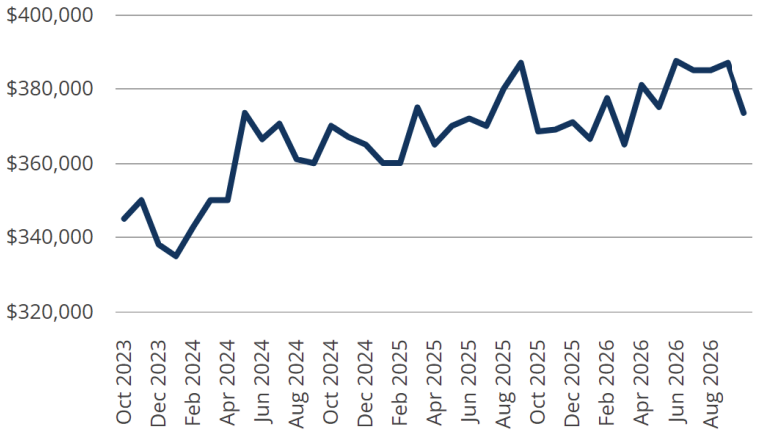
Market Summary

October 2026

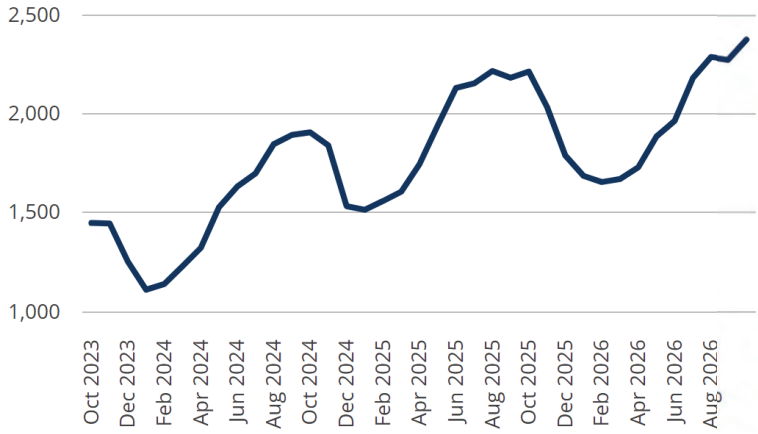
Detached in Bernalillo, Sandoval, Santa Fe, Socorro, Torrance, Valencia

	Oct 2026	Oct 2025	YoY	Sep 2026	MoM	2026	2025	YTD
Median Sales Price	$373,500	$368,500	1.4%	$386,990	-3.5%	$379,000	$370,000	2.4%
New Construction Sales Price	$441,613	$412,440	7.1%	$392,610	12.5%	$434,680	$409,993	6.0%
Closed Sales	698	789	-11.5%	697	0.1%	7,643	7,830	-2.4%
New Listings	975	1,017	-4.1%	894	9.1%	10,404	10,837	-4.0%
Pending Sales	674	729	-7.5%	673	0.1%	7,890	8,087	-2.4%
Median Days on Market	25	23	11.1%	18	38.9%	17	17	0.0%
Price per Square Foot	$213	$214	-0.5%	$218	-2.3%	$216	$214	0.9%
% of List Price Received	98.2%	98.5%	-0.3%	98.6%	-0.4%	98.6%	98.6%	0.0%
Active Inventory	2,375	2,212	7.4%	2,272	4.5%	--	--	--
Months Supply of Inventory	3.4	2.8	21.4%	3.3	3.0%	--	--	--

