

Local Market Update – April 2026

A Research Tool Provided by the Greater Albuquerque Association of REALTORS®



Foothills South – 51

East of Tramway Blvd to mountains, South of Montgomery Blvd NE, North of I-40

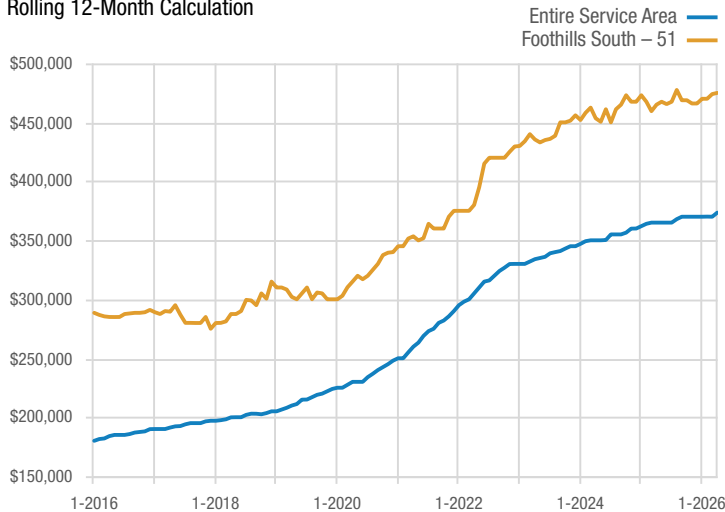
Single-Family Detached	April			Year to Date		
Key Metrics	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	18	16	- 11.1%	67	61	- 9.0%
Pending Sales	14	13	- 7.1%	48	58	+ 20.8%
Closed Sales	13	8	- 38.5%	49	47	- 4.1%
Days on Market Until Sale	41	15	- 63.4%	40	34	- 15.0%
Median Sales Price*	\$458,000	\$483,750	+ 5.6%	\$452,000	\$475,000	+ 5.1%
Average Sales Price*	\$482,865	\$511,313	+ 5.9%	\$491,773	\$478,764	- 2.6%
Percent of List Price Received*	99.3%	100.4%	+ 1.1%	98.8%	98.9%	+ 0.1%
Inventory of Homes for Sale	26	16	- 38.5%	—	—	—
Months Supply of Inventory	1.9	1.2	- 36.8%	—	—	—

Single-Family Attached	April			Year to Date		
Key Metrics	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	5	5	0.0%	16	15	- 6.3%
Pending Sales	5	5	0.0%	13	12	- 7.7%
Closed Sales	4	4	0.0%	16	11	- 31.3%
Days on Market Until Sale	3	9	+ 200.0%	14	36	+ 157.1%
Median Sales Price*	\$249,500	\$297,250	+ 19.1%	\$282,500	\$313,000	+ 10.8%
Average Sales Price*	\$247,250	\$301,125	+ 21.8%	\$284,594	\$306,773	+ 7.8%
Percent of List Price Received*	100.3%	96.9%	- 3.4%	98.5%	98.7%	+ 0.2%
Inventory of Homes for Sale	6	4	- 33.3%	—	—	—
Months Supply of Inventory	1.6	1.1	- 31.3%	—	—	—

* 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.

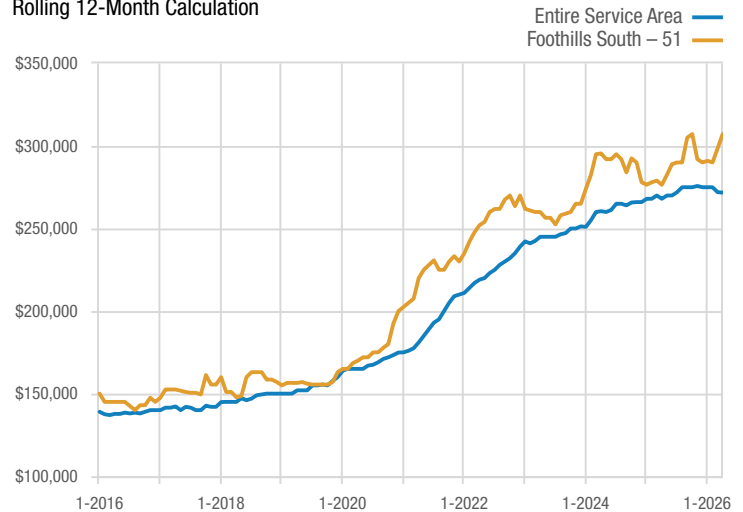
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of May 5, 2026. All data from the Southwest Multiple Listing Service. Report © 2026 ShowingTime Plus, LLC.