

Market Summary



July 2026

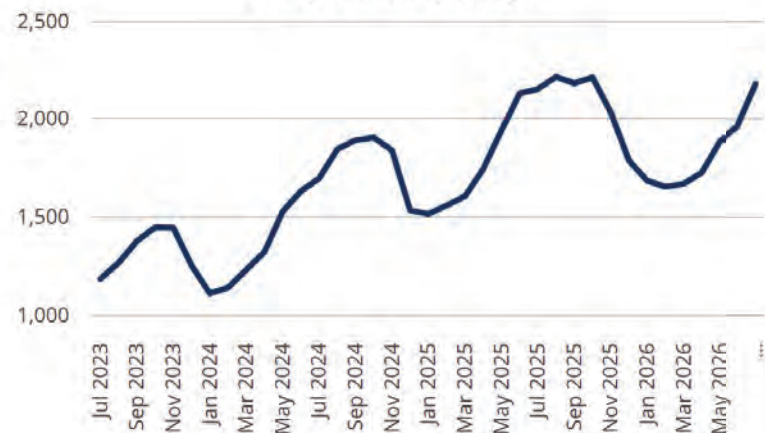
Detached in Bernalillo, Sandoval, Santa Fe, Socorro, Torrance, Valencia

	Jul 2026	Jul 2025	YoY	Jun 2026	MoM	2026	2025	YTD
Median Sales Price	\$385,000	\$370,000	⬆️ 4.1%	\$387,500	⬇️ -0.6%	\$377,870	\$368,000	⬆️ 2.7%
New Construction Sales Price	\$430,000	\$412,461	⬆️ 4.3%	\$455,350	⬇️ -5.6%	\$444,490	\$408,998	⬆️ 8.7%
Closed Sales	880	844	⬆️ 4.3%	907	⬇️ -3.0%	5,480	5,446	⬆️ 0.6%
New Listings	1,189	1,122	⬆️ 6.0%	1,123	⬆️ 5.9%	7,452	7,798	⬇️ -4.4%
Pending Sales	866	838	⬆️ 3.3%	897	⬇️ -3.5%	5,891	5,808	⬆️ 1.4%
Median Days on Market	14	13	⬆️ 7.7%	11	⬆️ 27.3%	15	15	⬆️ 0.0%
Price per Square Foot	\$217	\$215	⬆️ 0.9%	\$221	⬇️ -1.8%	\$216	\$214	⬆️ 0.9%
% of List Price Received	98.9%	98.6%	⬆️ 0.4%	99.0%	⬇️ 0.0%	98.7%	98.7%	⬇️ 0.0%
Active Inventory	2,178	2,152	⬆️ 1.2%	1,961	⬆️ 11.1%	--	--	--
Months Supply of Inventory	2.5	2.5	⬇️ -2.9%	2.2	⬆️ 14.5%	--	--	--

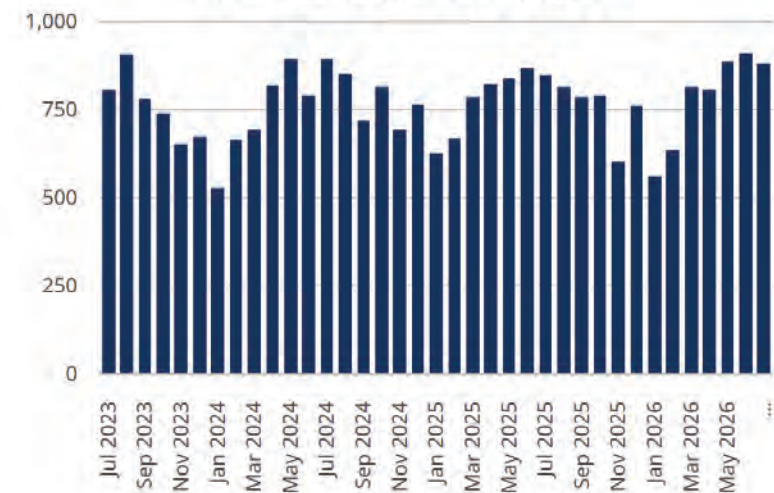
Median Sales Price



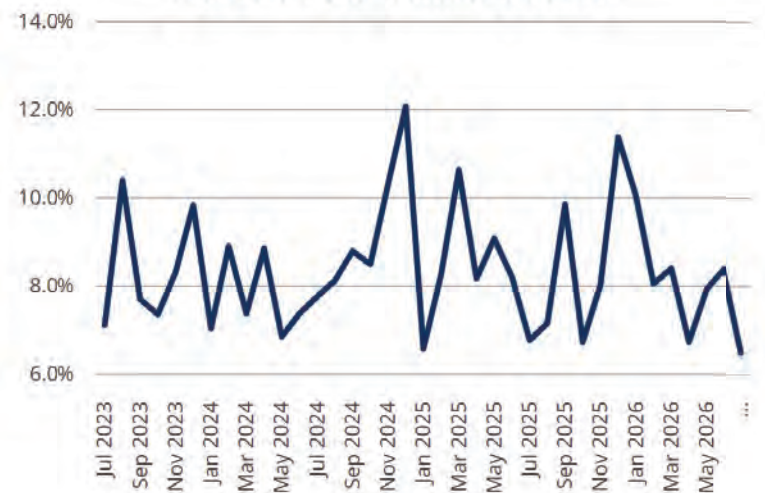
Active Inventory



Number of Closed Sales



Percent New Construction



Market Summary

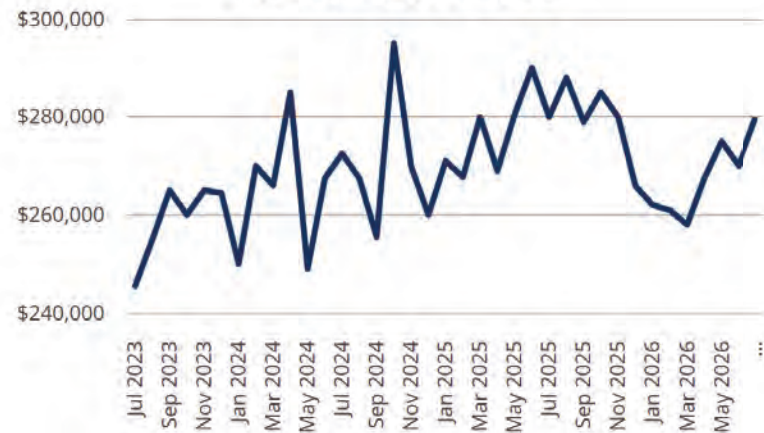


July 2026

Attached in Bernalillo, Sandoval, Santa Fe, Socorro, Torrance, Valencia

	Jul 2026	Jul 2025	YoY	Jun 2026	MoM	2026	2025	YTD
Median Sales Price	\$279,500	\$280,000	▼ -0.2%	\$270,000	▲ 3.5%	\$269,000	\$276,950	▼ -2.9%
New Construction Sales Price	\$325,000			\$368,780	▼ -11.9%	\$460,000	\$790,143	▼ -41.8%
Closed Sales	96	83	▲ 15.7%	75	▲ 28.0%	556	600	▼ -7.3%
New Listings	110	108	▲ 1.9%	116	▼ -5.2%	743	801	▼ -7.2%
Pending Sales	86	103	▼ -16.5%	82	▲ 4.9%	579	625	▼ -7.4%
Median Days on Market	12	15	▼ -20.0%	17	▼ -29.4%	17	13	▲ 30.8%
Price per Square Foot	\$208	\$202	▲ 2.7%	\$212	▼ -2.1%	\$206	\$205	▲ 0.7%
% of List Price Received	98.8%	98.1%	▲ 0.7%	98.9%	▼ -0.1%	98.4%	98.3%	▲ 0.2%
Active Inventory	203	186	▲ 9.1%	199	▲ 2.0%	--	--	--
Months Supply of Inventory	2.1	2.2	▼ -5.6%	2.7	▼ -20.3%	--	--	--

