

2nd QTR 2026 & 2025 RECAP for Greater Albuquerque Areas

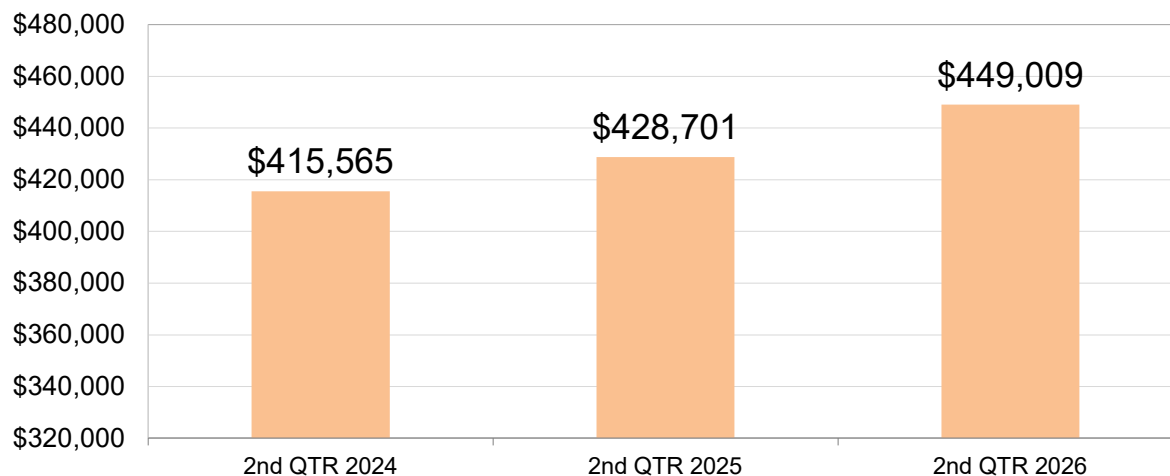
Detached	2026	2025	% of Change
Average Sale Price:	\$449,009	\$428,701	4.7%
Median Sale Price:	\$380,000	\$367,000	3.5%
Total Sold & Closed:	2,624	2,551	2.9%
Total Dollar Volume*:	\$1,178.2	\$1,096.6	7.4%
New Listings:	3,620	3,844	-5.8%
Days on Market:	41	36	13.9%

Attached	2026	2025	% of Change
Average Sale Price:	\$284,335	\$295,998	-3.9%
Median Sale Price:	\$270,000	\$281,000	-3.9%
Total Sold & Closed:	251	265	-5.3%
Total Dollar Volume*:	\$71.4	\$78.4	-9.0%
New Listings:	348	376	-7.4%
Days on Market:	34	26	30.8%

The numbers above reflect the time periods between April 1 and June 30 of 2026 and 2025.

**Total Dollar Volume (millions)*

Average Sale Price for single-family detached homes



2nd QTR 2026 & 2025 RECAP for Albuquerque (Areas 10-121)

Detached	2026	2025	% of Change
Average Sale Price:	\$451,013	\$426,974	5.6%
Median Sale Price:	\$377,500	\$364,945	3.4%
Total Sold & Closed:	1,609	1,592	1.1%
Total Dollar Volume*:	\$725.7	\$679.7	6.8%
New Listings:	2,102	1,386	51.7%
Days on Market:	31	28	10.7%

Attached	2026	2025	% of Change
Average Sale Price:	\$281,976	\$284,294	-0.8%
Median Sale Price:	\$270,000	\$277,900	-2.8%
Total Sold & Closed:	210	215	-2.3%
Total Dollar Volume*:	\$59.2	\$61.1	-3.1%
New Listings:	288	186	54.8%
Days on Market:	32	27	18.5%

The numbers above reflect the time periods between April 1 and June 30 of 2026 and 2025.

**Total Dollar Volume (millions)*

2nd QTR 2026 & 2025 RECAP for Rio Rancho (Areas 140-162)

Detached	2026	2025	% of Change
Average Sale Price:	\$425,927	\$419,522	1.5%
Median Sale Price:	\$391,500	\$381,858	2.5%
Total Sold & Closed:	521	468	11.3%
Total Dollar Volume*:	\$221.9	\$196.3	13.0%
New Listings:	720	736	-2.2%
Days on Market:	45	43	4.7%

Attached	2026	2025	% of Change
Average Sale Price:	\$255,009	\$286,143	-10.9%
Median Sale Price:	\$256,000	\$295,000	-13.2%
Total Sold & Closed:	17	28	-39.3%
Total Dollar Volume*:	\$4.3	\$8.0	-45.9%
New Listings:	40	44	-9.1%
Days on Market:	32	14	128.6%

The numbers above reflect the time periods between April 1 and June 30 of 2026 and 2025.

