



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	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	32	23	- 28.1%	70	79	+ 12.9%
Pending Sales	23	16	- 30.4%	53	66	+ 24.5%
Closed Sales	13	10	- 23.1%	37	55	+ 48.6%
Days on Market Until Sale	25	48	+ 92.0%	29	39	+ 34.5%
Median Sales Price*	\$640,000	\$591,950	- 7.5%	\$583,950	\$550,000	- 5.8%
Average Sales Price*	\$669,933	\$708,625	+ 5.8%	\$603,818	\$585,103	- 3.1%
Percent of List Price Received*	100.3%	97.6%	- 2.7%	99.7%	98.7%	- 1.0%
Inventory of Homes for Sale	24	22	- 8.3%	—	—	—
Months Supply of Inventory	2.3	1.8	- 21.7%	—	—	—

Single-Family Attached	May			Year to Date		
Key Metrics	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	0	1	—	0	5	—
Pending Sales	0	1	—	0	1	—
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	4	—	—	—	—
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.