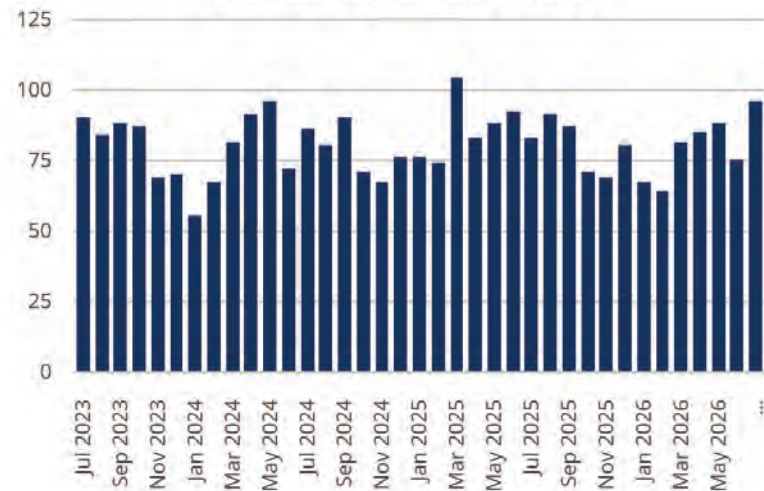
Median Sales Price



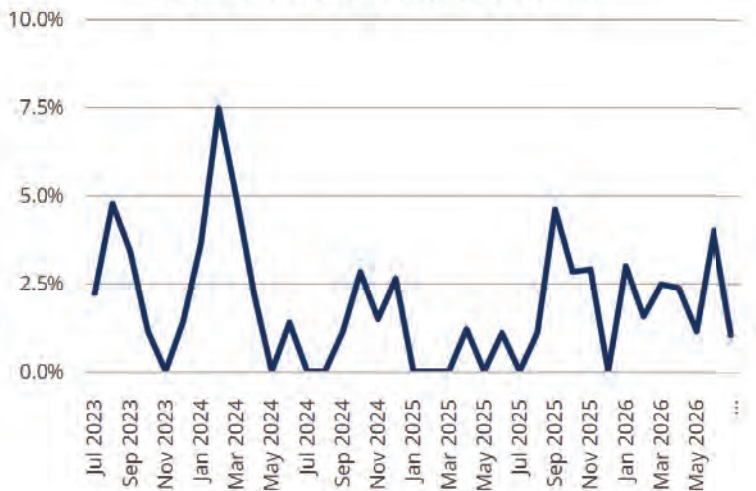
Active Inventory



Number of Closed Sales



Percent New Construction



Median Sales Price

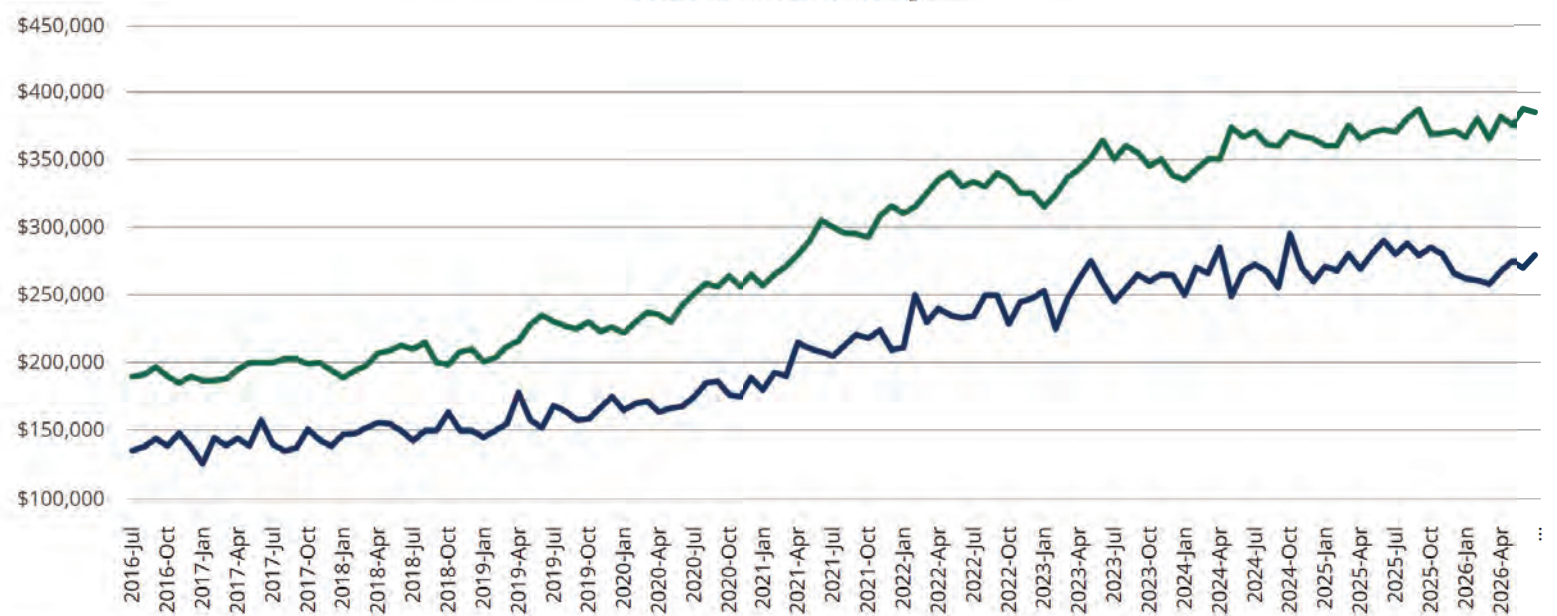


July 2026

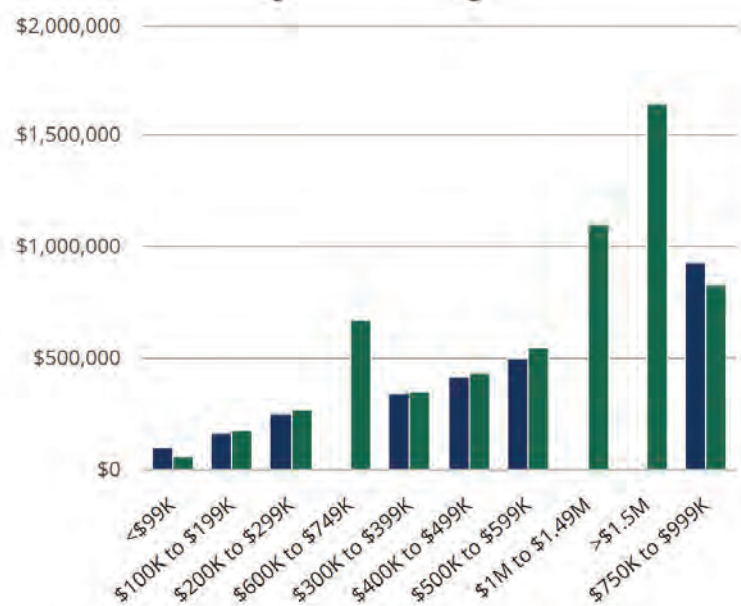
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower.

	July 2026	Month over Month Change		Year over Year Change		Year to Date Change	
Detached	\$385,000	↘	-0.6%	↗	4.1%	↗	2.7%
Attached	\$279,500	↗	3.5%	↘	-0.2%	↘	-2.9%