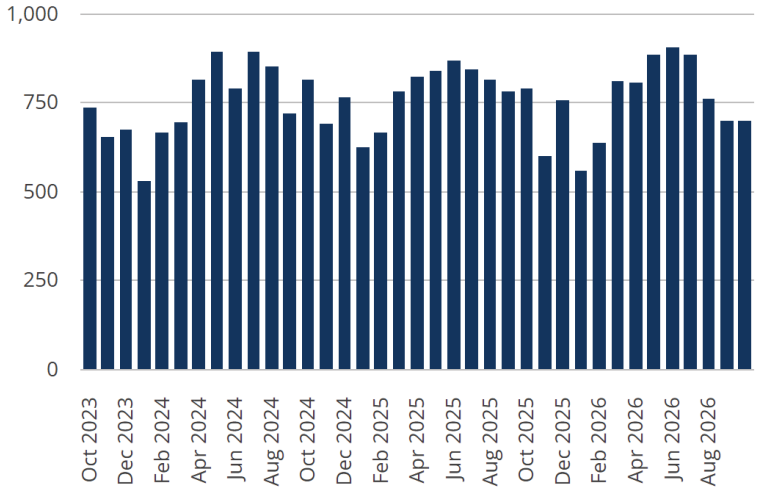
Median Sales Price



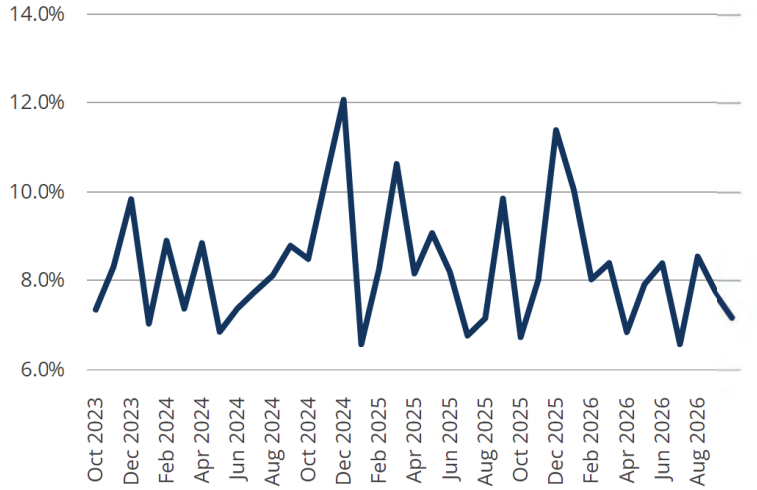
Active Inventory



Number of Closed Sales



Percent New Construction



Data provided by Southwest MLS, updated 11/4/2026. ©2026 Domus Analytics

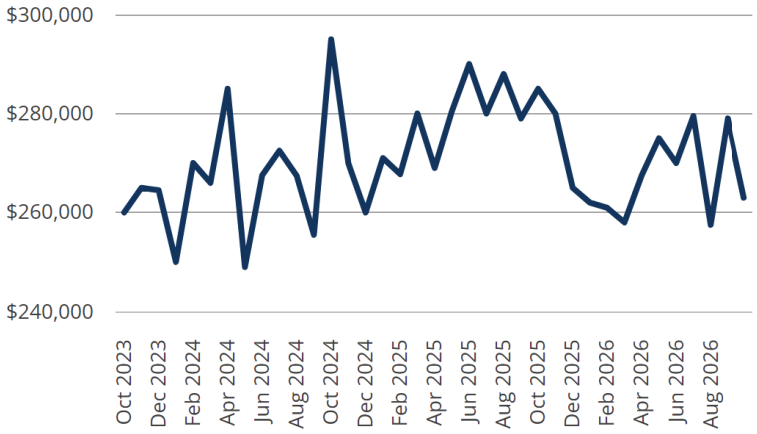
Market Summary

October 2026

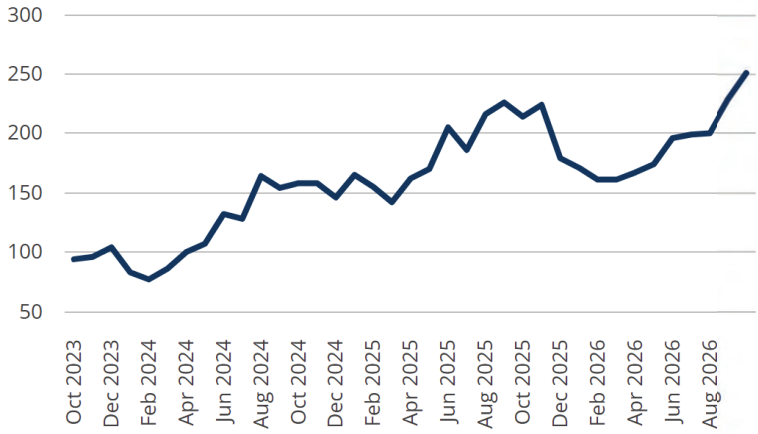
Attached in Bernalillo, Sandoval, Santa Fe, Socorro, Torrance, Valencia

