

Local Market Update – May 2026

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



Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery Blvd NE

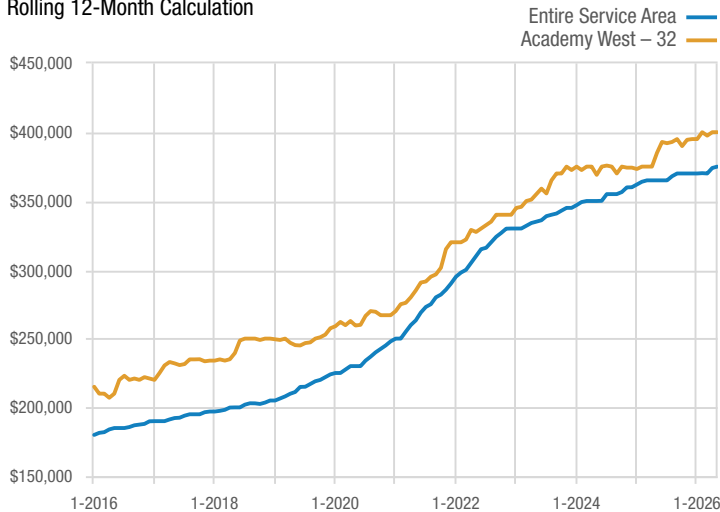
Single-Family Detached	May			Year to Date		
Key Metrics	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	22	20	- 9.1%	78	71	- 9.0%
Pending Sales	16	19	+ 18.8%	58	72	+ 24.1%
Closed Sales	11	13	+ 18.2%	51	61	+ 19.6%
Days on Market Until Sale	21	40	+ 90.5%	34	41	+ 20.6%
Median Sales Price*	\$410,000	\$462,500	+ 12.8%	\$394,000	\$415,000	+ 5.3%
Average Sales Price*	\$449,100	\$465,421	+ 3.6%	\$407,337	\$429,666	+ 5.5%
Percent of List Price Received*	98.9%	101.8%	+ 2.9%	98.5%	99.8%	+ 1.3%
Inventory of Homes for Sale	27	10	- 63.0%	—	—	—
Months Supply of Inventory	2.4	0.7	- 70.8%	—	—	—

Single-Family Attached	May			Year to Date		
Key Metrics	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	17	15	- 11.8%	71	60	- 15.5%
Pending Sales	15	12	- 20.0%	52	48	- 7.7%
Closed Sales	9	10	+ 11.1%	43	42	- 2.3%
Days on Market Until Sale	22	53	+ 140.9%	42	45	+ 7.1%
Median Sales Price*	\$255,000	\$236,500	- 7.3%	\$267,500	\$249,750	- 6.6%
Average Sales Price*	\$256,333	\$231,385	- 9.7%	\$264,953	\$236,410	- 10.8%
Percent of List Price Received*	97.7%	98.1%	+ 0.4%	97.9%	98.3%	+ 0.4%
Inventory of Homes for Sale	24	18	- 25.0%	—	—	—
Months Supply of Inventory	2.6	1.9	- 26.9%	—	—	—

* 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.

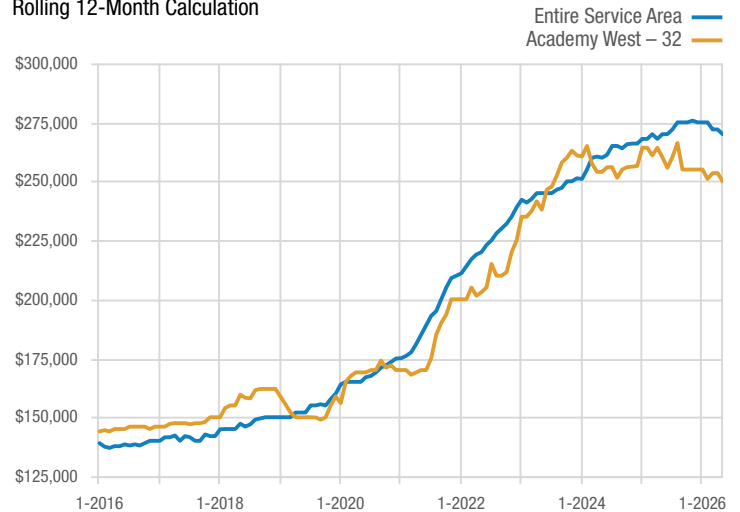
Median Sales Price - Single-Family Detached

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 June 5, 2026. All data from the Southwest Multiple Listing Service. Report © 2026 ShowingTime Plus, LLC.