**Total Dollar Volume (millions)*

2nd QTR 2026 & 2025 RECAP for East Mountains (Areas 210-293)

Detached	2026	2025	% of Change
Average Sale Price:	\$493,849	\$478,470	3.2%
Median Sale Price:	\$480,000	\$437,000	9.8%
Total Sold & Closed:	113	112	0.9%
Total Dollar Volume*:	\$55.8	\$53.6	4.1%
New Listings:	208	216	-3.7%
Days on Market:	50	42	19.0%

2nd QTR 2026 & 2025 RECAP for Valencia County (Areas 690-760)

Detached	2026	2025	% of Change
Average Sale Price:	\$350,589	\$344,081	1.9%
Median Sale Price:	\$327,000	\$328,032	-0.3%
Total Sold & Closed:	215	218	-1.4%
Total Dollar Volume*:	\$75.4	\$75.0	0.5%
New Listings:	312	333	-6.3%
Days on Market:	75	65	15.4%

The numbers above reflect the time periods between April 1 and June 30 of 2026 and 2025.

**Total Dollar Volume (millions)*

2nd Quarter 2026 Sales By Area

		Sales	Change from 2nd QTR 2025	Average Sale Price	Change from 2nd QTR 2025	Median Sale Price	Change from 2nd QTR 2025
10	Sandia Heights	28	-12.50%	\$891,586	39.31%	\$863,500	34.92%
20	North Albuquerque Acres	40	17.65%	\$1,051,187	0.11%	\$852,500	-18.81%
21	Albuquerque Acres West	45	12.50%	\$615,299	6.27%	\$605,000	4.49%
30	Far NE Heights	127	19.81%	\$498,496	7.20%	\$440,000	-5.38%
31	Foothills North	32	33.33%	\$894,797	23.59%	\$735,000	1.52%
32	Academy West	78	136.36%	\$359,334	-13.41%	\$376,000	-9.40%
40	UNM	58	81.25%	\$461,437	0.31%	\$428,250	-6.90%
41	Uptown	101	31.17%	\$328,022	2.51%	\$309,000	-3.44%
42	UNM South	45	-11.76%	\$335,833	-5.66%	\$340,000	-4.49%
50	NE Heights	195	-2.01%	\$327,858	3.10%	\$320,000	0.63%
51	Foothills South	48	11.63%	\$482,764	3.60%	\$430,000	-7.73%
60	Four Hills	27	50.00%	\$544,517	3.82%	\$555,000	5.82%
70	Fairgrounds	35	-18.60%	\$318,369	9.78%	\$314,450	8.43%
71	Southeast Heights	62	8.77%	\$333,906	-0.33%	\$325,000	-2.99%
72	Mesa Del Sol	26	18.18%	\$458,767	5.71%	\$455,000	4.84%
80	Downtown	64	56.10%	\$347,203	-10.97%	\$330,000	-15.38%
90	Near South Valley	47	2.17%	\$242,157	-13.67%	\$240,000	-14.44%
91	Valley Farms	28	86.67%	\$443,107	64.11%	\$360,000	33.33%
92	Southwest Heights	141	-6.62%	\$312,380	4.83%	\$305,000	2.35%
93	Pajarito	5	66.67%	\$305,000	-7.01%	\$320,000	-2.44%
100	North Valley	57	42.50%	\$571,092	22.82%	\$475,000	2.15%
101	Near North Valley	78	41.82%	\$497,135	36.20%	\$387,500	6.16%
102	Far North Valley	10	66.67%	\$822,275	80.72%	\$779,500	71.32%
103	West River Valley	3	-25.00%	\$402,667	3.51%	\$395,000	1.54%
110	Northwest Heights	152	3.40%	\$478,280	16.43%	\$435,550	6.03%
111	Ladera Heights	112	4.67%	\$324,054	-1.80%	\$325,500	-1.36%
112	Canoncito	0	N/A	\$0	N/A	\$0	N/A
120	Paradise West	116	12.62%	\$359,824	2.81%	\$355,000	1.43%
121	Paradise East	74	17.46%	\$392,289	-1.93%	\$380,000	-5.00%
130	Corrales	35	59.09%	\$964,429	46.13%	\$875,000	32.58%
140	Rio Rancho South	75	20.97%	\$467,831	4.54%	\$435,000	-2.79%
141	Rio Rancho Southwest	3	200.00%	\$312,000	-18.37%	\$281,000	-26.48%
150	Rio Rancho Mid	144	19.01%	\$381,842	15.71%	\$345,000	4.55%
151	Rio Rancho Mid-North	109	21.11%	\$466,863	15.65%	\$424,430	5.14%
152	Rio Rancho Mid-West	29	93.33%	\$332,614	-7.58%	\$340,000	-5.53%
160	Rio Rancho North	104	-16.13%	\$472,784	10.61%	\$445,000	4.11%
161	Rio Rancho Central	78	41.82%	\$337,119	7.02%	\$305,000	-3.17%
162	Rio Rancho Northwest	3	N/A	\$415,333	N/A	\$382,000	N/A
170	Bernalillo/Algodones	22	-29.03%	\$451,595	-2.88%	\$426,750	-8.23%
180	Placitas	32	6.67%	\$737,219	-10.31%	\$690,792	-15.96%
210-293	East Mountain Area	113	N/A	\$493,849	N/A	\$480,000	N/A
690-760	Valencia County	215	N/A	\$350,589	N/A	\$327,000	N/A

