

Monthly Housing Trends - 2024 vs. 2025

Greater Albuquerque Market Area (Areas 10-293, 690-760)

Detached (Single-Family Home) & Attached (Condo/Townhome)

Data on this page was obtained from the Monthly Market Reports pulled from the MLS on the 5th of each month.

Month	Average \$, 2024	Average \$, 2025	Median \$, 2024	Median \$, 2025	Interest Rate '24	Interest Rate '25	Sales 2024	Sales 2025	Pending 2024	Pending 2025	New 2024	New 2025
JANUARY												
Detached	\$376,361	\$405,358	\$333,245	\$360,000	6.60%	7.04%	504	604	807	809	772	905
Attached	\$261,234	\$295,712	\$248,750	\$271,000			<u>54</u>	<u>74</u>	<u>83</u>	<u>83</u>	<u>72</u>	<u>108</u>
							558	678	890	892	844	1,013
FEBRUARY												
Detached	\$389,869	\$414,915	\$340,458	\$359,500	6.77%	6.87%	642	638	846	771	746	858
Attached	\$268,017	\$294,008	\$266,000	\$267,500			<u>64</u>	<u>73</u>	<u>83</u>	<u>98</u>	<u>83</u>	<u>94</u>
							706	711	929	869	829	952
MARCH												
Detached	\$396,556	\$449,814	\$351,000	\$372,995	6.87%	6.65%	673	749	862	956	986	1078
Attached	\$264,028	\$279,794	\$259,500	\$279,000			<u>78</u>	<u>101</u>	<u>85</u>	<u>120</u>	<u>98</u>	<u>121</u>
							751	850	947	1,076	1,084	1,199
APRIL												
Detached	\$409,580	\$427,547	\$350,000	\$365,000	7.10%	6.83%	780	787	925	927	1086	1150
Attached	\$284,837	\$275,036	\$285,000	\$265,000			<u>84</u>	<u>78</u>	<u>107</u>	<u>83</u>	<u>128</u>	<u>113</u>
							864	865	1,032	1,010	1,214	1,263
MAY												
Detached	\$418,399	\$429,028	\$372,500	\$365,000	7.02%	6.81%	858	818	947	950	1191	1247
Attached	\$260,284	\$278,342	\$249,000	\$280,000			<u>91</u>	<u>85</u>	<u>94</u>	<u>106</u>	<u>101</u>	<u>119</u>
							949	903	1,041	1,056	1,292	1,366
JUNE												
Detached	\$426,015	\$436,657	\$365,000	\$372,000	6.87%	6.84%	761	833	900	860	1044	1158
Attached	\$288,120	\$302,098	\$270,000	\$290,000			<u>71</u>	<u>89</u>	<u>82</u>	<u>82</u>	<u>115</u>	<u>114</u>
							832	922	982	942	1,159	1,272
JULY												
Detached	\$434,146	\$436,955	\$370,305	\$370,000	6.77%	6.72%	874	809	942	898	1086	1091
Attached	\$272,865	\$279,972	\$270,000	\$280,000			<u>79</u>	<u>80</u>	<u>97</u>	<u>109</u>	<u>92</u>	<u>103</u>
							953	889	1,039	1,007	1,178	1,194
AUGUST												
Detached	\$421,495	\$442,558	\$361,000	\$379,545	6.49%	6.58%	827	782	829	868	1075	1087
Attached	\$266,832	\$289,006	\$261,750	\$279,450			<u>76</u>	<u>88</u>	<u>93</u>	<u>74</u>	<u>131</u>	<u>117</u>
							903	870	922	942	1,206	1,204

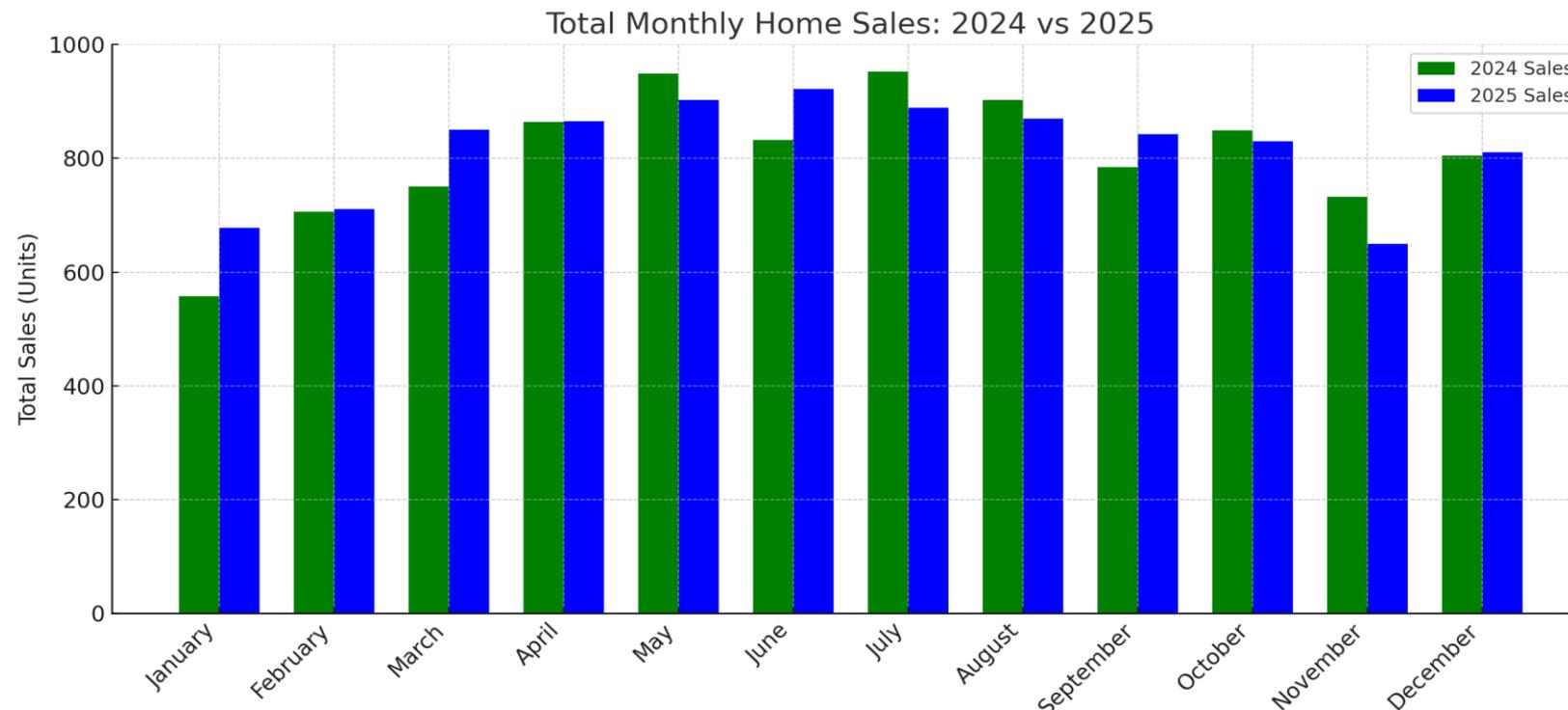
Monthly Housing Trends - 2024 vs. 2025

Greater Albuquerque Market Area (Areas 10-293, 690-760)

Detached (Single-Family Home) & Attached (Condo/Townhome)

Data on this page was obtained from the Monthly Market Reports pulled from the MLS on the 5th of each month.

