



Albuquerque Acres West – 21

East of I-25, South of Tramway Rd, West of Ventura St NE, North of Paseo del Norte Blvd NE

Single-Family Detached	April			Year to Date		
Key Metrics	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	15	12	- 20.0%	56	63	+ 12.5%
Pending Sales	17	14	- 17.6%	50	58	+ 16.0%
Closed Sales	12	19	+ 58.3%	45	51	+ 13.3%
Days on Market Until Sale	43	33	- 23.3%	37	44	+ 18.9%
Median Sales Price*	\$516,500	\$495,000	- 4.2%	\$535,000	\$474,000	- 11.4%
Average Sales Price*	\$608,322	\$548,842	- 9.8%	\$557,653	\$591,013	+ 6.0%
Percent of List Price Received*	98.5%	99.1%	+ 0.6%	99.0%	98.1%	- 0.9%
Inventory of Homes for Sale	16	17	+ 6.3%	—	—	—
Months Supply of Inventory	1.3	1.4	+ 7.7%	—	—	—

Single-Family Attached	April			Year to Date		
Key Metrics	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	3	0	- 100.0%	4	1	- 75.0%
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	41	—	—	41	—
Median Sales Price*	—	\$315,000	—	—	\$315,000	—
Average Sales Price*	—	\$315,000	—	—	\$315,000	—
Percent of List Price Received*	—	99.1%	—	—	99.1%	—
Inventory of Homes for Sale	4	0	- 100.0%	—	—	—
Months Supply of Inventory	4.0	—	—	—	—	—

\* 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.