2nd Quarter 2026 Sales By Area

		Sales	Change from 2nd QTR 2025	Average Sale Price	Change from 2nd QTR 2025	Median Sale Price	Change from 2nd QTR 2025
210	Carnuel/Monticello	2	100.00%	\$330,000	164.00%	\$330,000	164.00%
220	North of I-40	34	3.03%	\$563,861	-15.88%	\$542,500	-9.58%
230	South of I-40	19	171.43%	\$487,184	59.19%	\$450,000	55.71%
231	Manzano Mountain	1	0.00%	\$440,000	-10.20%	\$440,000	-10.20%
240	Zuzax Tijeras	15	0.00%	\$544,467	7.14%	\$538,000	17.21%
250	NW Edgewood	17	21.43%	\$522,412	13.63%	\$475,000	1.99%
260	South 217	12	71.43%	\$362,658	-23.85%	\$402,500	-10.36%
270	NE Edgewood	20	233.33%	\$414,765	-13.38%	\$403,750	-19.65%
271	Stanley	0	N/A	\$0	N/A	\$0	N/A
280	SE Edgewood	6	20.00%	\$279,833	-27.65%	\$284,500	-30.61%
290	North Moriarty	2	100.00%	\$295,000	-35.87%	\$295,000	-35.87%
291	South Moriarty	21	50.00%	\$233,977	-5.02%	\$245,150	0.44%
292	Estancia McIntosh	9	200.00%	\$254,833	-32.23%	\$205,000	-51.07%
293	Mountainair	8	60.00%	\$183,375	-37.86%	\$147,500	85.53%
690	West Valencia County	0	N/A	\$0	N/A	\$0	N/A
700	Los Lunas	57	-8.06%	\$314,687	-10.37%	\$325,990	-4.23%
701	W Los Lunas	48	37.14%	\$375,645	0.58%	\$360,000	0.00%
710	Bosque/Peralta	11	57.14%	\$427,536	-11.42%	\$411,000	-14.38%
711	East Los Lunas/Tome	13	-7.14%	\$438,731	5.22%	\$445,000	10.15%
720	Meadowlake/El Cerro	8	100.00%	\$247,000	-21.02%	\$283,500	-9.57%
721	Las Maravillas	27	-34.15%	\$288,482	-3.91%	\$280,415	-6.53%
730	West Belen	19	46.15%	\$300,716	0.04%	\$304,900	2.35%
740	Los Chavez	12	100.00%	\$396,625	11.26%	\$297,500	-14.13%
741	Belen	30	42.86%	\$290,677	-5.99%	\$257,750	-0.10%
742	Jarales Bosque	3	200.00%	\$292,565	8.36%	\$290,000	7.41%
750	Adelino	3	50.00%	\$555,000	-19.10%	\$475,000	-30.76%
760	Rio Communities/Tierra Grande	30	150.00%	\$270,480	1.05%	\$270,000	-0.37%