Month	Average \$, 2024	Average \$, 2025	Median \$, 2024	Median \$, 2025	Interest Rate '24	Interest Rate '25	Sales 2024	Sales 2025	Pending 2024	Pending 2025	New 2024	New 2025
SEPTEMBER												
Detached	\$406,273	\$437,050	\$359,000	\$385,000	6.09%	6.35%	698	761	834	790	1010	862
Attached	\$264,837	\$283,012	\$255,000	\$277,500			<u>87</u>	<u>81</u>	<u>84</u>	<u>87</u>	<u>91</u>	<u>104</u>
							785	842	918	877	1,101	966
OCTOBER												
Detached	\$417,995	\$433,497	\$370,000	\$369,900	6.44%	6.27%	783	763	798	786	935	973
Attached	\$305,233	\$300,768	\$295,000	\$285,000			<u>66</u>	<u>67</u>	<u>87</u>	<u>93</u>	<u>103</u>	<u>95</u>
							849	830	885	879	1,038	1,068
NOVEMBER												
Detached	\$422,967	\$424,444	\$368,945	\$367,780	6.84%	6.24%	669	584	715	726	762	728
Attached	\$283,545	\$278,955	\$275,000	\$275,000			<u>63</u>	<u>65</u>	<u>67</u>	<u>75</u>	<u>66</u>	<u>97</u>
							732	649	782	801	828	825
DECEMBER												
Detached	\$423,628	\$427,571	\$364,000	\$370,000	6.72%	6.22%	733	732	653	607	551	569
Attached	\$283,753	\$267,160	\$259,500	\$266,900			<u>72</u>	<u>79</u>	<u>70</u>	<u>70</u>	<u>81</u>	<u>55</u>
							805	811	723	677	632	624
Detached Active Listings as of 01/21/2025:				1,611		Detached Active Listings as of 01/21/2026:				1,748		
Attached Active Listings as of 01/21/2025:				<u>163</u>		Attached Active Listings as of 01/21/2026:				<u>172</u>		
Detached & Attached Actives as of 01/21/2025:				1,774		Detached & Attached Actives as of 01/21/2026:				1,920		



Sold Closed Existing Single-Family Homes

Data on this page obtained from the Monthly Market Reports published by SWMLS.

Single-Family Detached & Condo/Townhome Attached

	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
January	586	585	639	720	798	820	870	974	893	583	558	678
February	609	604	718	704	786	812	903	970	786	667	706	711
March	757	891	977	1,101	1,166	1,073	1,091	1,280	1,131	864	751	850
April	773	915	1,038	1,088	1,209	1,231	1,048	1,240	1,066	754	864	865
May	878	997	1,078	1,317	1,326	1,410	1,031	1,269	1,154	893	949	903
June	871	1,075	1,186	1,302	1,309	1,225	1,268	1,421	1,179	945	832	922
July	898	1,120	1,148	1,178	1,233	1,315	1,606	1,443	957	879	886	889
August	895	1,034	1,167	1,188	1,287	1,366	1,392	1,362	1,099	945	903	870
September	776	977	1,042	1,088	1,118	1,168	1,337	1,349	978	845	785	842
October	827	921	916	1,087	1,131	1,130	1,393	1,283	860	805	849	830
November	658	714	877	918	994	1,007	1,258	1,189	748	704	732	649
December	727	897	953	994	946	1,073	1,294	1,141	745	722	805	811
TOTALS	9,255	10,730	11,739	12,685	13,303	13,630	14,491	14,921	11,596	9,606	9,620	9,820

Total Year-To-Date Sales for 2024*: 9620

Total Year-To-Date Sales for 2025*: 9820

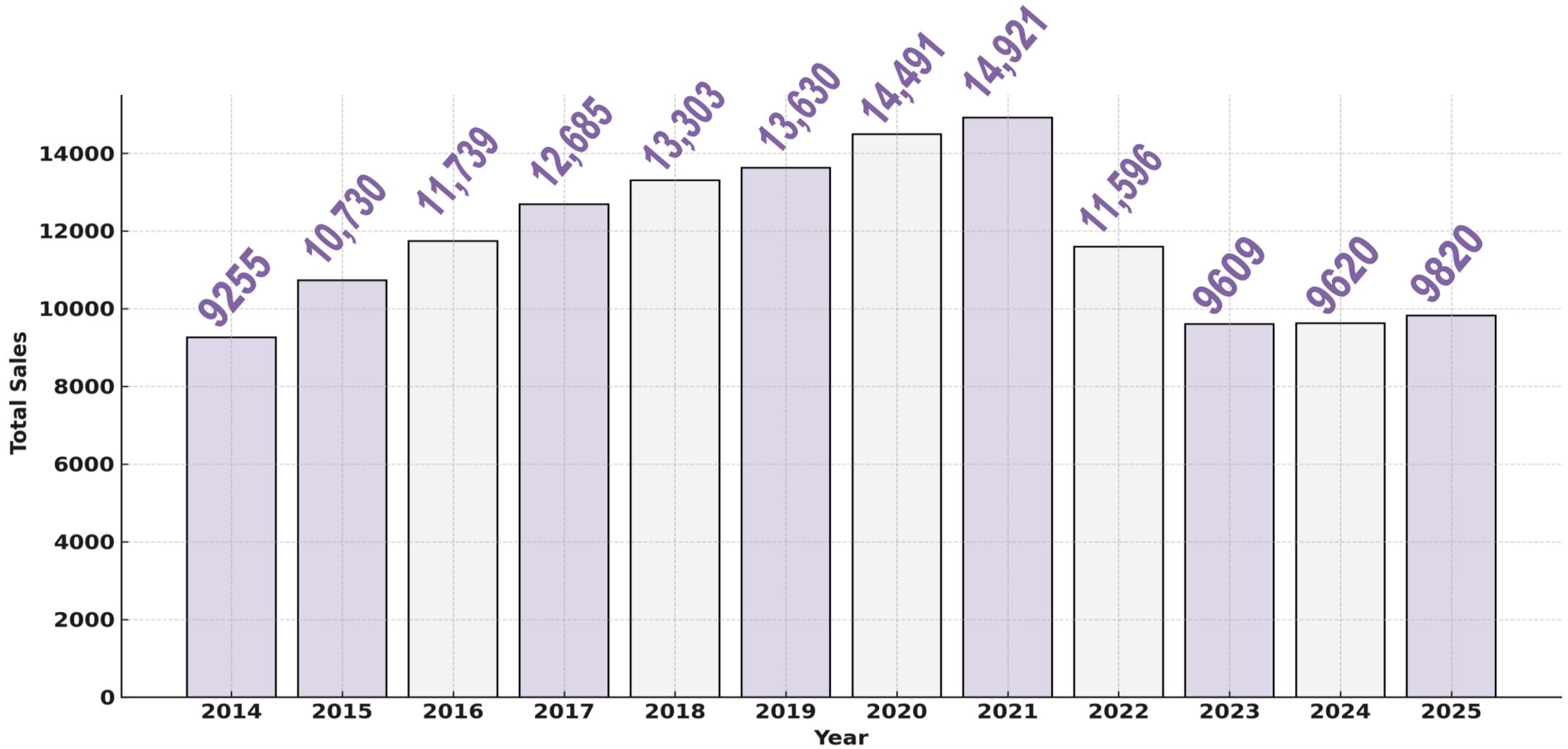
Total Sales 2024 vs 2025: (+2.08%)

*The Year-To-Date sales data obtained on January 24, 2026 will differ from the monthly totals due to entry of late reported sales after the monthly data has been obtained.

