

Local Market Update – April 2026

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



Southeast Heights – 71

South of Central Ave, East of San Mateo / Kirtland AFB, North of Kirtland AFB, West of Tramway Blvd NE

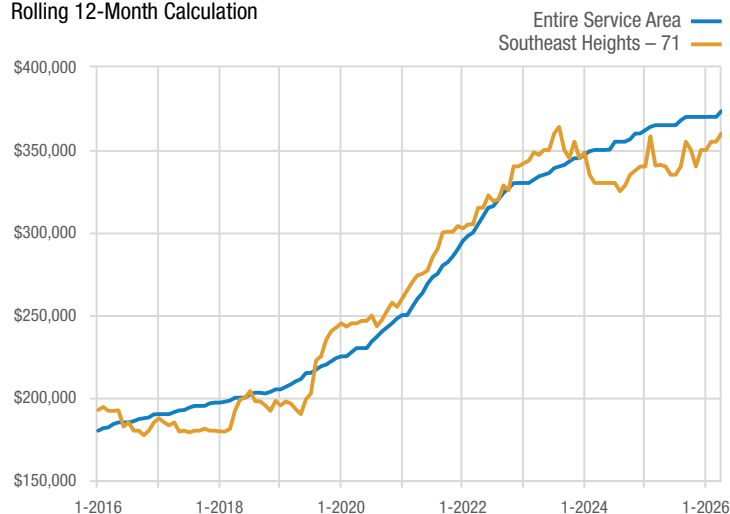
Single-Family Detached	April			Year to Date		
Key Metrics	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	20	18	- 10.0%	80	71	- 11.3%
Pending Sales	14	19	+ 35.7%	59	71	+ 20.3%
Closed Sales	21	14	- 33.3%	63	64	+ 1.6%
Days on Market Until Sale	19	22	+ 15.8%	24	43	+ 79.2%
Median Sales Price*	\$270,000	\$365,000	+ 35.2%	\$310,000	\$330,500	+ 6.6%
Average Sales Price*	\$319,740	\$329,243	+ 3.0%	\$322,161	\$333,333	+ 3.5%
Percent of List Price Received*	98.2%	98.5%	+ 0.3%	98.7%	97.7%	- 1.0%
Inventory of Homes for Sale	31	24	- 22.6%	—	—	—
Months Supply of Inventory	1.9	1.5	- 21.1%	—	—	—

Single-Family Attached	April			Year to Date		
Key Metrics	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	6	5	- 16.7%	21	15	- 28.6%
Pending Sales	8	3	- 62.5%	22	14	- 36.4%
Closed Sales	4	4	0.0%	15	13	- 13.3%
Days on Market Until Sale	13	6	- 53.8%	29	41	+ 41.4%
Median Sales Price*	\$318,000	\$300,000	- 5.7%	\$250,000	\$257,000	+ 2.8%
Average Sales Price*	\$297,750	\$313,625	+ 5.3%	\$258,527	\$252,538	- 2.3%
Percent of List Price Received*	100.5%	100.0%	- 0.5%	99.2%	95.8%	- 3.4%
Inventory of Homes for Sale	7	8	+ 14.3%	—	—	—
Months Supply of Inventory	1.4	2.5	+ 78.6%	—	—	—

* 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.

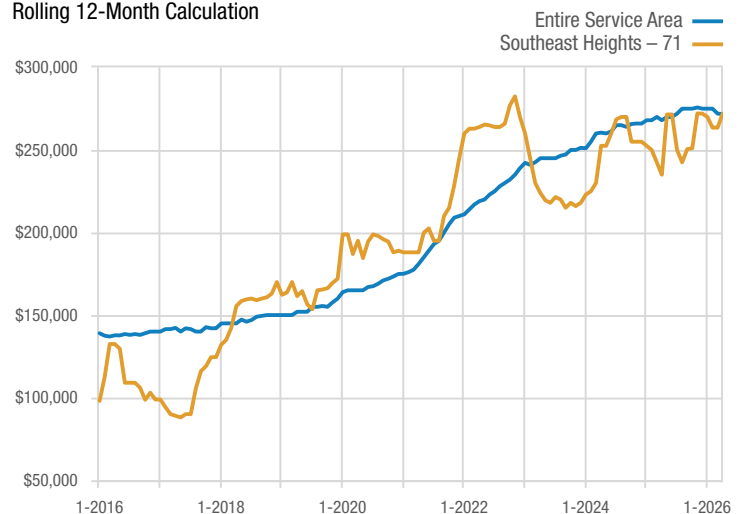
Median Sales Price - Single-Family Detached

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.