	Oct 2026	Oct 2025	YoY	Sep 2026	MoM	2026	2025	YTD
Median Sales Price	$263,000	$285,000	-7.7%	$279,000	-5.7%	$269,000	$280,000	-3.9%
New Construction Sales Price	$300,000	$585,000	-48.7%			$460,000	$574,990	-20.0%
Closed Sales	61	71	-14.1%	82	-25.6%	768	849	-9.5%
New Listings	99	99	0.0%	99	0.0%	1,052	1,130	-6.9%
Pending Sales	57	85	-32.9%	52	9.6%	770	860	-10.5%
Median Days on Market	23	21	9.5%	19	24.3%	18	15	20.0%
Price per Square Foot	$203	$210	-3.3%	$200	1.5%	$205	$205	0.0%
% of List Price Received	96.6%	96.5%	0.1%	98.1%	-1.5%	98.0%	98.0%	0.0%
Active Inventory	251	214	17.3%	228	10.1%	--	--	--
Months Supply of Inventory	4.1	3.0	36.7%	2.8	46.4%	--	--	--

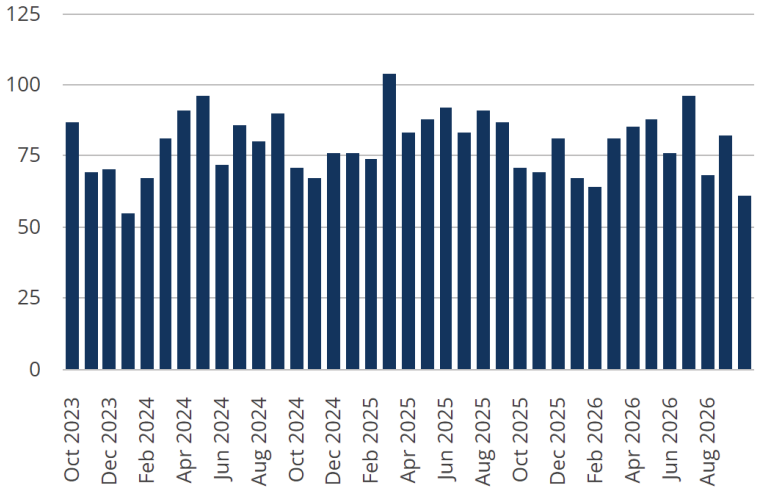
Median Sales Price



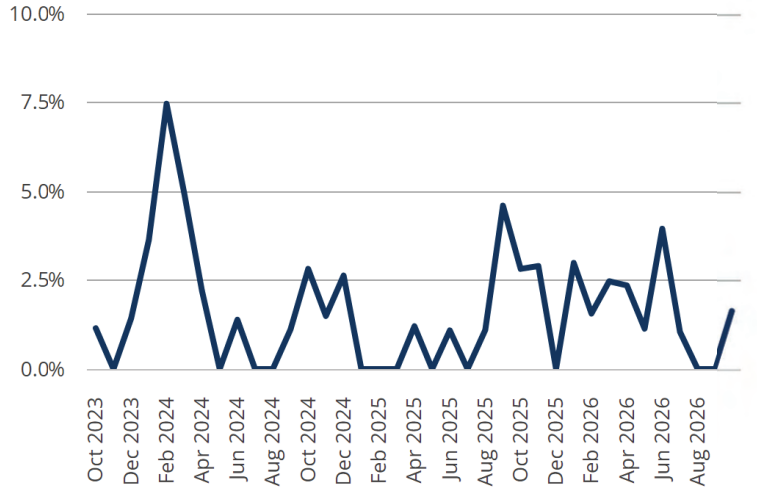
Active Inventory



Number of Closed Sales



Percent New Construction



Data provided by Southwest MLS, updated 11/4/2026. ©2026 Domus Analytics

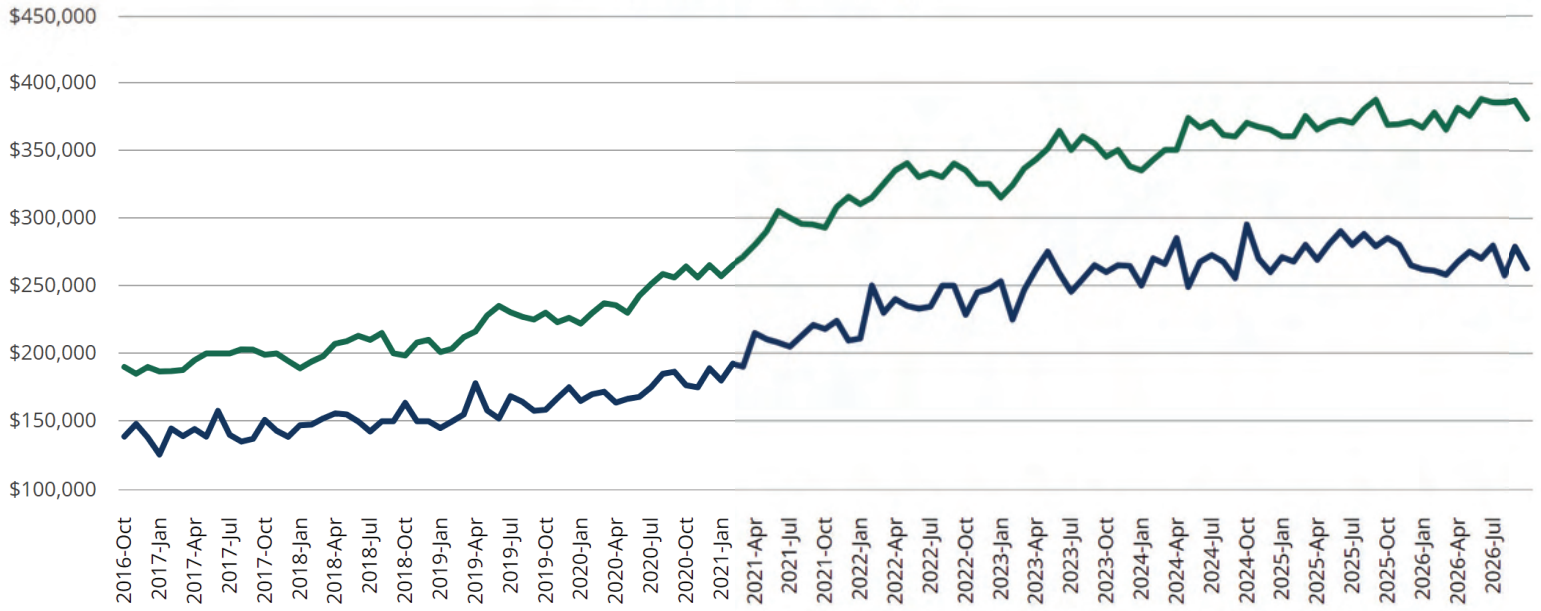
Median Sales Price

October 2026

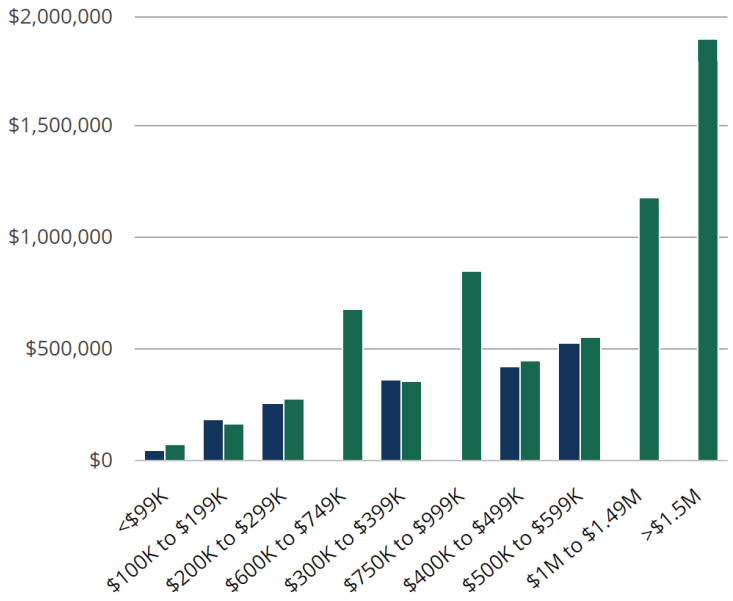
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower.

	October 2026	Month over Month Change	Year over Year Change	Year to Date Change
Detached	$373,500	-3.5%	1.4%	2.4%
Attached	$263,000	-5.7%	-7.7%	-3.9%