Sold Closed Existing Single-Family Homes

Data on this page obtained from the Monthly Market Reports published by SWMLS.

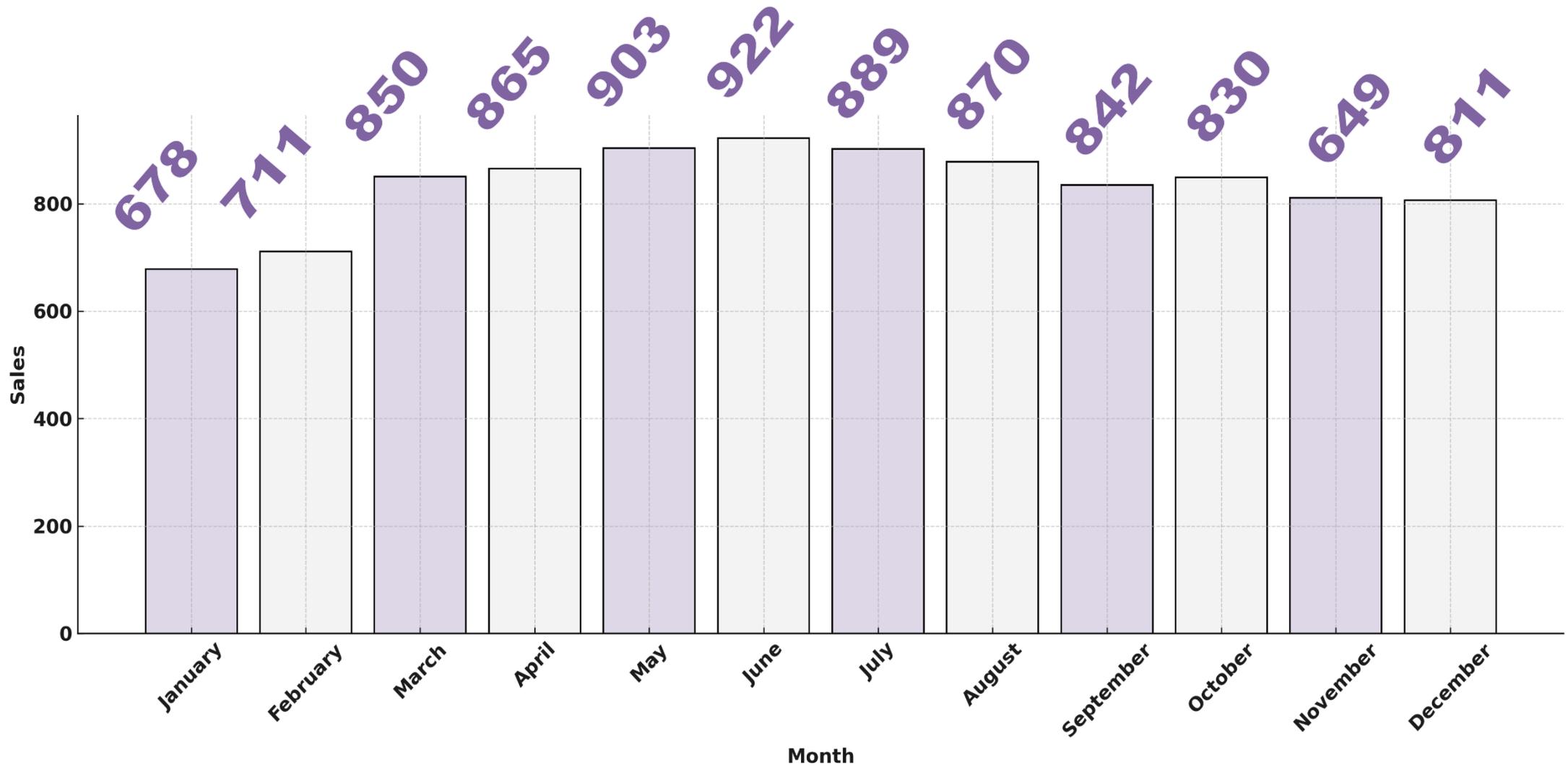
Total End of Year Closed Sales



Sold Closed Existing Single-Family Homes

Data on this page obtained from the Monthly Market Reports published by SWMLS.

2025 End of Month Closed Sales



Listing Inventory for Greater Albuquerque Area (Areas 10-293, 690-760)

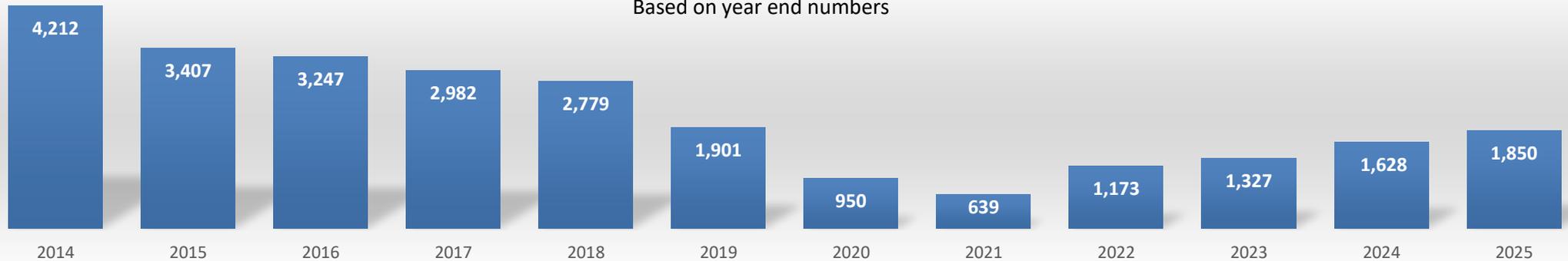
Single-Family Detached & Condo/Townhome Attached

Data on this page obtained from the Monthly Market Reports published by SWMLS.