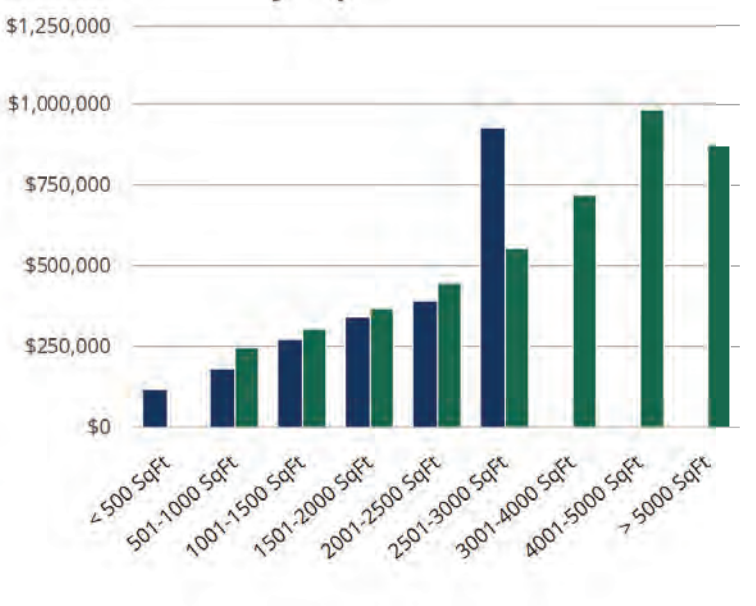
Historical Activity



By Price Range



By Square Feet



Legend: — Attached — Detached

Closed Sales

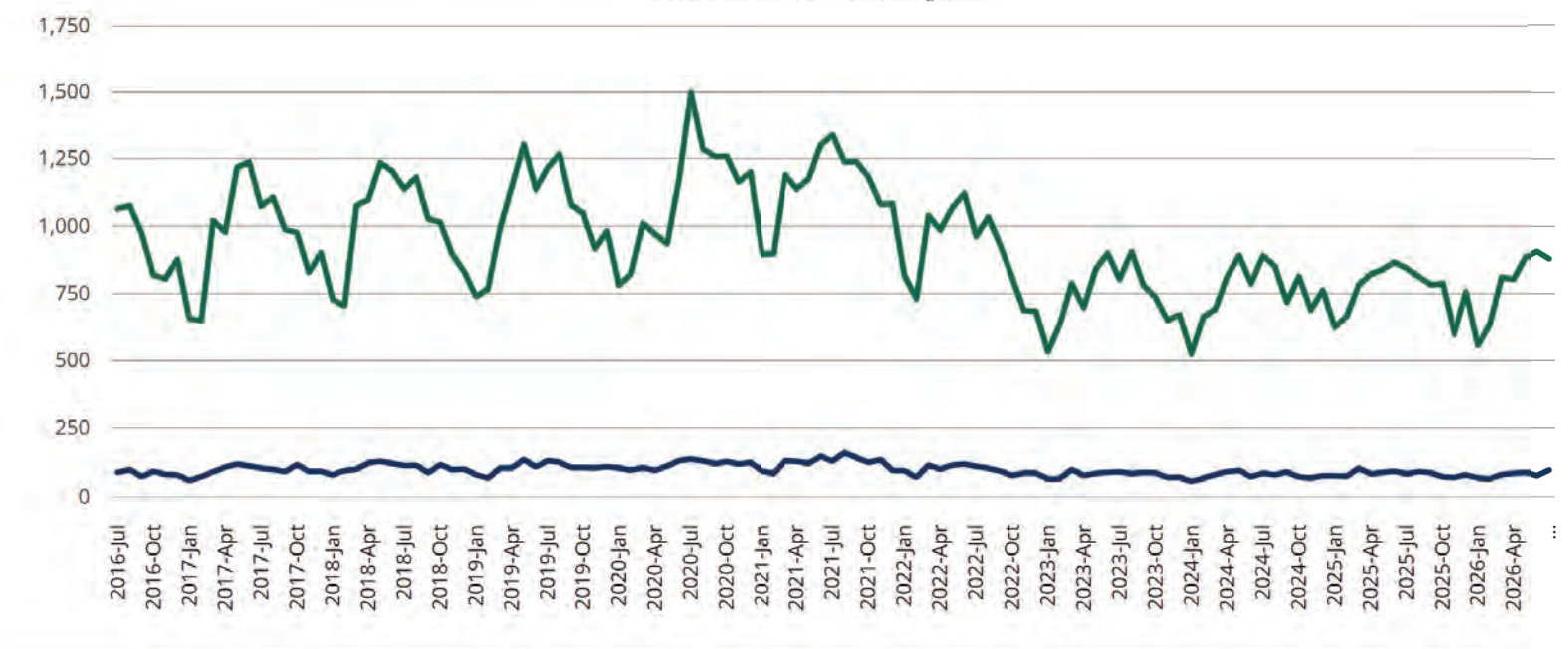


July 2026

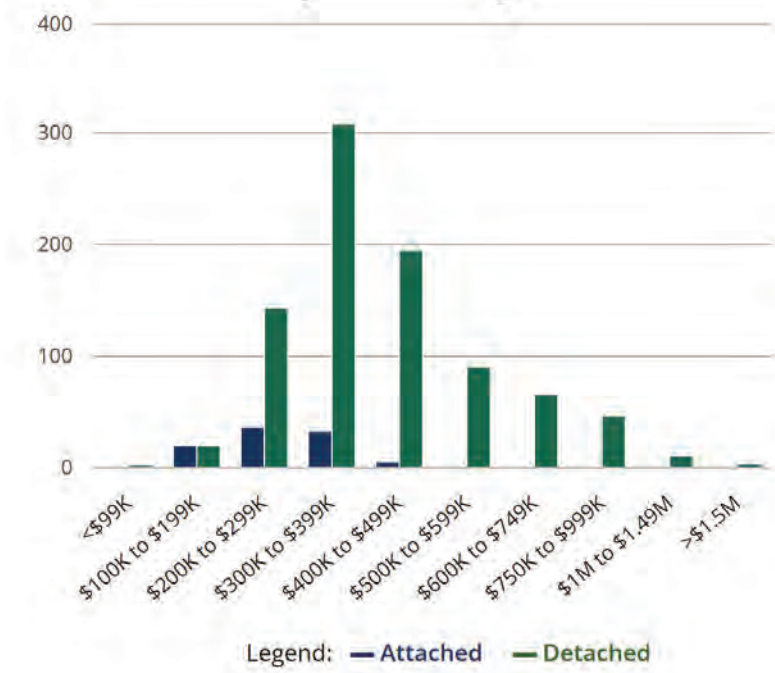
The number of properties that sold.

	July 2026	Month over Month Change		Year over Year Change		Year to Date Change	
Detached	880	⚡	-3.0%	⬆	4.3%	⬆	0.6%
Attached	96	⬆	28.0%	⬆	15.7%	⚡	-7.3%

