10.32%	\$260,850	9.60%
91	Valley Farms	19	46.15%	\$413,945	21.42%	\$375,000	13.64%
92	Southwest Heights	121	-15.38%	\$304,454	7.99%	\$300,000	9.09%
93	Pajarito	2	-60.00%	\$425,000	3.36%	\$425,000	4.04%
100	North Valley	38	58.33%	\$597,445	29.69%	\$450,000	13.21%
101	Near North Valley	59	68.57%	\$450,041	27.73%	\$333,000	5.71%
102	Far North Valley	9	800.00%	\$1,082,955	381.31%	\$860,000	282.22%
103	West River Valley	5	0.00%	\$1,097,350	60.34%	\$1,499,000	137.94%
110	Northwest Heights	150	37.61%	\$460,673	4.70%	\$410,000	-1.20%
111	Ladera Heights	88	57.14%	\$335,387	3.96%	\$324,000	2.86%
112	Canoncito	0	-100.00%	\$0	-100.00%	\$0	-100.00%
120	Paradise West	94	4.44%	\$367,391	7.43%	\$355,000	4.87%
121	Paradise East	78	47.17%	\$419,131	5.10%	\$395,000	5.33%
130	Corrales	25	78.57%	\$768,452	8.15%	\$710,000	3.80%
140	Rio Rancho South	58	20.83%	\$486,189	5.00%	\$474,998	19.50%
141	Rio Rancho Southwest	0	-100.00%	\$0	-100.00%	\$0	-100.00%
150	Rio Rancho Mid	127	32.29%	\$406,028	13.21%	\$350,000	9.38%
151	Rio Rancho Mid-North	88	39.68%	\$417,756	2.58%	\$400,365	5.70%
152	Rio Rancho Mid-West	13	44.44%	\$287,835	-9.36%	\$313,000	-3.69%
160	Rio Rancho North	109	15.96%	\$442,133	2.70%	\$415,000	2.47%
161	Rio Rancho Central	61	-3.17%	\$333,753	8.78%	\$320,000	7.38%
162	Rio Rancho Northwest	0	N/A	\$0	N/A	\$0	N/A
170	Bernalillo/Algodones	17	30.77%	\$379,076	0.47%	\$385,000	1.32%
180	Placitas	18	-33.33%	\$659,917	-2.78%	\$689,500	2.15%
210-293	East Mountain Area	142	14.52%	\$470,088	4.92%	\$445,000	11.46%
690-760	Valencia County	176	-19.27%	\$356,667	3.91%	\$323,922	0.46%

3rd Quarter 2025 Sales By Area

		Sales	Change from 3rd QTR 2024	Average Sale Price	Change from 3rd QTR 2024	Median Sale Price	Change from 3rd QTR 2024
210	Carnuel/Monticello	1	-90.00%	\$290,000	-24.18%	\$290,000	-27.18%
220	North of I-40	30	2900.00%	\$571,905	87.51%	\$477,000	56.39%
230	South of I-40	21	40.00%	\$497,549	-15.61%	\$460,000	-22.79%
231	Manzano Mountain	1	-88.89%	\$206,000	-53.00%	\$206,000	-54.02%
240	Zuzax Tijeras	16	700.00%	\$518,531	34.68%	\$526,500	36.75%
250	NW Edgewood	28	300.00%	\$456,179	2.50%	\$462,000	8.71%
260	South 217	6	200.00%	\$306,535	-18.26%	\$321,826	-14.18%
270	NE Edgewood	17	N/A	\$488,971	N/A	\$465,000	N/A
271	Stanley	0	N/A	\$0	N/A	\$0	N/A
280	SE Edgewood	1	-85.71%	\$490,000	111.53%	\$490,000	117.87%
290	North Moriarty	6	50.00%	\$420,000	73.02%	\$427,500	90.00%
291	South Moriarty	9	350.00%	\$265,662	16.01%	\$261,000	13.97%
292	Estancia McIntosh	5	N/A	\$285,732	N/A	\$288,660	N/A
293	Mountainair	1	-97.50%	\$600,000	82.46%	\$600,000	87.89%
690	West Valencia County	0	-100.00%	\$0	-100.00%	\$0	-100.00%
700	Los Lunas	44	528.57%	\$366,215	-36.58%	\$349,995	-35.19%
701	W Los Lunas	31	138.46%	\$375,143	-20.37%	\$358,000	-19.55%
710	Bosque/Peralta	8	300.00%	\$476,250	74.80%	\$430,000	57.83%
711	East Los Lunas/Tome	12	-53.85%	\$518,191	81.62%	\$501,250	81.78%
720	Meadowlake/El Cerro	0	-100.00%	\$0	-100.00%	\$0	-100.00%
721	Las Maravillas	24	166.67%	\$295,483	-28.05%	\$297,778	-23.25%
730	West Belen	11	-38.89%	\$299,573	34.89%	\$298,900	47.42%
740	Los Chavez	9	350.00%	\$410,222	44.44%	\$352,000	23.94%
741	Belen	7	250.00%	\$283,571	-23.57%	\$256,000	-31.00%
742	Jarales Bosque	0	-100.00%	\$0	-100.00%	\$0	-100.00%
750	Adelino	5	25.00%	\$348,900	33.18%	\$315,000	30.73%
760	Rio Communities/Tierra Grande	25	19.05%	\$287,756	33.19%	\$279,900	24.40%