

# Local Market Update – May 2026

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



## Bernalillo / Algodones – 170

East of Rio Rancho Blvd, South of Rio Grande River, West of I-25, North of Sandia Reservation

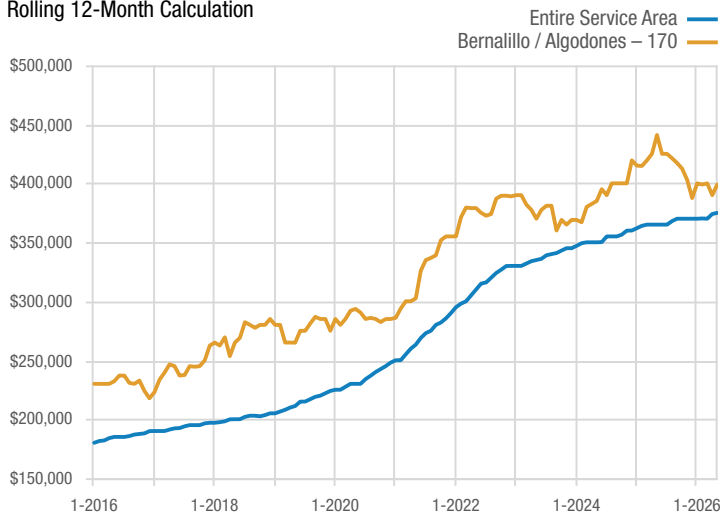
Single-Family Detached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	7	15	+ 114.3%	52	43	- 17.3%
Pending Sales	10	10	0.0%	46	29	- 37.0%
Closed Sales	8	5	- 37.5%	38	25	- 34.2%
Days on Market Until Sale	34	45	+ 32.4%	39	70	+ 79.5%
Median Sales Price*	\$337,500	\$510,000	+ 51.1%	\$417,500	\$405,000	- 3.0%
Average Sales Price*	\$383,094	\$522,000	+ 36.3%	\$523,797	\$459,640	- 12.2%
Percent of List Price Received*	96.3%	97.9%	+ 1.7%	98.0%	98.0%	0.0%
Inventory of Homes for Sale	16	28	+ 75.0%	—	—	—
Months Supply of Inventory	2.2	4.5	+ 104.5%	—	—	—

Single-Family Attached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	0	1	—	2	2	0.0%
Pending Sales	0	0	0.0%	2	1	- 50.0%
Closed Sales	2	1	- 50.0%	3	1	- 66.7%
Days on Market Until Sale	22	87	+ 295.5%	28	87	+ 210.7%
Median Sales Price*	\$315,000	\$225,000	- 28.6%	\$220,000	\$225,000	+ 2.3%
Average Sales Price*	\$315,000	\$225,000	- 28.6%	\$279,333	\$225,000	- 19.5%
Percent of List Price Received*	98.9%	100.0%	+ 1.1%	98.9%	100.0%	+ 1.1%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

\* 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.

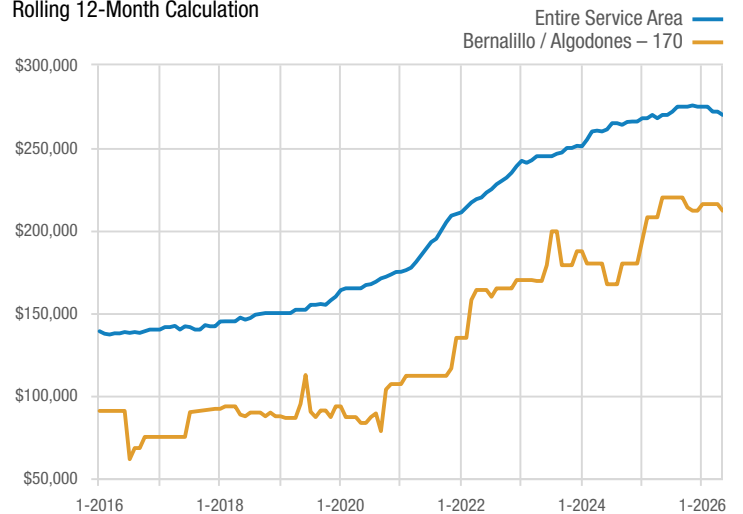
### Median Sales Price - Single-Family Detached

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.