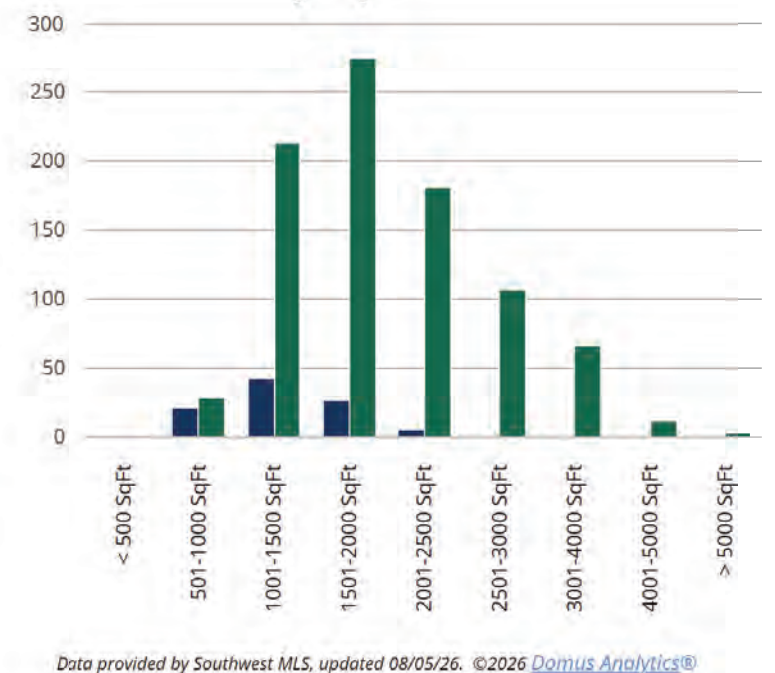
Historical Activity



By Price Range



By Square Feet



New Listings

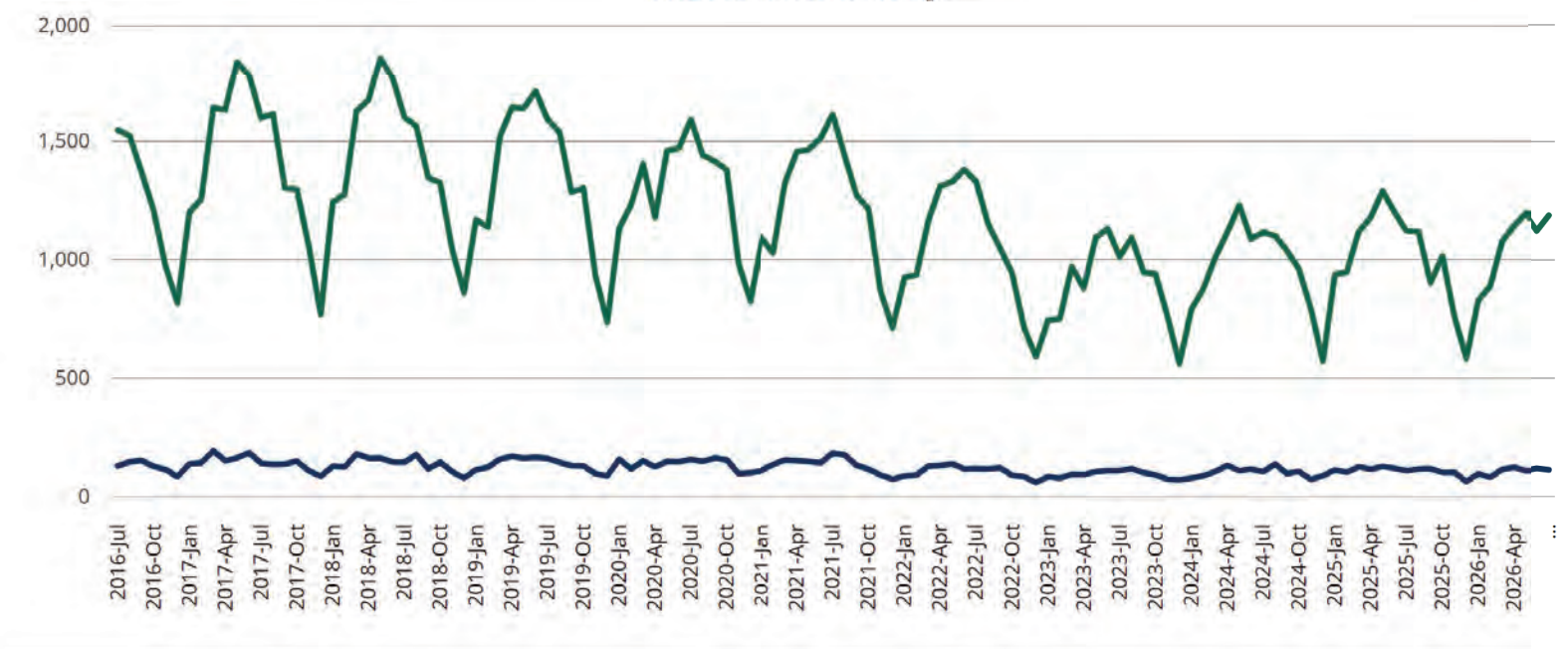


July 2026

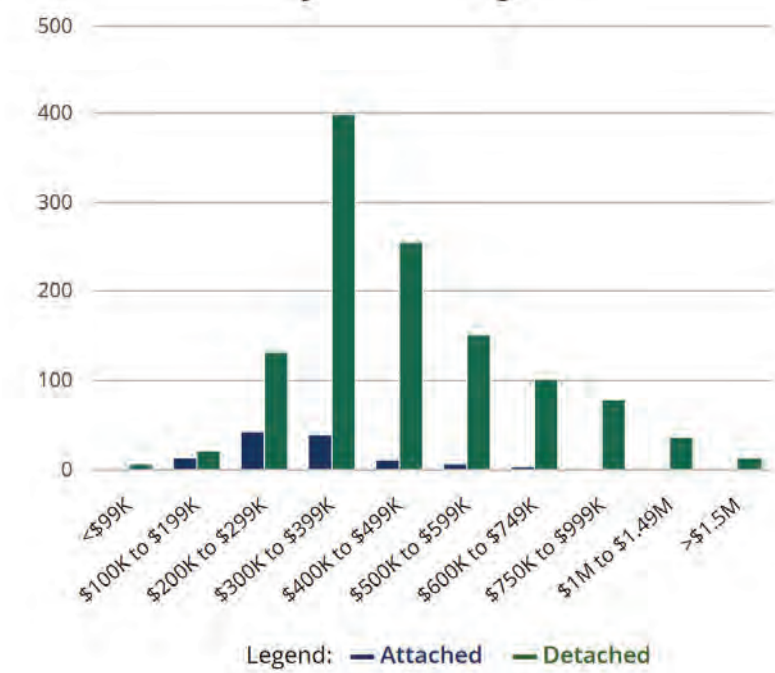
The number of properties listed regardless of current status.

	July 2026	Month over Month Change		Year over Year Change		Year to Date Change	
Detached	1,189	⬆	5.9%	⬆	6.0%	⬇	-4.4%
Attached	110	⬇	-5.2%	⬆	1.9%	⬇	-7.2%

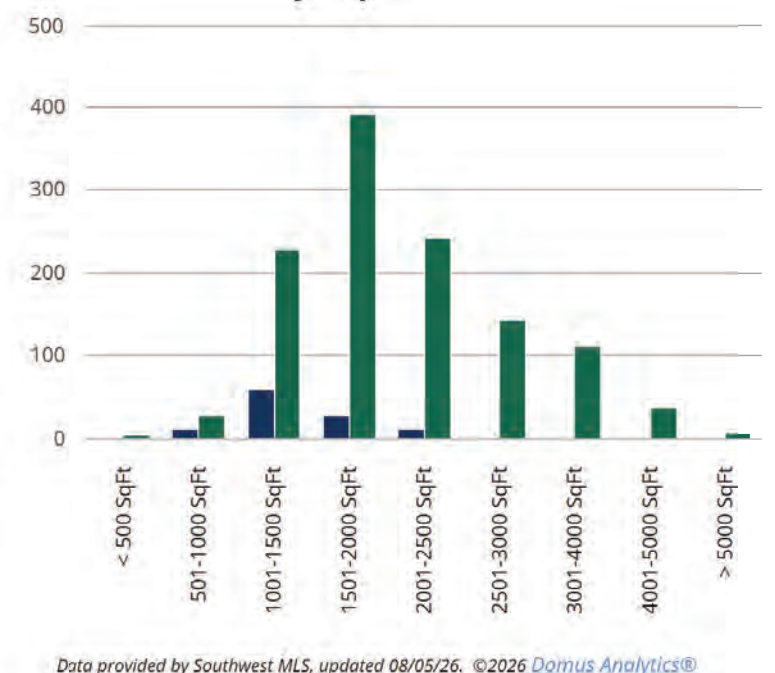
Historical Activity



By Price Range



By Square Feet



Pending Sales

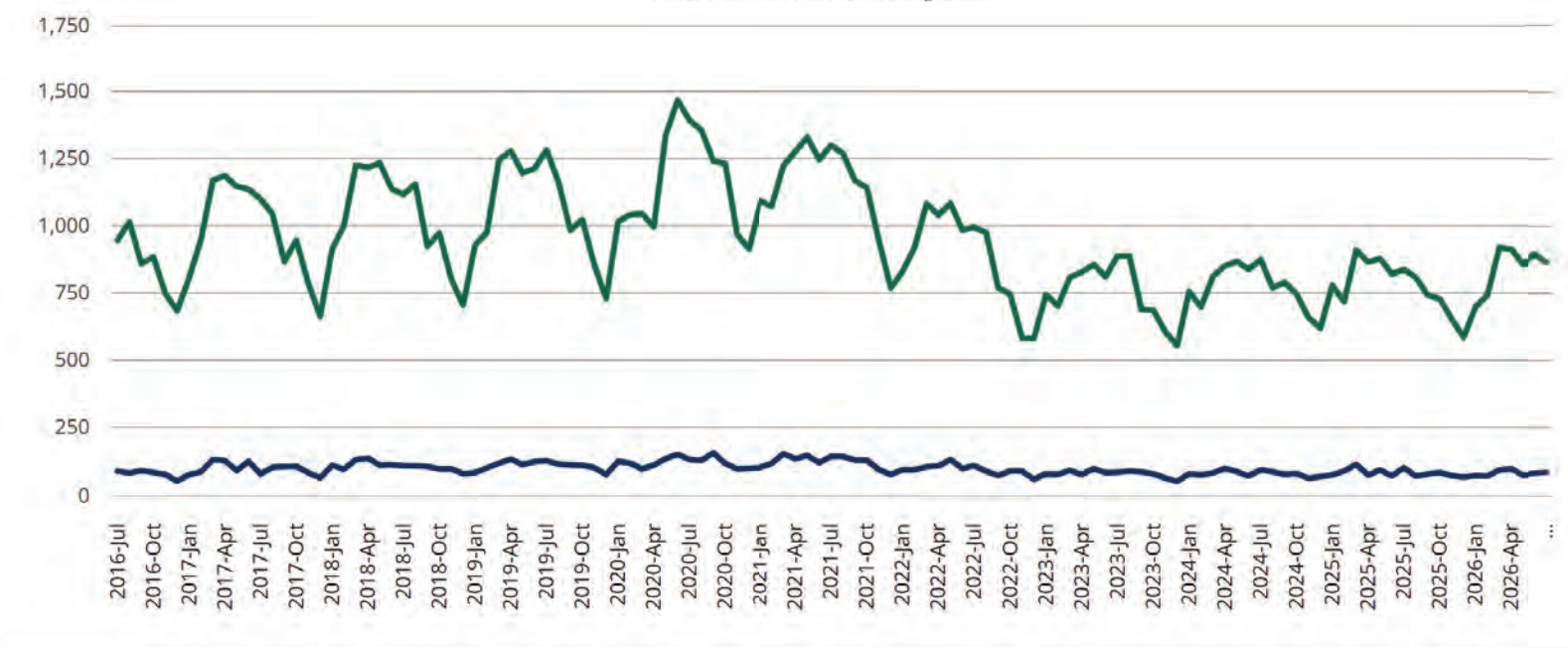


July 2026

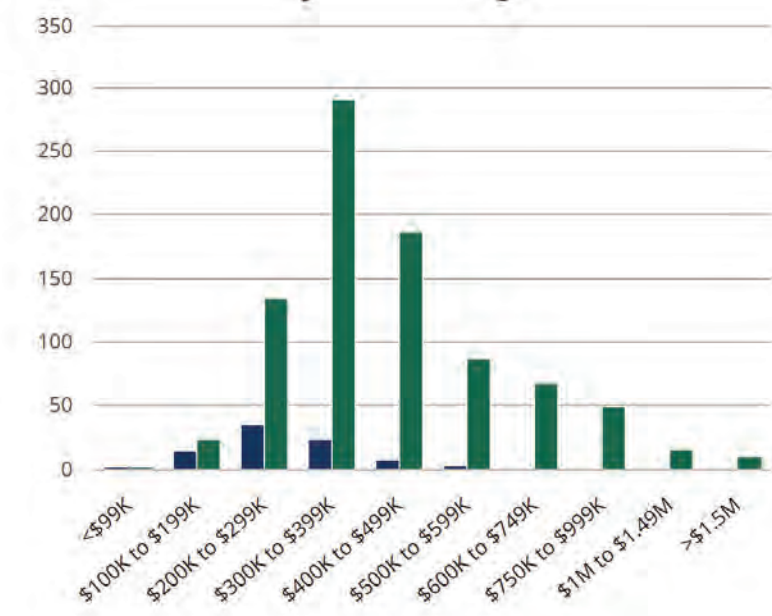
The number of properties newly under contract which are still pending or resulted in a closed sale, based on purchase contract date.