	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
January	4,272	4,098	3,342	3,178	2,905	2,661	1,765	823	626	1,008	1,159	1,311
February	4,320	4,027	3,426	3,145	2,839	2,301	1,688	701	562	940	1,187	1,475
March	4,619	4,156	3,527	3,187	2,886	2,276	1,784	673	555	987	1,278	1,708
April	4,858	4,335	3,613	3,283	3,067	2,357	1,737	752	741	934	1,383	1,849
May	5,150	4,369	3,706	3,565	3,297	2,495	1,636	747	880	1,042	1,582	2,042
June	5,402	4,490	3,919	3,769	3,570	2,665	1,354	898	1,143	1,192	1,706	2,273
July	5,428	4,487	4,412	3,883	3,637	2,614	1,377	1,062	1,321	1,257	1,749	2,279
August	5,474	4,353	4,344	3,854	3,624	2,633	1,304	1,072	1,350	1,291	1,907	2,379
September	5,390	4,216	4,264	3,793	3,580	2,605	1,311	1,016	1,501	1,442	1,990	2,325
October	5,148	4,100	4,025	3,641	3,422	2,507	1,412	958	1,499	1,504	2,004	2,332
November	4,741	3,813	3,712	3,350	3,191	2,264	1,181	778	1,434	1,497	1,920	2,148
December	4,212	3,407	3,247	2,982	2,779	1,901	950	639	1,173	1,327	1,628	1,850

Inventory for Greater Albuquerque Area

Based on year end numbers



Housing Activity Report by Area

Single-Family Detached by Area									
		2022		2023		2024		2025	
		Sales	AVG Sale Price						
10	Sandia Heights	80	\$725,727	93	\$713,864	89	\$727,778	94	\$725,256
20	North Albuquerque Acres	96	\$863,000	111	\$892,781	98	\$825,262	117	\$1,019,083
21	Albuquerque Acres West	196	\$553,963	143	\$576,234	128	\$657,629	136	\$614,298
30	Far NE Heights	416	\$474,787	485	\$467,720	375	\$505,864	430	\$555,978
31	Foothills North	116	\$752,487	81	\$761,998	86	\$812,081	83	\$836,469
32	Academy West	166	\$358,994	256	\$325,822	132	\$402,928	161	\$412,912
40	UNM	185	\$421,652	180	\$431,745	182	\$449,192	181	\$488,386
41	Uptown	352	\$290,632	332	\$283,961	279	\$323,907	279	\$328,079
42	UNM South	181	\$370,783	187	\$332,436	158	\$389,257	167	\$395,321
50	NE Heights	771	\$285,966	752	\$296,752	642	\$317,546	673	\$323,401
51	Foothills South	156	\$440,867	188	\$430,248	163	\$477,524	157	\$495,192
60	Four Hills	83	\$470,223	82	\$470,680	58	\$518,433	69	\$514,102
70	Fairgrounds	163	\$259,622	124	\$269,599	108	\$287,200	123	\$294,997
71	Southeast Heights	233	\$340,858	258	\$317,333	197	\$250,240	183	\$348,437
72	Mesa Del Sol	38	\$396,367	64	\$419,023	48	\$468,072	73	\$435,384
80	Downtown	162	\$350,754	210	\$328,065	105	\$343,184	148	\$387,227
90	Near South Valley	210	\$230,489	143	\$246,712	155	\$261,808	161	\$281,758
91	Valley Farms	98	\$361,103	86	\$358,831	69	\$398,140	58	\$373,872
92	Southwest Heights	724	\$256,158	620	\$271,592	616	\$397,794	515	\$300,896
93	Pajarito	18	\$359,528	23	\$296,304	13	\$374,992	12	\$334,417
100	North Valley	193	\$534,236	155	\$575,705	156	\$667,831	158	\$719,647

Housing Activity Report by Area

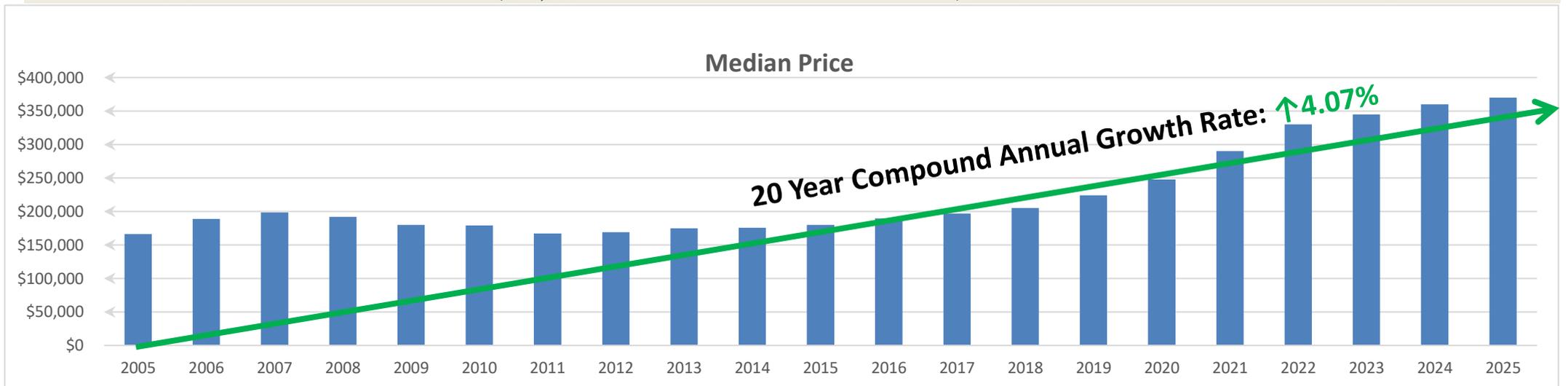
Single-Family Detached by Area									
		2022		2023		2024		2025	
		Sales	AVG Sale Price						
101	Near North Valley	224	\$372,957	202	\$350,876	197	\$414,252	195	\$432,574
102	Far North Valley	33	\$697,140	23	\$558,792	28	\$608,142	29	\$805,245
103	West River Valley	22	\$665,426	21	\$655,348	18	\$701,333	24	\$717,385
110	Northwest Heights	741	\$432,345	584	\$436,985	558	\$456,512	554	\$459,511
111	Ladera Heights	508	\$293,626	433	\$299,185	343	\$320,989	374	\$328,446
112	Canoncito	0	\$0	2	\$230,250	4	\$268,625	0	\$0
120	Paradise West	502	\$330,543	347	\$341,216	382	\$356,619	391	\$359,578
121	Paradise East	314	\$377,091	248	\$376,752	241	\$415,006	247	\$408,378
130	Corrales	119	\$779,832	106	\$782,626	104	\$767,242	96	\$889,113
140	Rio Rancho South	261	\$411,515	265	\$420,990	218	\$461,767	209	\$484,924
141	Rio Rancho Southwest	7	\$297,429	4	\$303,750	5	\$344,883	3	\$382,215
150	Rio Rancho Mid	580	\$343,817	511	\$350,212	463	\$375,861	465	\$382,570
151	Rio Rancho Mid-North	254	\$421,553	261	\$432,779	273	\$416,056	351	\$434,523
152	Rio Rancho Mid-West	55	\$272,015	49	\$281,531	57	\$334,684	56	\$320,392
160	Rio Rancho North	497	\$415,183	452	\$421,713	436	\$433,854	404	\$449,319
161	Rio Rancho Central	341	\$282,069	260	\$296,911	311	\$320,702	241	\$330,189
162	Rio Rancho Northwest	0	\$0	0	\$0	1	\$343,690	2	\$80,000
170	Bernalillo/Algodones	103	\$429,316	83	\$369,381	79	\$424,454	88	\$457,736
180	Placitas	114	\$691,815	94	\$679,166	102	\$702,596	102	\$742,561
210-293	East Mountain Area	537	\$413,408	416	\$451,193	456	\$451,625	450	\$470,511
690-760	Valencia County	896	\$300,843	881	\$309,658	800	\$336,522	728	\$347,521

