

# Local Market Update – May 2026

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



## Albuquerque Acres West – 21

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

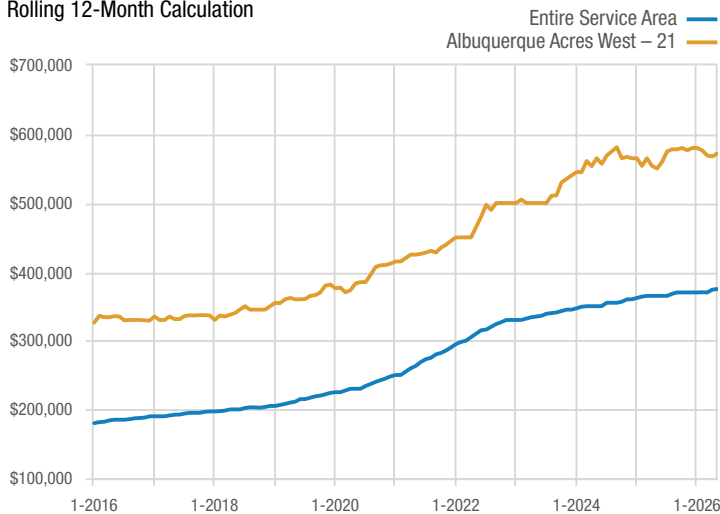
Single-Family Detached	May			Year to Date		
Key Metrics	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	23	14	- 39.1%	79	76	- 3.8%
Pending Sales	15	12	- 20.0%	65	69	+ 6.2%
Closed Sales	10	12	+ 20.0%	55	63	+ 14.5%
Days on Market Until Sale	48	21	- 56.3%	39	40	+ 2.6%
Median Sales Price*	\$591,950	<b>\$615,000</b>	+ 3.9%	\$550,000	<b>\$495,000</b>	- 10.0%
Average Sales Price*	\$708,625	<b>\$600,042</b>	- 15.3%	\$585,103	<b>\$592,733</b>	+ 1.3%
Percent of List Price Received*	97.6%	<b>98.0%</b>	+ 0.4%	98.7%	<b>98.0%</b>	- 0.7%
Inventory of Homes for Sale	23	16	- 30.4%	—	—	—
Months Supply of Inventory	1.9	1.4	- 26.3%	—	—	—

Single-Family Attached	May			Year to Date		
Key Metrics	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	1	0	- 100.0%	5	1	- 80.0%
Pending Sales	1	0	- 100.0%	1	1	0.0%
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	41	—
Median Sales Price*	—	—	—	—	<b>\$315,000</b>	—
Average Sales Price*	—	—	—	—	<b>\$315,000</b>	—
Percent of List Price Received*	—	—	—	—	<b>99.1%</b>	—
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.

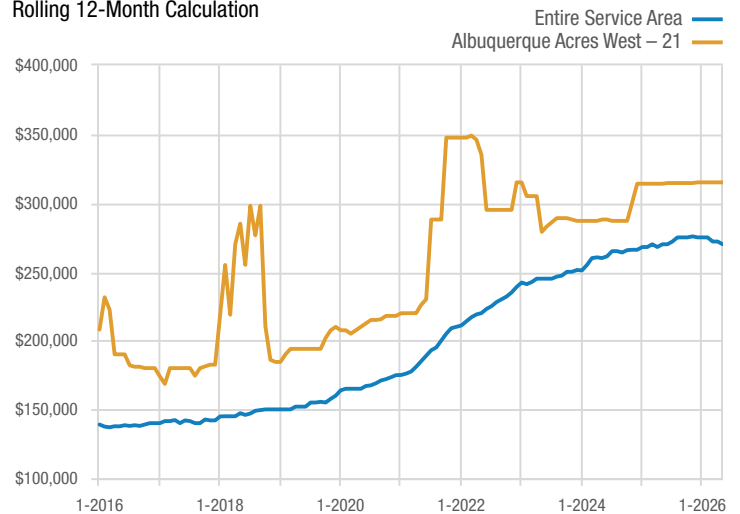
### Median Sales Price - Single-Family Detached

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.