	July 2026	Month over Month Change		Year over Year Change		Year to Date Change	
Detached	866	⚡	-3.5%	⬆️	3.3%	⬆️	1.4%
Attached	86	⬆️	4.9%	⚡	-16.5%	⚡	-7.4%

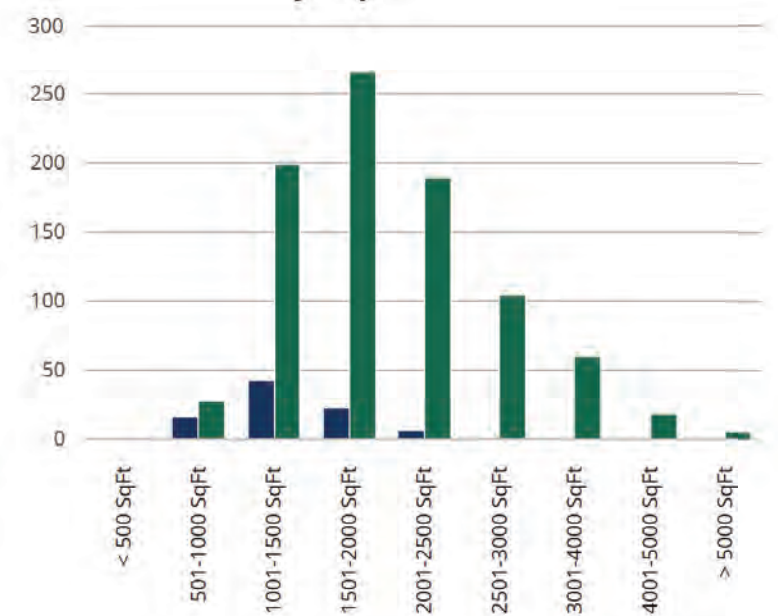
Historical Activity



By Price Range



By Square Feet



Legend: — Attached — Detached

Days on Market

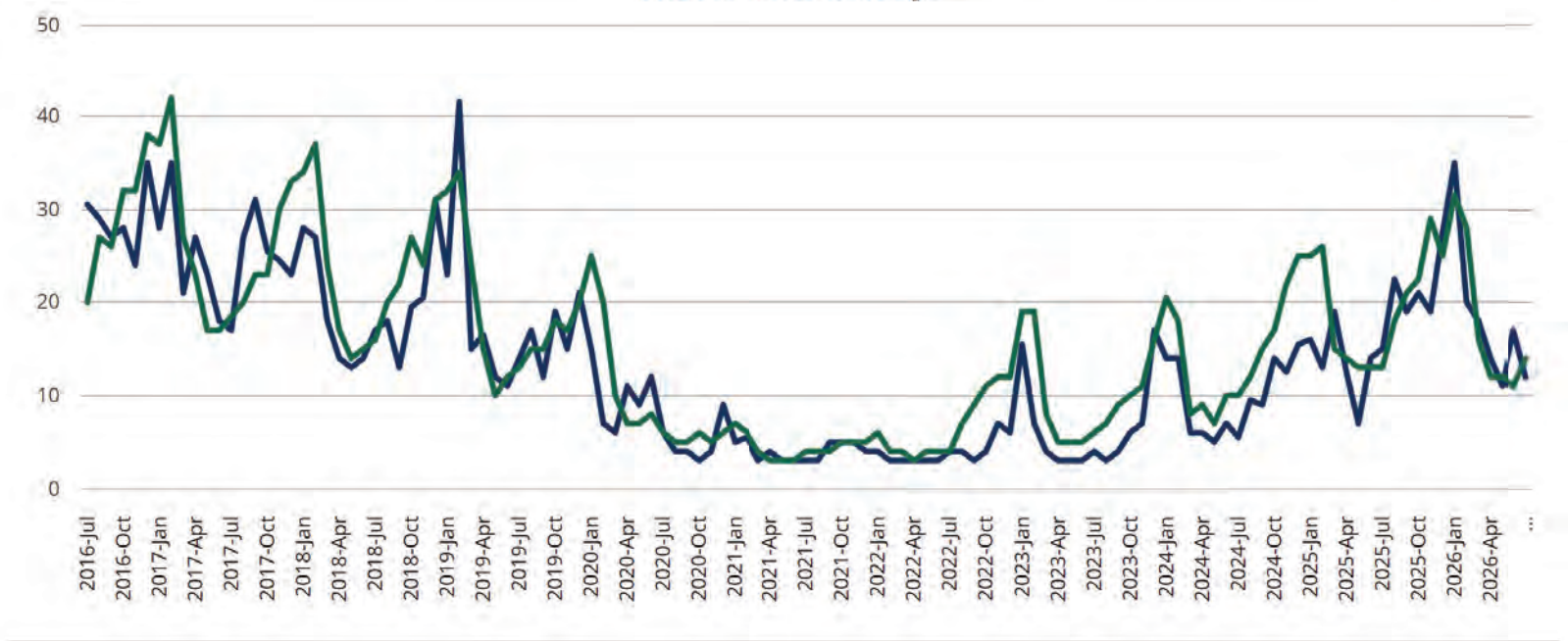


July 2026

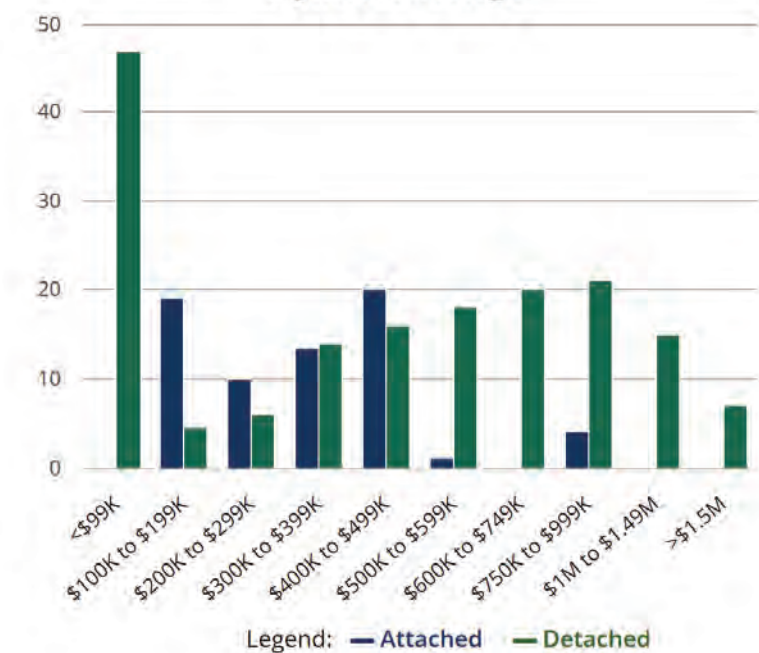
The median number of days between when a property is listed and the purchase contract date.