YEAR-END MEDIAN RESIDENTIAL HOME SALES PRICE

Single Family Detached, Greater Albuquerque Area

Data on this page obtained from the Annual Market Reports published by SWMLS.

Year	Median Price	Change in Mdn. Price From Previous Year	Change in % From Previous Year
2005	\$166,500	+\$26500	+18.93%
2006	\$188,900	+\$22400	+13.45%
2007	\$198,477	+\$9577	+5.07%
2008	\$192,000	-\$6477	-3.26%
2009	\$180,000	-\$12000	-6.25%
2010	\$179,000	-\$1000	-0.56%
2011	\$167,000	-\$12000	-6.70%
2012	\$169,006	+\$2006	+1.20%
2013	\$174,900	+\$5894	+3.49%
2014	\$175,532	+\$632	+0.36%
2015	\$180,000	+\$4468	+2.55%
2016	\$189,628	+\$9628	+5.35%
2017	\$196,975	+\$7347	+3.87%
2018	\$205,000	+\$8025	+4.07%
2019	\$224,000	+\$19000	+9.27%
2020	\$248,000	+\$24000	+10.71%
2021	\$290,000	+\$42000	+16.94%
2022	\$330,000	+\$40000	+13.79%
2023	\$345,000	+\$15000	+4.55%
2024	\$360,000	+\$15000	+4.35%
2025	\$370,000	+\$10000	+2.78%



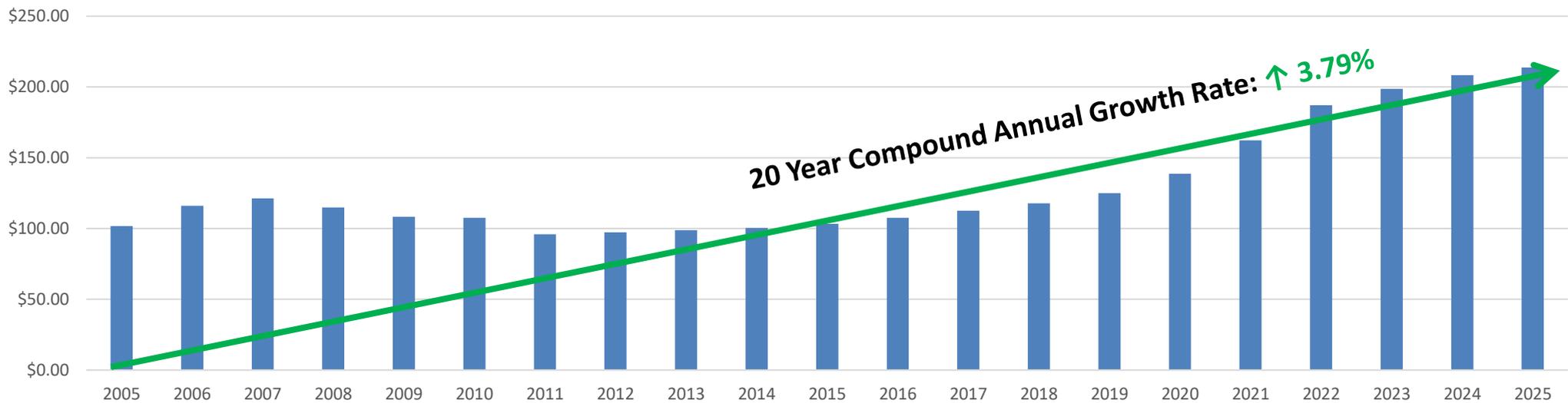
YEAR-END PRICE PER SQUARE FOOT HOME SALES PRICE

Single Family Detached, Greater Albuquerque Area

Data on this page obtained from the Annual Market Reports published by SWMLS.

Year	Avg. Price Per Structure Square Foot	Change in Avg. Price From Previous Year	Change in % From Previous Year
2005	\$101.68	+\$11.09	+12.24%
2006	\$116.00	+\$14.32	+14.08%
2007	\$121.23	+\$5.23	+4.51%
2008	\$114.91	-\$6.32	-5.21%
2009	\$108.25	-\$6.66	-5.80%
2010	\$107.59	-\$0.66	-0.61%
2011	\$95.89	-\$11.70	-10.87%
2012	\$97.36	+\$1.47	+1.53%
2013	\$98.85	+\$1.49	+1.53%
2014	\$100.41	+\$1.56	+1.58%
2015	\$103.35	+\$2.94	+2.93%
2016	\$107.63	+\$4.28	+4.14%
2017	\$112.49	+\$4.86	+4.52%
2018	\$117.78	+\$5.29	+4.70%
2019	\$125.00	+\$7.22	+6.13%
2020	\$138.66	+\$13.66	+10.93%
2021	\$162.22	+\$23.56	+16.99%
2022	\$187.13	+\$24.91	+15.36%
2023	\$198.75	+\$11.62	+6.21%
2024	\$208.27	+\$9.52	+4.79%
2025	\$213.81	+\$5.54	+2.66%

Average Price Per Structure Square Foot



2024 vs. 2025 RECAP for Greater Albuquerque Area

Detached (Single-Family Home) & Attached (Condo/Townhome)

Detached	2024	2025	Change '24 vs. '25	% of Change
Average Price:	\$413,206	\$431,053	\$17,847	+4.32%
Median Price:	\$360,000	\$370,000	\$10,000	+2.78%
Total Sold & Closed:	8967	9031	64	+0.71%
Total Dollar Volume:	\$3,705,217,968	\$3,892,835,492	\$187,617,524	+5.06%

Attached	2024	2025	Change '24 vs. '25	% of Change
Average Price:	\$275,224	\$285,263	\$10,039	+3.65%
Median Price:	\$266,000	\$275,000	\$9,000	+3.38%
Total Sold & Closed:	898	972	74	+8.24%
Total Dollar Volume:	\$247,151,102	\$277,275,914	\$30,124,812	+12.19%

Detached & Attached	2024	2025	Change '24 vs. '25	% of Change
Average Price:	\$400,646	\$416,886	\$16,240	+4.05%
Median Price:	\$350,000	\$360,000	\$10,000	+2.86%
Total Sold & Closed:	9865	10003	138	+1.40%
Total Dollar Volume:	\$3,952,369,070	\$4,170,111,406	\$217,742,336	+5.51%

Statistics compiled for Home Sales Report pulled 01/24/26
Actual Year-To-Date Sales Data for 2024 & 2025 for Class R1 & R2.