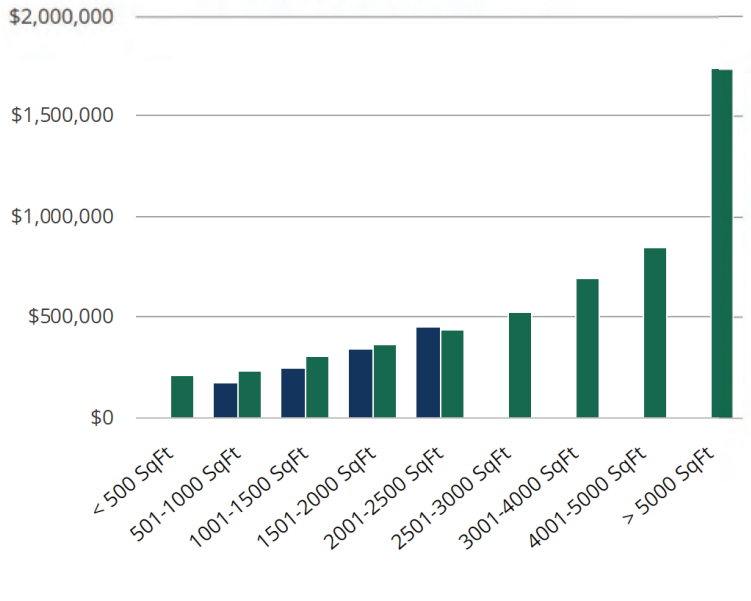
Historical Activity



By Price Range



By Square Feet



Legend: Attached Detached

Data provided by Southwest MLS, updated 