	July 2026	Month over Month Change		Year over Year Change		Year to Date Change	
Detached	14	⤴	27.3%	⤴	7.7%	⤵	0.0%
Attached	12	⤵	-29.4%	⤵	-20.0%	⤴	30.8%

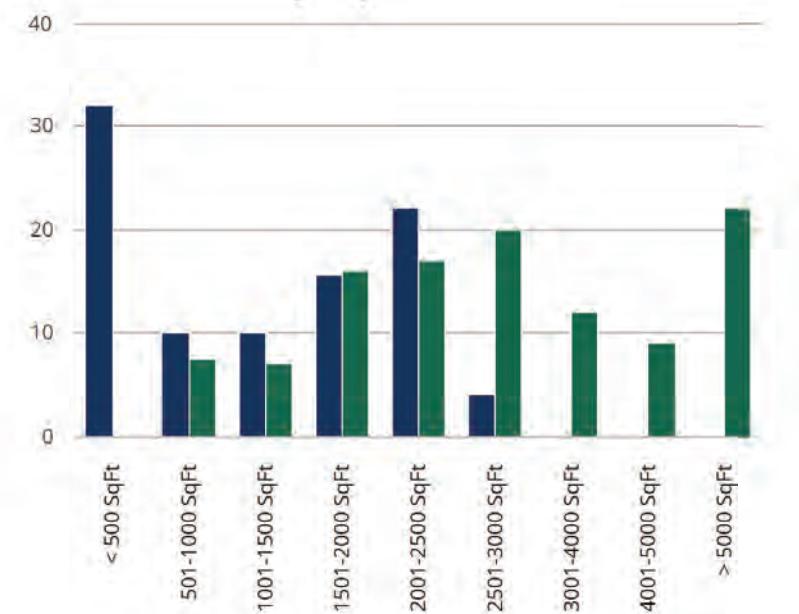
Historical Activity



By Price Range



By Square Feet



Sold Price per SqFt

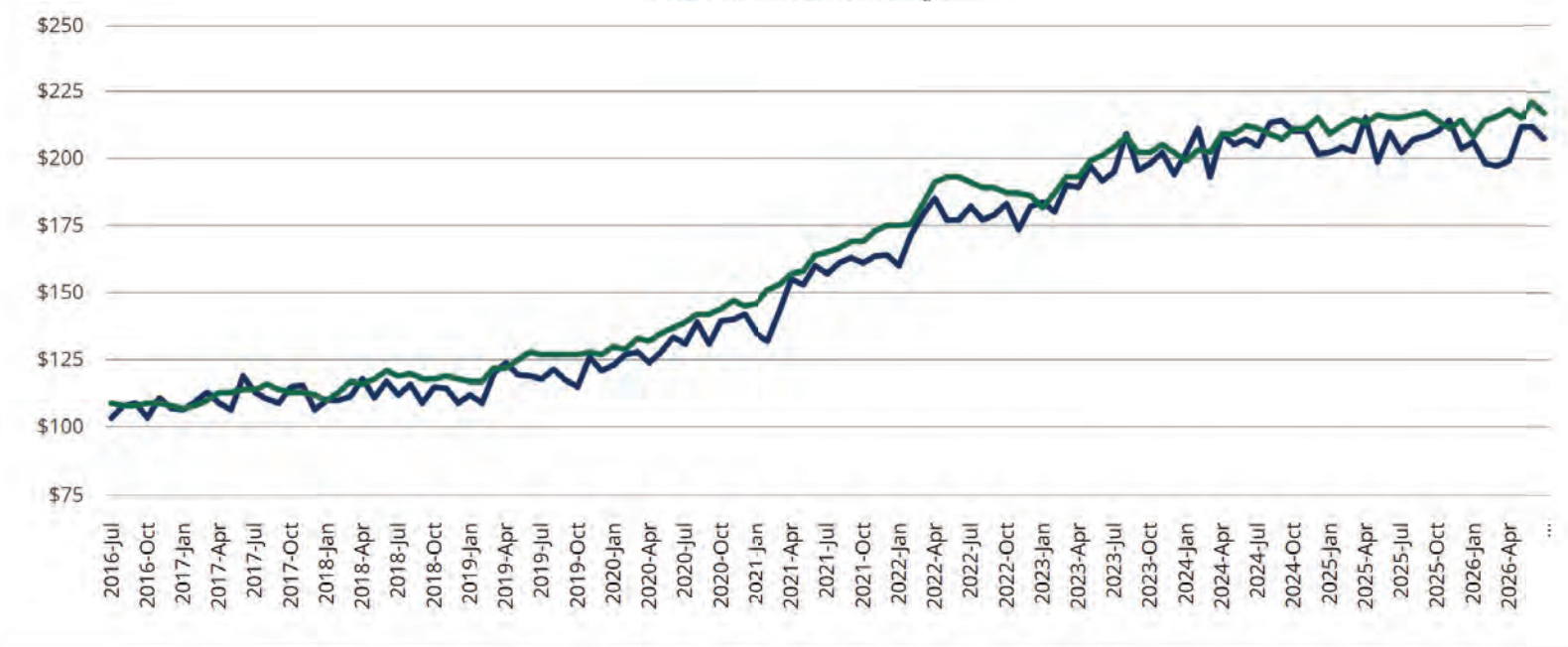


July 2026

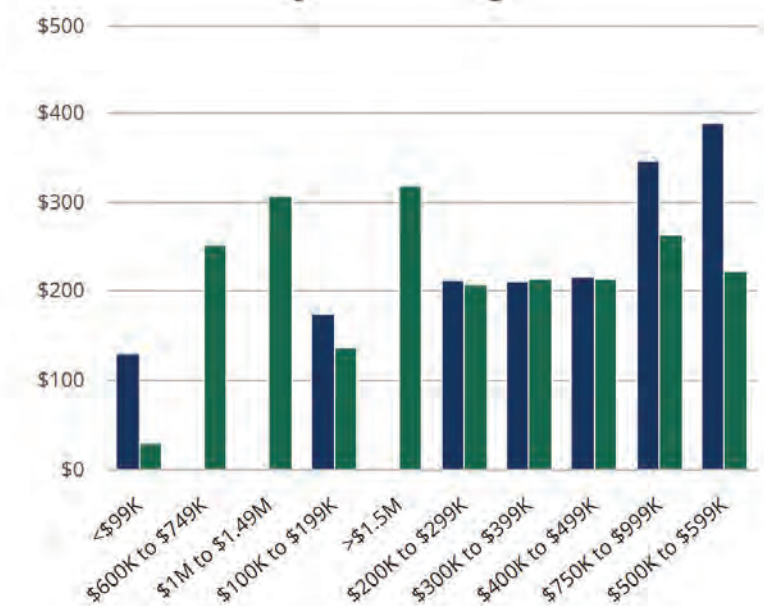
The mid-point (median) of the price per square foot of all closed listings. PPSF is calculated by dividing the sales price by the square footage of a property.

	July 2026	Month over Month Change		Year over Year Change		Year to Date Change	
Detached	\$217	⚡	-1.8%	⬆️	0.9%	⬆️	0.9%
Attached	\$208	⚡	-2.1%	⬆️	2.7%	⬆️	0.7%

