

Local Market Update – May 2026

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



Foothills South – 51

East of Tramway Blvd to mountains, South of Montgomery Blvd NE, North of I-40

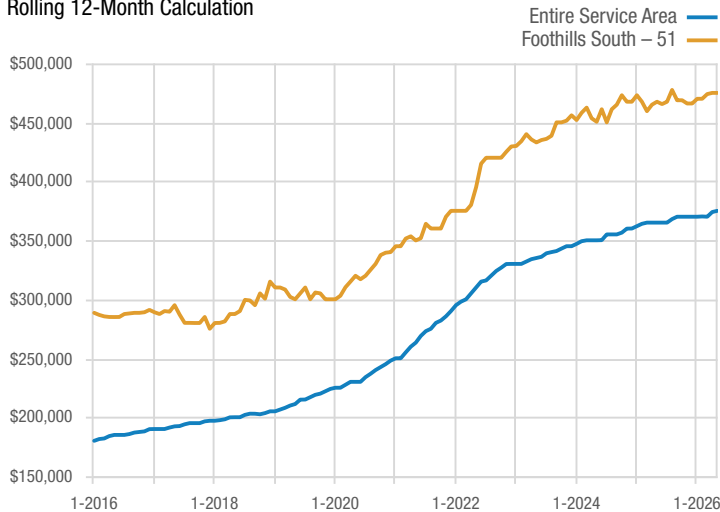
Single-Family Detached	May			Year to Date		
Key Metrics	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	21	23	+ 9.5%	88	85	- 3.4%
Pending Sales	15	16	+ 6.7%	63	72	+ 14.3%
Closed Sales	13	19	+ 46.2%	62	67	+ 8.1%
Days on Market Until Sale	52	10	- 80.8%	42	27	- 35.7%
Median Sales Price*	\$466,000	\$453,000	- 2.8%	\$453,500	\$473,000	+ 4.3%
Average Sales Price*	\$483,769	\$544,587	+ 12.6%	\$490,095	\$497,150	+ 1.4%
Percent of List Price Received*	98.6%	99.4%	+ 0.8%	98.8%	99.1%	+ 0.3%
Inventory of Homes for Sale	29	24	- 17.2%	—	—	—
Months Supply of Inventory	2.1	1.8	- 14.3%	—	—	—

Single-Family Attached	May			Year to Date		
Key Metrics	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	8	3	- 62.5%	24	19	- 20.8%
Pending Sales	5	3	- 40.0%	18	14	- 22.2%
Closed Sales	2	2	0.0%	18	13	- 27.8%
Days on Market Until Sale	8	31	+ 287.5%	13	35	+ 169.2%
Median Sales Price*	\$307,200	\$255,000	- 17.0%	\$287,000	\$302,500	+ 5.4%
Average Sales Price*	\$307,200	\$255,000	- 17.0%	\$287,106	\$298,808	+ 4.1%
Percent of List Price Received*	102.4%	101.0%	- 1.4%	98.9%	99.1%	+ 0.2%
Inventory of Homes for Sale	6	6	0.0%	—	—	—
Months Supply of Inventory	1.6	1.7	+ 6.3%	—	—	—

* 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.

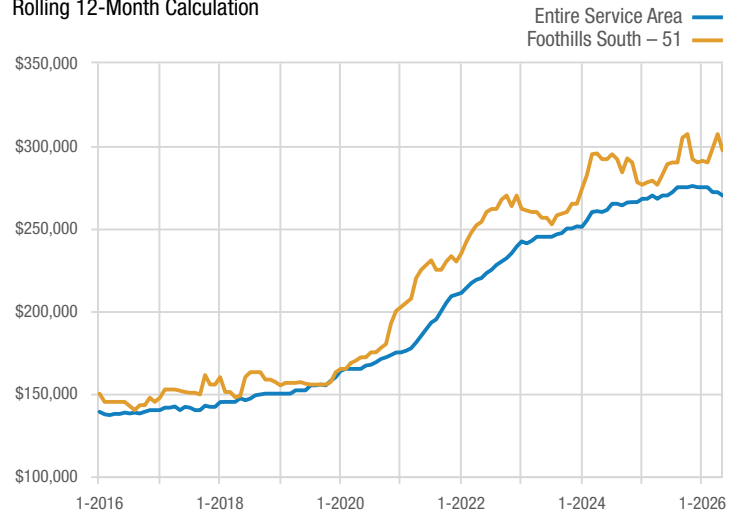
Median Sales Price - Single-Family Detached

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.