2025 Recap by Market Areas

Detached (Single-Family Home) & Attached (Condo/Townhome)

All MLS Areas

<u>Detached</u>		<u>Attached</u>		<u>Detached & Attached</u>	
Average Price:	\$430,530	Average Price:	\$291,712	Average Price:	\$416,934
Median Price:	\$370,000	Median Price:	\$279,000	Median Price:	\$360,000
Total Sold & Closed:	9,284	Total Sold & Closed:	1,008	Total Sold & Closed:	10,292
Total Dollar Volume:	\$3,997,039,317	Total Dollar Volume:	\$294,045,751	Total Dollar Volume:	\$4,291,085,067

Areas 10-293, 690-760 (Greater Albuquerque Market Area)

<u>Detached</u>		<u>Attached</u>		<u>Detached & Attached</u>	
Average Price:	\$431,053	Average Price:	\$285,263	Average Price:	\$416,886
Median Price:	\$370,000	Median Price:	\$275,000	Median Price:	\$360,000
Total Sold & Closed:	9,031	Total Sold & Closed:	972	Total Sold & Closed:	10,003
Total Dollar Volume:	\$3,892,835,492	Total Dollar Volume:	\$277,275,914	Total Dollar Volume:	\$4,170,111,406

Areas 10-121 (City of Albuquerque)

<u>Detached</u>		<u>Attached</u>		<u>Detached & Attached</u>	
Average Price:	\$431,251	Average Price:	\$286,625	Average Price:	\$413,258
Median Price:	\$365,000	Median Price:	\$275,000	Median Price:	\$354,900
Total Sold & Closed:	5,792	Total Sold & Closed:	823	Total Sold & Closed:	6,615
Total Dollar Volume:	\$2,497,807,073	Total Dollar Volume:	\$235,892,459	Total Dollar Volume:	\$2,733,699,533

Areas 140-162 (Rio Rancho)

<u>Detached</u>		<u>Attached</u>		<u>Detached & Attached</u>	
Average Price:	\$411,364	Average Price:	\$273,267	Average Price:	\$403,466
Median Price:	\$380,000	Median Price:	\$290,000	Median Price:	\$372,250
Total Sold & Closed:	1,731	Total Sold & Closed:	105	Total Sold & Closed:	1,836
Total Dollar Volume:	\$712,071,135	Total Dollar Volume:	\$28,693,055	Total Dollar Volume:	\$740,764,190

Areas 210-293 (East Mountains and Estancia Basin)

<u>Detached</u>		<u>Attached</u>		<u>Detached & Attached</u>	
Average Price:	\$470,511	Average Price:	\$0	Average Price:	\$470,511
Median Price:	\$445,000	Median Price:	\$0	Median Price:	\$445,000
Total Sold & Closed:	450	Total Sold & Closed:	0	Total Sold & Closed:	450
Total Dollar Volume:	\$211,730,116	Total Dollar Volume:	\$0	Total Dollar Volume:	\$211,730,116

Areas 690-760 (Bosque Farms, Los Lunas, Valencia County)

<u>Detached</u>		<u>Attached</u>		<u>Detached & Attached</u>	
Average Price:	\$347,521	Average Price:	\$251,669	Average Price:	\$344,215
Median Price:	\$325,900	Median Price:	\$247,500	Median Price:	\$323,398
Total Sold & Closed:	728	Total Sold & Closed:	26	Total Sold & Closed:	754
Total Dollar Volume:	\$252,994,990	Total Dollar Volume:	\$6,543,400	Total Dollar Volume:	\$259,538,390

2025 - Time on Market Financing Types

Detached (Single-Family Home) & Attached (Condo/Townhome)

All MLS Areas		
<u>Time on Market for Sold Units</u>		
<u>Days</u>	<u>Detached</u>	<u>Attached</u>
0 - 30	5,440	630
31 - 60	1,578	168
61 - 90	885	88
91 - 120	525	48
121 +	836	70
TOTALS:	9,264	1,004

Greater Albuquerque Area		
<u>Time on Market for Sold Units</u>		
<u>Days</u>	<u>Detached</u>	<u>Attached</u>
0 - 30	5,172	600
31 - 60	1,485	157
61 - 90	827	82
91 - 120	478	42
121 +	730	69
TOTALS:	8,692	950

Areas 10-121 (Albuquerque)		
<u>Time on Market for Sold Units</u>		
<u>Days</u>	<u>Detached</u>	<u>Attached</u>
0 - 30	3,641	515
31 - 60	962	142
61 - 90	495	70
91 - 120	306	34
121 +	374	58
TOTALS:	5,778	819

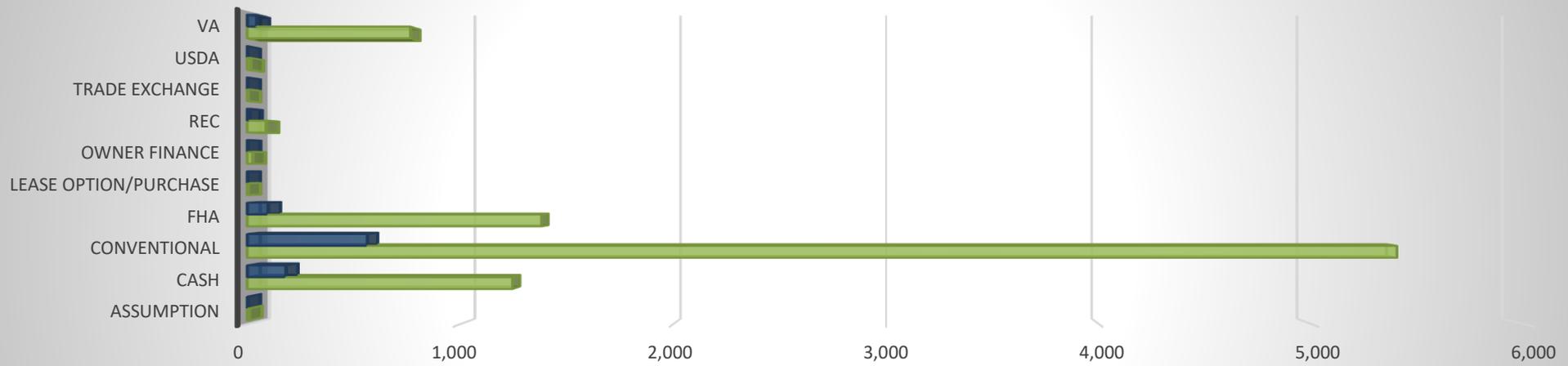
Areas 140-162 (Rio Rancho)		
<u>Time on Market for Sold Units</u>		
<u>Days</u>	<u>Detached</u>	<u>Attached</u>
0 - 30	933	67
31 - 60	326	13
61 - 90	192	10
91 - 120	99	8
121 +	179	7
TOTALS:	1,729	105