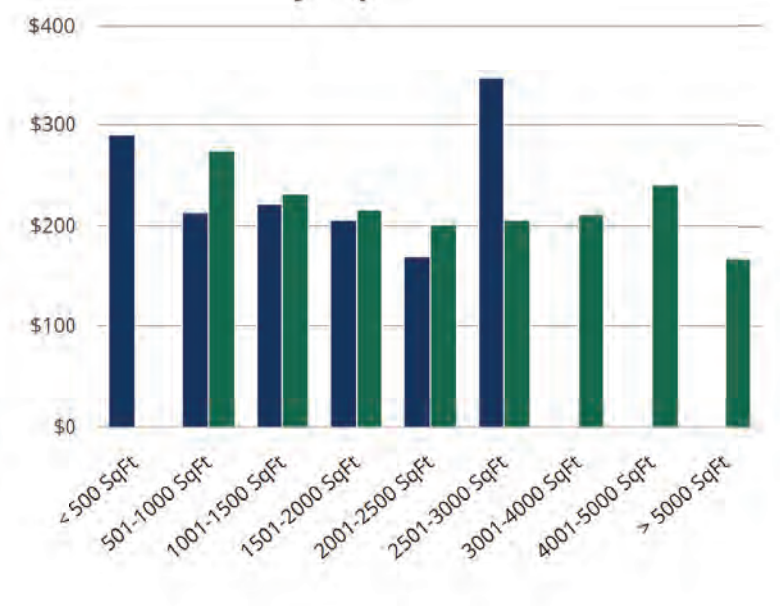
Historical Activity



By Price Range



By Square Feet



Legend: — Attached — Detached

Percent of List Price Received

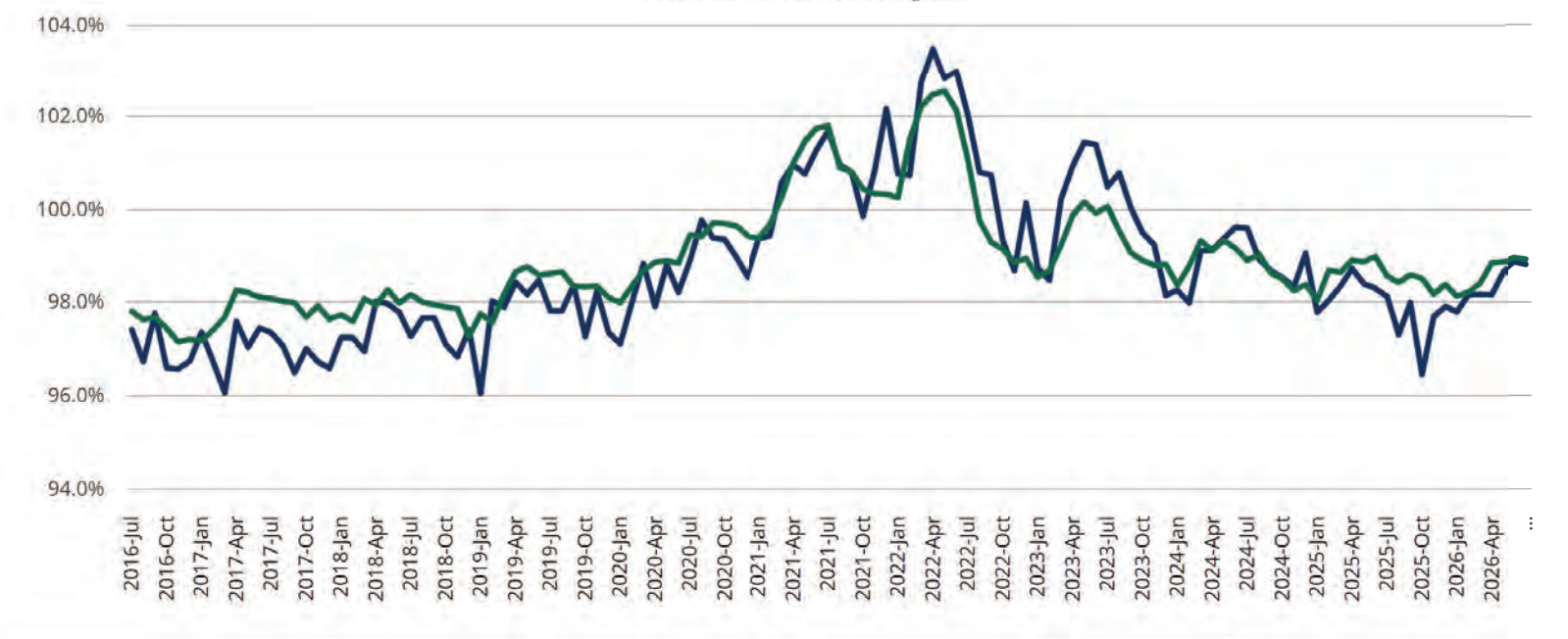


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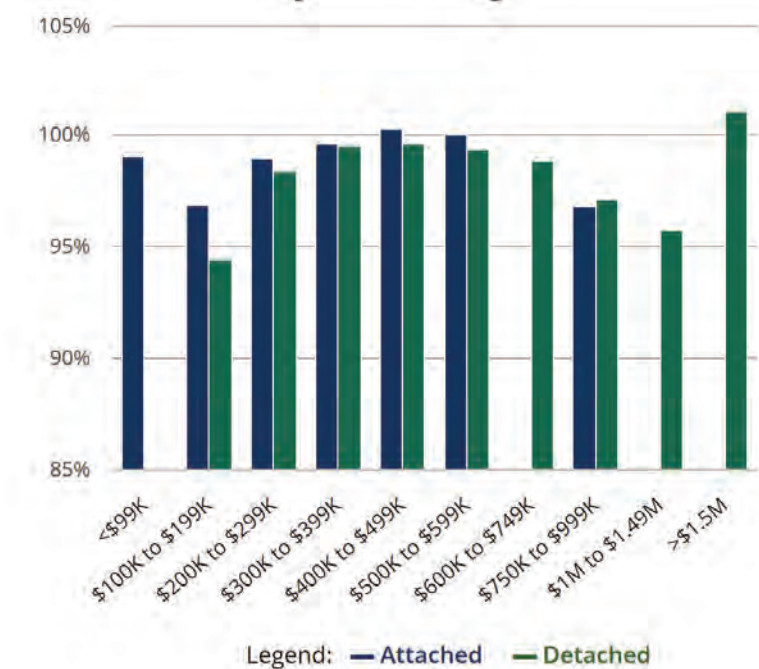
The average of the sales price divided by the final list price expressed as a percentage.

	July 2026	Month over Month Change		Year over Year Change		Year to Date Change	
Detached	98.9%	⚡	-0.0%	⬆	0.4%	⚡	-0.0%
Attached	98.8%	⚡	-0.1%	⬆	0.7%	⬆	0.2%