11/04/26. ©2026 Domus Analytics®

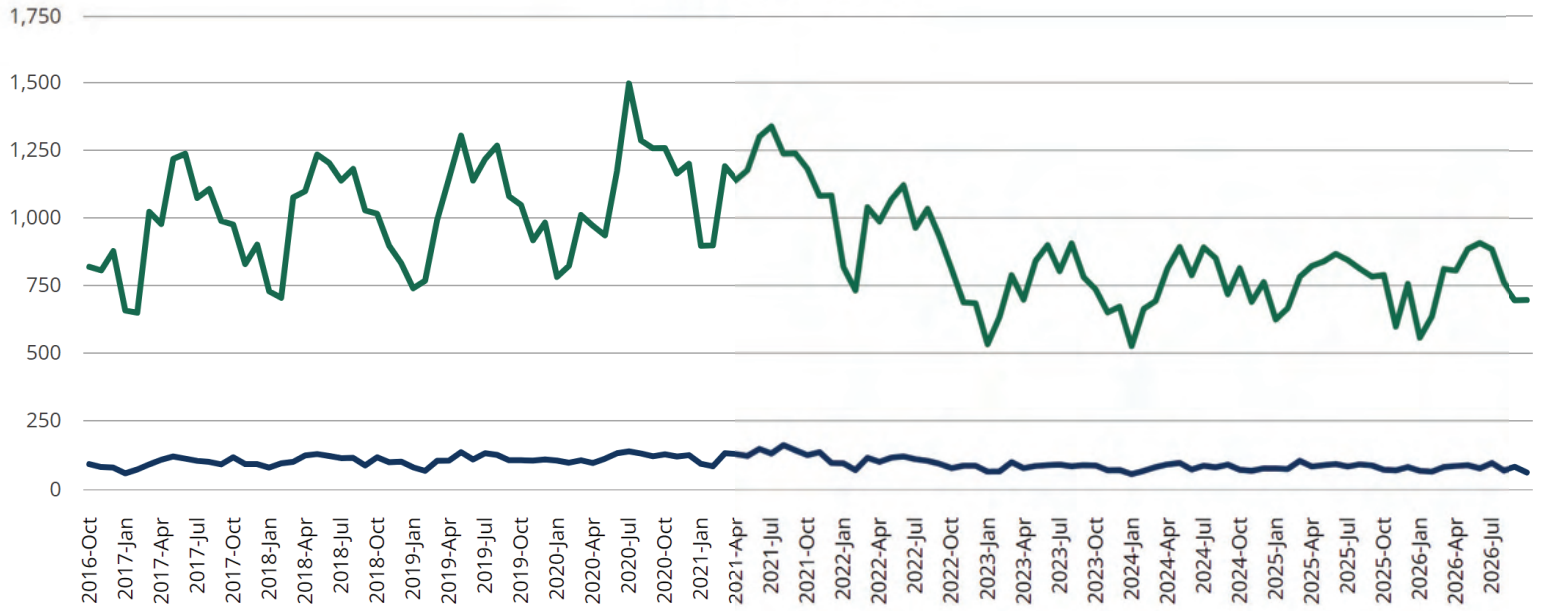
Closed Sales

October 2026

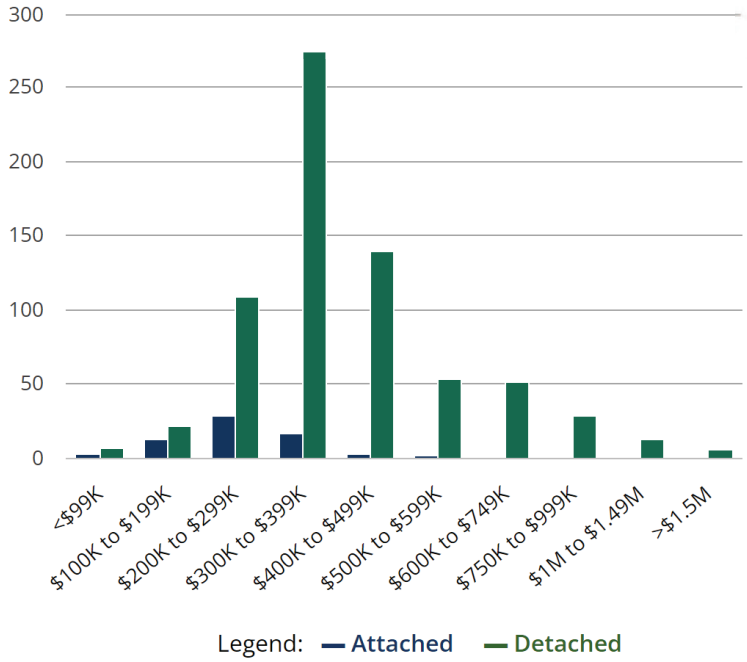
The number of properties that sold.