Areas 210-293 (East Mountain)		
<u>Time on Market for Sold Units</u>		
<u>Days</u>	<u>Detached</u>	<u>Attached</u>
0 - 30	252	0
31 - 60	70	0
61 - 90	48	0
91 - 120	28	0
121 +	52	0
TOTALS:	450	0

Areas 690-760 (Valencia County)		
<u>Time on Market for Sold Units</u>		
<u>Days</u>	<u>Detached</u>	<u>Attached</u>
0 - 30	344	18
31 - 60	125	2
61 - 90	90	2
91 - 120	44	0
121 +	123	4
TOTALS:	726	26

All MLS Areas

Type of Financing for Sold Units



Adjusted Year-To-Date Monthly Sales

Single-Family Detached & Condo/Townhome Attached Greater Albuquerque Market Area - Areas 10-293, 690-760

Total Sales 2024 vs 2025: +788 (+8.52%)

Total Sales for 2024: 9215

Total Sales for 2025: 10003

	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
January	602	591	645	707	797	811	878	977	901	604	568	686
February	618	625	728	711	790	825	913	974	792	708	715	731
March	769	920	990	1,096	1,163	1,083	1,103	1,297	1,136	899	764	867
April	791	944	1,055	1,076	1,207	1,243	1,055	1,250	1,071	784	885	887
May	897	1,015	1,087	1,321	1,347	1,424	1,031	1,276	1,164	936	981	915
June	893	1,098	1,213	1,325	1,300	1,233	1,283	1,434	1,214	999	846	942
July	919	1,142	1,137	1,165	1,238	1,331	1,614	1,450	1,059	907	964	906
August	914	1,040	1,152	1,188	1,265	1,374	1,398	1,367	1,120	994	915	894
September	791	1,000	1,036	1,066	1,105	1,174	1,356	1,354	1,008	877	794	856
October	844	926	898	1,080	1,120	1,140	1,362	1,288	873	832	867	841
November	673	724	875	904	982	1,017	1,260	1,197	762	735	745	653
December	745	911	949	983	928	1,076	1,309	1,151	759	743	825	825
TOTALS	9,744	9,456	10,936	11,765	12,622	13,242	13,732	15,015	11,859	10,018	9,215	10,003

Data on this page obtained from MLS on 1/24/26. This reflects closed sales for each period as entered into the MLS on this date. May differ from totals on other pages due to late reporting of sales to the MLS.

Adjusted Total Sales History

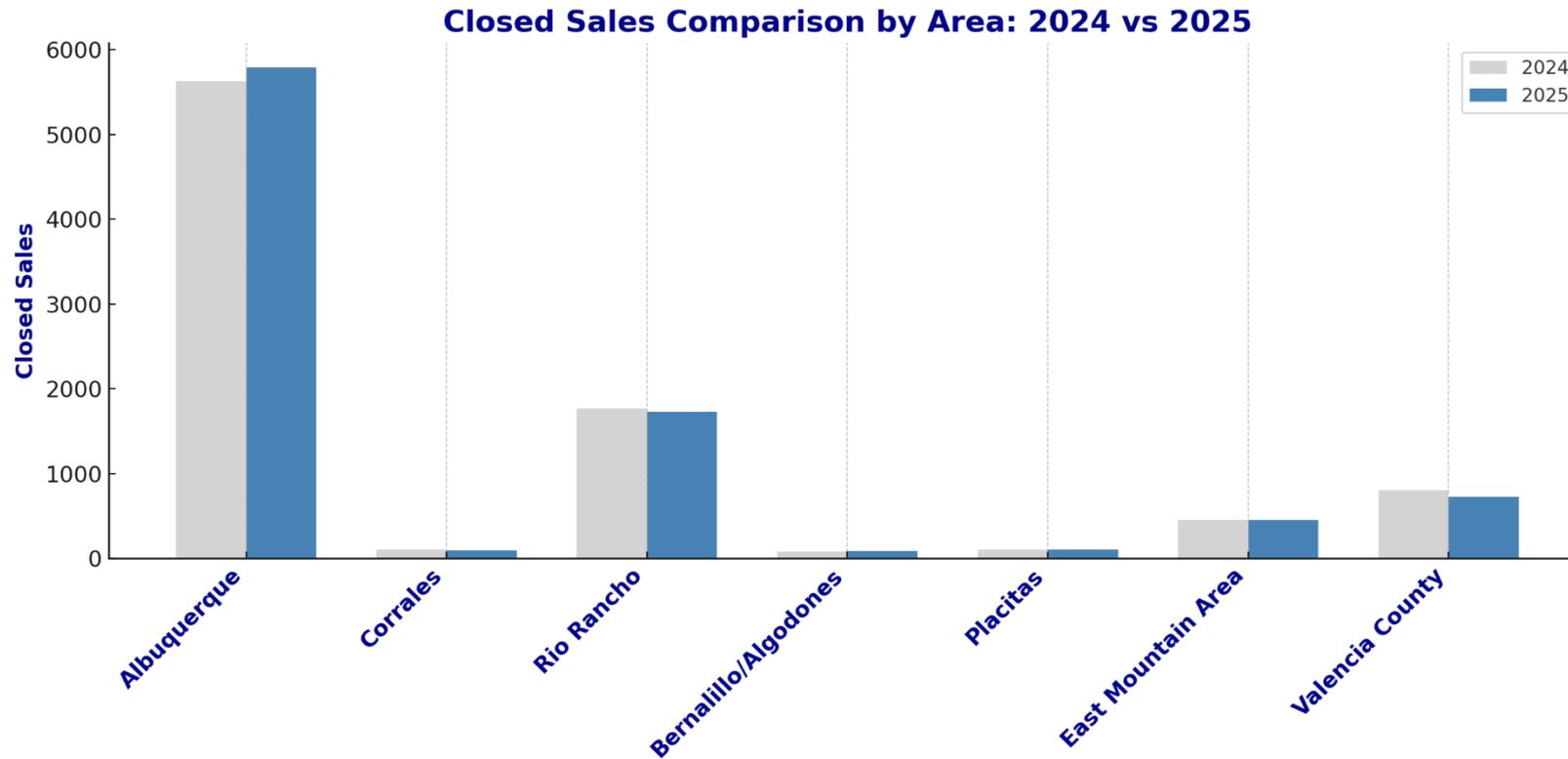
Detached (Single-Family Home) & Attached (Condo/Townhome) Greater Albuquerque Area - Areas 10-293, 690-760