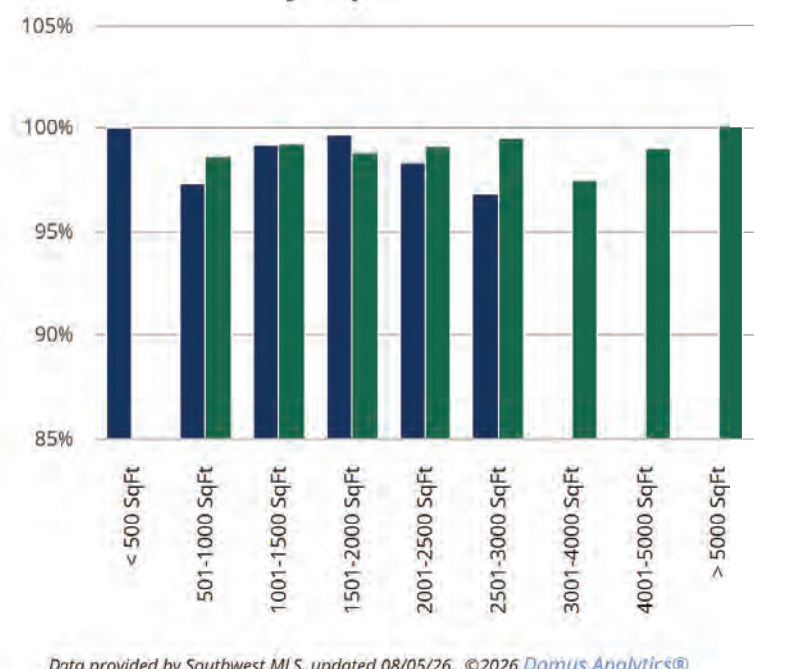
Historical Activity



By Price Range



By Square Feet



Active Inventory

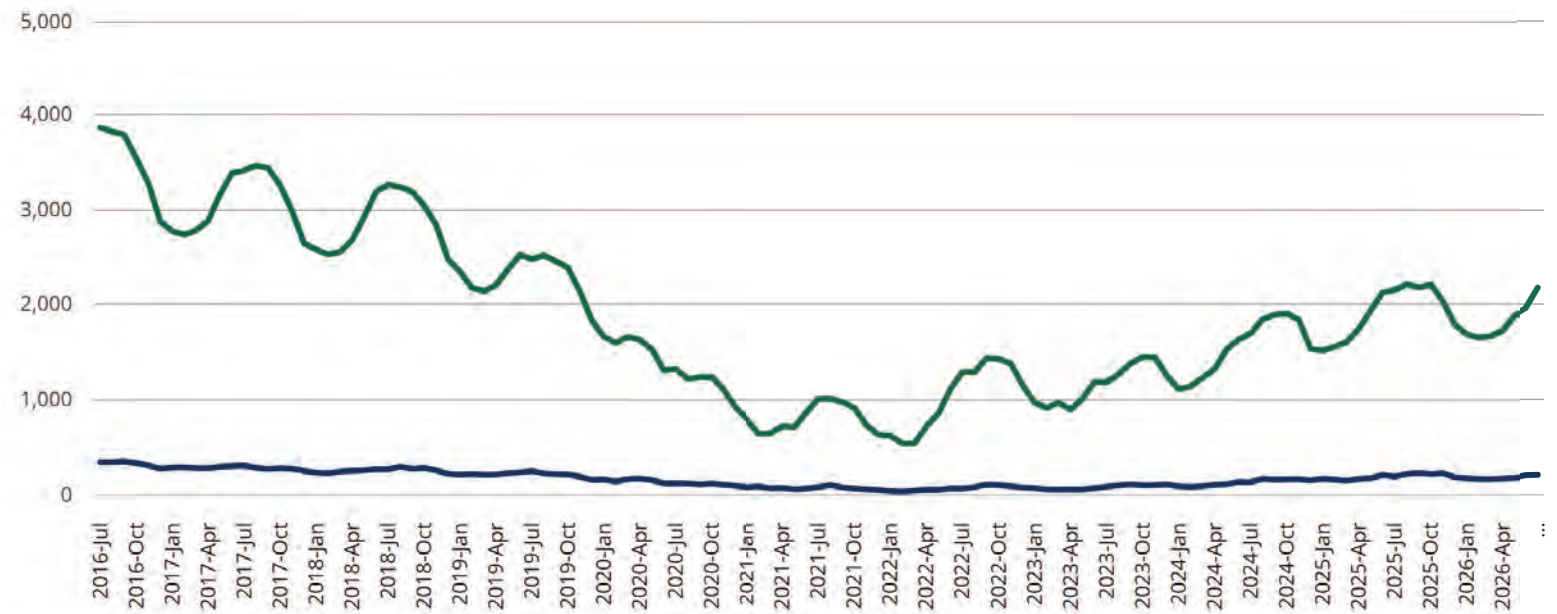


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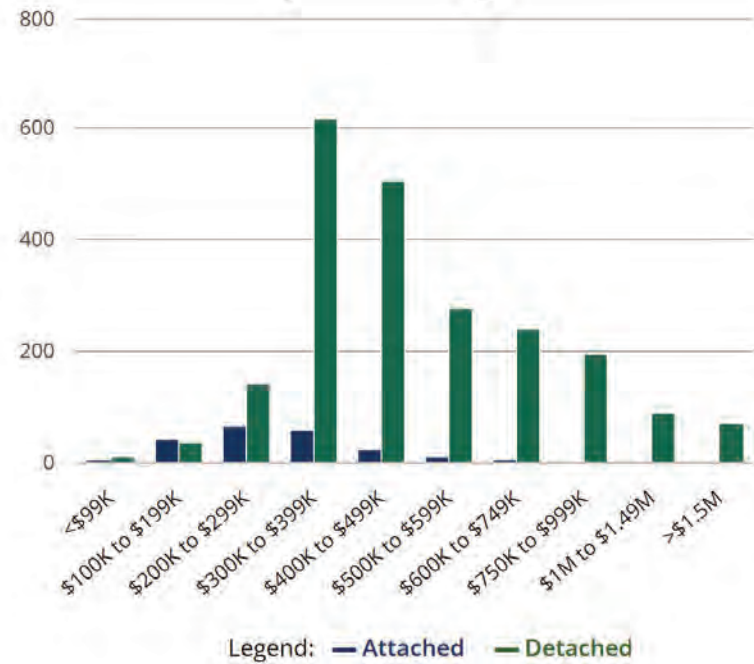
The number of properties available for sale at the end of the month, based on the list date, contract date and close date.

	July 2026	Month over Month Change		Year over Year Change		Year to Date Change
Detached	2,178	⬆	11.1%	⬆	1.2%	—
Attached	203	⬆	2.0%	⬆	9.1%	—

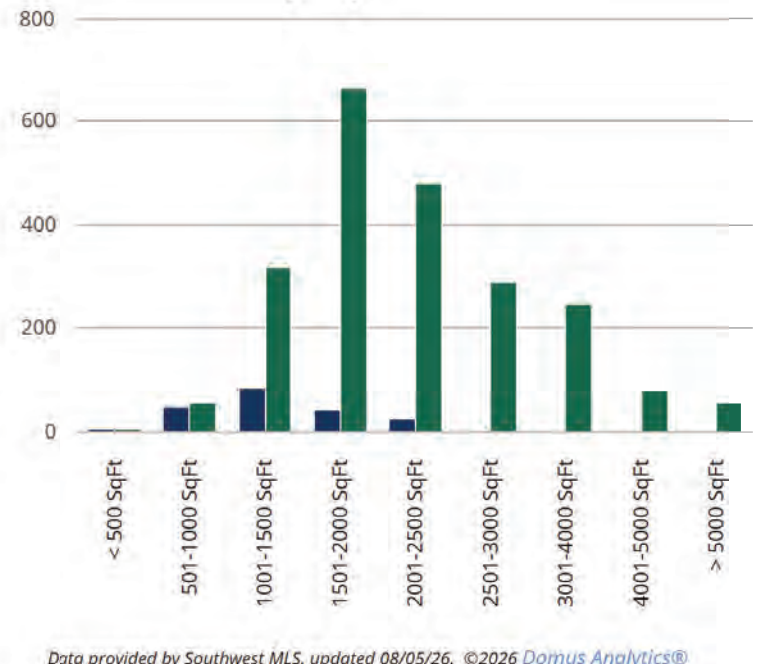
Historical Activity



By Price Range



By Square Feet



Months Supply of Inventory

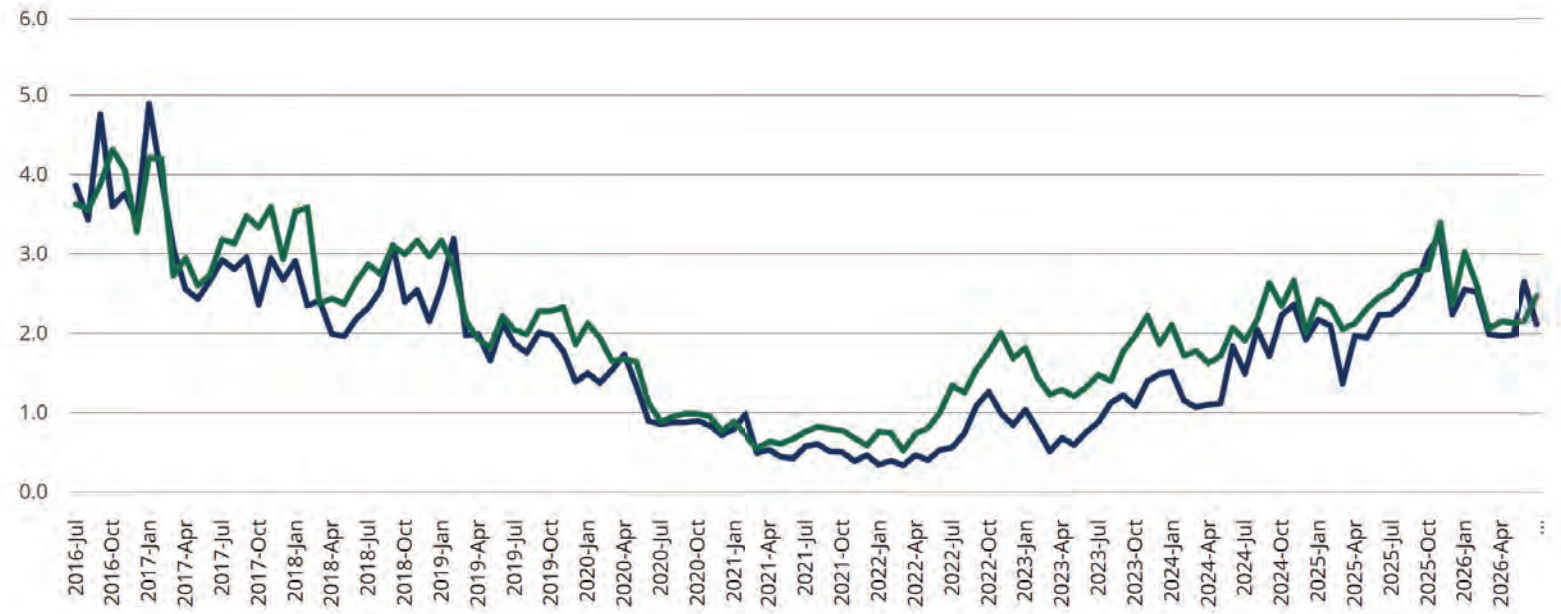


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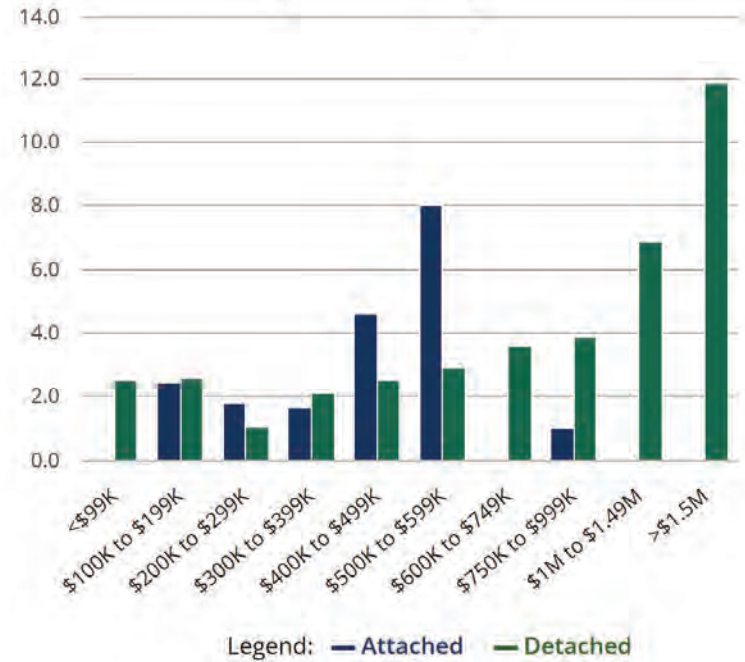
The number of months it would take to sell through the available inventory at the current monthly sales rate. NAR defines a balanced market as between 5 & 7 months of inventory.

	July 2026	Month over Month Change		Year over Year Change		Year to Date Change
Detached	2.5	⬆	14.5%	⬇	-2.9%	—
Attached	2.1	⬇	-20.3%	⬇	-5.6%	—

Historical Activity



By Price Range



By Square Feet