	October 2026	Month over Month Change	Year over Year Change	Year to Date Change
Detached	698	0.1%	-11.5%	-2.4%
Attached	61	-25.6%	-14.1%	-9.5%

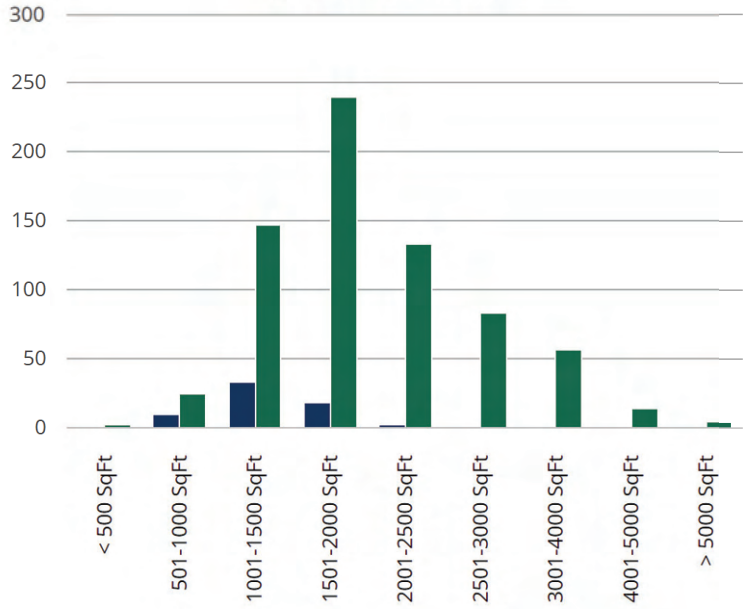
Historical Activity



By Price Range



By Square Feet



Legend: Attached Detached

Data provided by Southwest MLS, updated 11/04/26. ©2026 Domus Analytics®

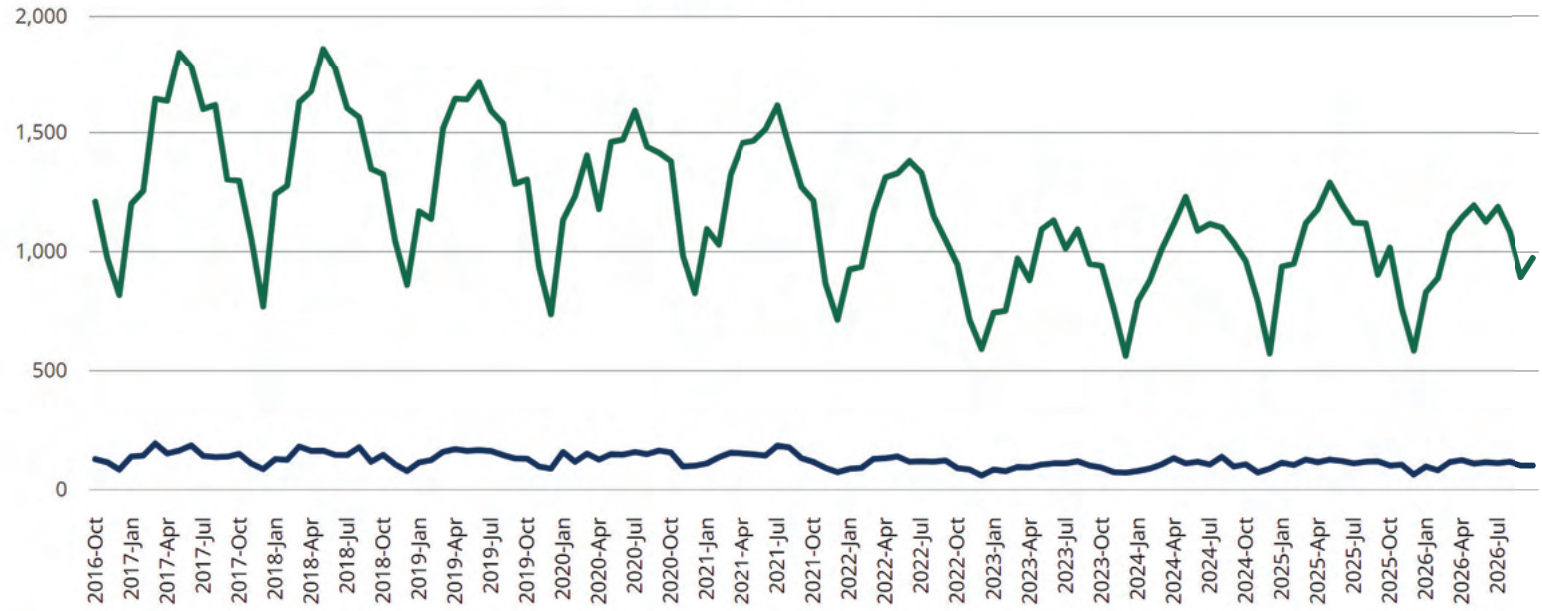
New Listings

October 2026

