

Local Market Update – April 2026

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



North of I-40 – 220

North of I-40, West of Golden, East of Sandia Mountains, NW of Gutierrez Canyon

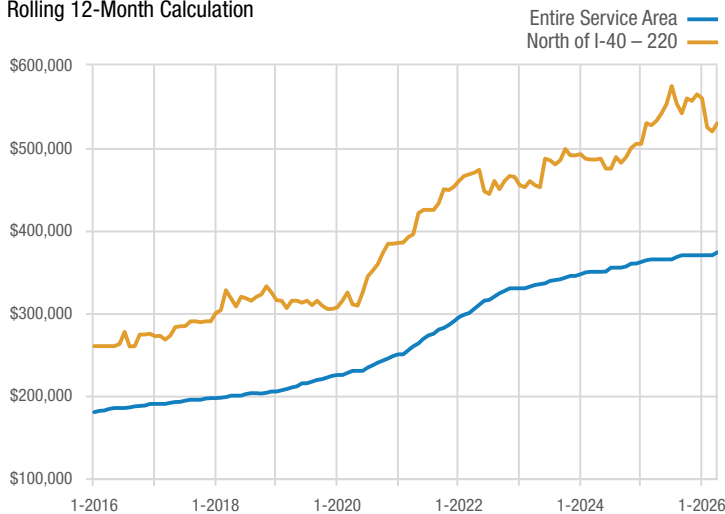
Single-Family Detached	April			Year to Date		
Key Metrics	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	22	15	- 31.8%	56	54	- 3.6%
Pending Sales	14	11	- 21.4%	38	47	+ 23.7%
Closed Sales	5	10	+ 100.0%	32	43	+ 34.4%
Days on Market Until Sale	11	87	+ 690.9%	62	71	+ 14.5%
Median Sales Price*	\$575,000	\$629,888	+ 9.5%	\$570,000	\$511,000	- 10.4%
Average Sales Price*	\$652,500	\$623,678	- 4.4%	\$638,171	\$557,046	- 12.7%
Percent of List Price Received*	100.1%	95.8%	- 4.3%	98.2%	97.8%	- 0.4%
Inventory of Homes for Sale	34	28	- 17.6%	—	—	—
Months Supply of Inventory	3.6	2.6	- 27.8%	—	—	—

Single-Family Attached	April			Year to Date		
Key Metrics	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

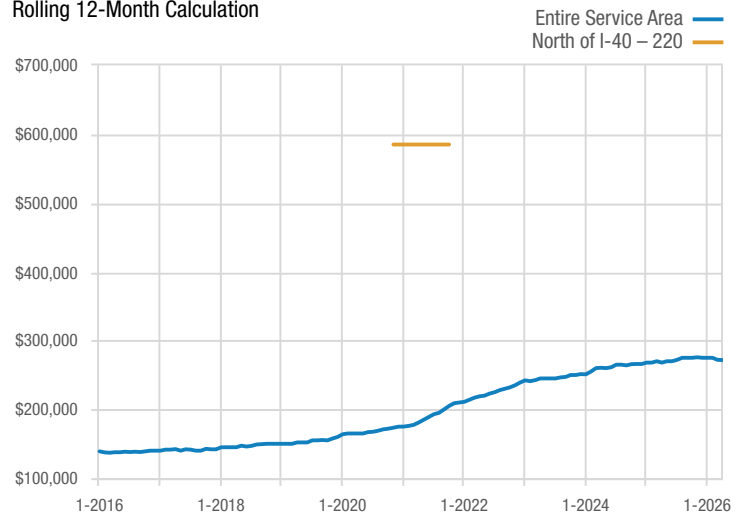
Median Sales Price - Single-Family Detached

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.