	<u>Detached</u>	<u>Attached</u>	<u>Detached & Attached</u>
2025 Total Sales	9,031	972	10,003
Average Price	\$438,380	\$285,263	\$424,054
Median Price	\$375,000	\$275,000	\$365,000
2024 Total Sales	8,967	898	9,865
Average Price	\$413,206	\$275,224	\$400,646
Median Price	\$360,000	\$266,000	\$350,000
2023 Total Sales	8,801	937	9,738
Average Price	\$397,603	\$263,299	\$384,680
Median Price	\$345,000	\$251,000	\$336,395
2022 Total Sales	10,712	1,146	11,858
Average Price	\$378,491	\$243,783	\$365,472
Median Price	\$330,000	\$239,000	\$320,000
2021 Total Sales	13,521	1,480	15,001
Average Price	\$336,518	\$216,690	\$324,696
Median Price	\$290,000	\$210,000	\$280,000
2020 Total Sales	13,218	1,400	14,618
Average Price	\$287,144	\$184,306	\$277,295
Median Price	\$248,000	\$174,950	\$240,000
2019 Total Sales	12,457	1,275	13,732
Average Price	\$260,751	\$171,195	\$252,436
Median Price	\$224,000	\$161,000	\$216,000
2018 Total Sales	11,979	1,262	13,241
Average Price	\$241,506	\$162,311	\$233,958
Median Price	\$205,000	\$150,000	\$198,900
2017 Total Sales	11,477	1,145	12,622
Average Price	\$235,197	\$153,187	\$233,623
Median Price	\$197,000	\$142,000	\$190,000
2016 Total Sales	10,736	1,029	11,765
Average Price	\$224,215	\$147,964	\$217,538
Median Price	\$189,628	\$140,000	\$185,000
2015 Total Sales	9,975	963	10,938
Average Price	\$215,356	\$147,457	\$209,378
Median Price	\$180,000	\$139,500	\$176,950

Regional Market Comparison 25 vs 24 DETACHED ONLY

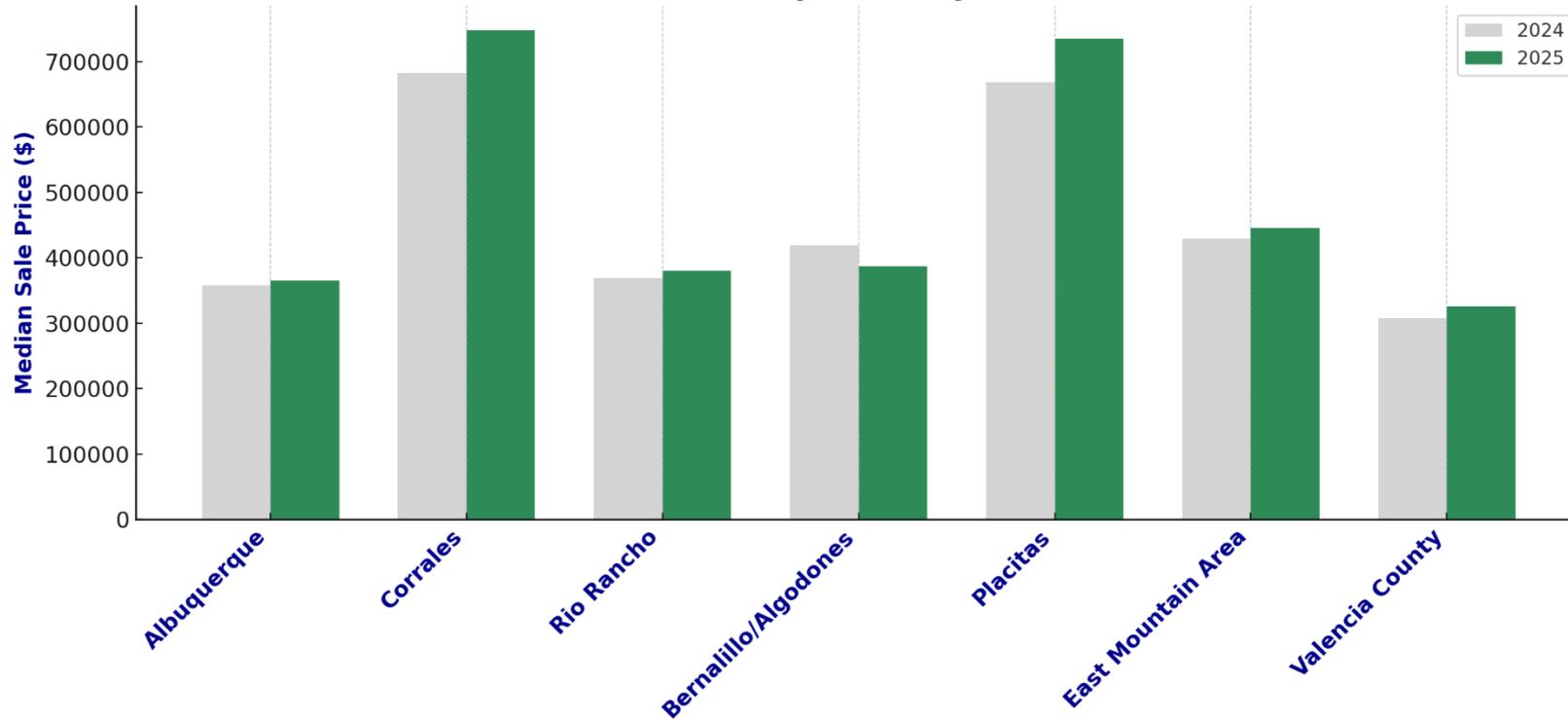
	2025	2024	2025	2024	2025	2024	YOY Change	2025
	Closed Sales	Closed Sales	Mdn Sale Price	Mdn Sale Price	Mdn Sold Price/Sq Ft	Mdn Sold Price/Sq Ft	Mdn Sold Price/Sq Ft	% Avg List Price to Avg Sold Price
10-121 Albuquerque	5,792	5628	\$ 365,000.00	\$ 357,758.00	\$ 213.96	\$ 207.69	\$ 6.27	98%
130 Corrales	96	104	\$ 748,000.00	\$ 682,450.00	\$ 293.73	\$ 281.40	\$ 12.33	97%
140-162 Rio Rancho	1,731	1765	\$ 380,000.00	\$ 369,000.00	\$ 213.93	\$ 211.35	\$ 2.58	99%
170 Bernalillo/Algodones	88	79	\$ 387,500.00	\$ 419,500.00	\$ 214.90	\$ 222.80	\$ (7.90)	100%
180 Placitas	102	102	\$ 735,000.00	\$ 668,750.00	\$ 277.51	\$ 271.11	\$ 6.40	98%
210-293 East Mountain Area	450	456	\$ 445,000.00	\$ 429,000.00	\$ 223.62	\$ 207.74	\$ 15.88	98%
690-760 Valencia County	728	800	\$ 325,900.00	\$ 307,700.00	\$ 195.06	\$ 192.88	\$ 2.18	98%

This report breaks down detached closed sales by region and doesn't include all areas that make up the Greater Albuquerque Market Area.



Regional Market Comparison 25 vs 24 DETACHED ONLY

Median Sale Price Comparison by Area: 2024 vs 2025



Median Sold Price per Sq Ft Comparison by Area: 2024 vs 2025