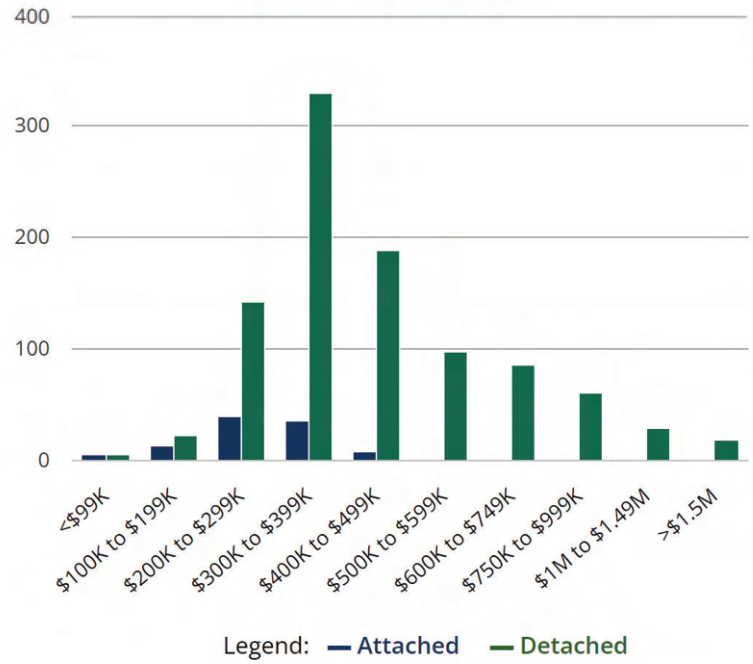
The number of properties listed regardless of current status.

	October 2026	Month over Month Change	Year over Year Change	Year to Date Change
Detached	975	9.1%	-4.1%	-4.0%
Attached	99	0.0%	0.0%	-6.9%

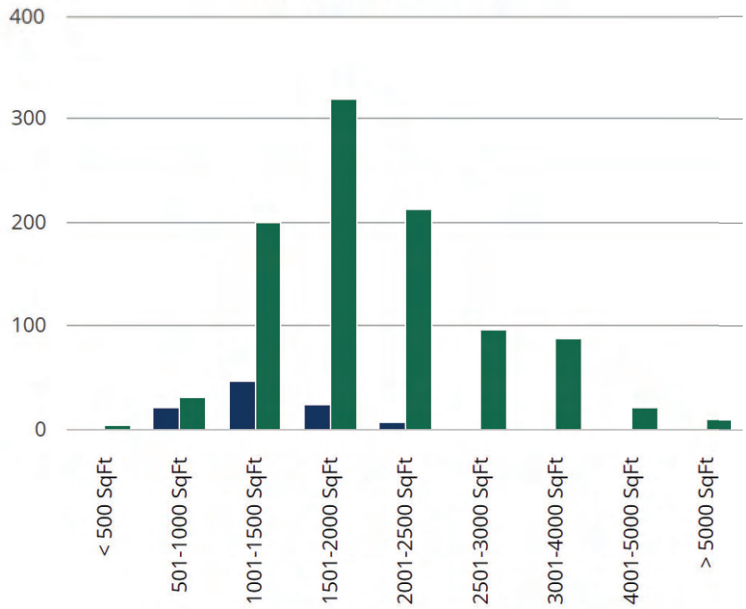
Historical Activity



By Price Range



By Square Feet



Legend: Attached Detached

Data provided by Southwest MLS, updated 11/04/26. ©2026 Domus Analytics®

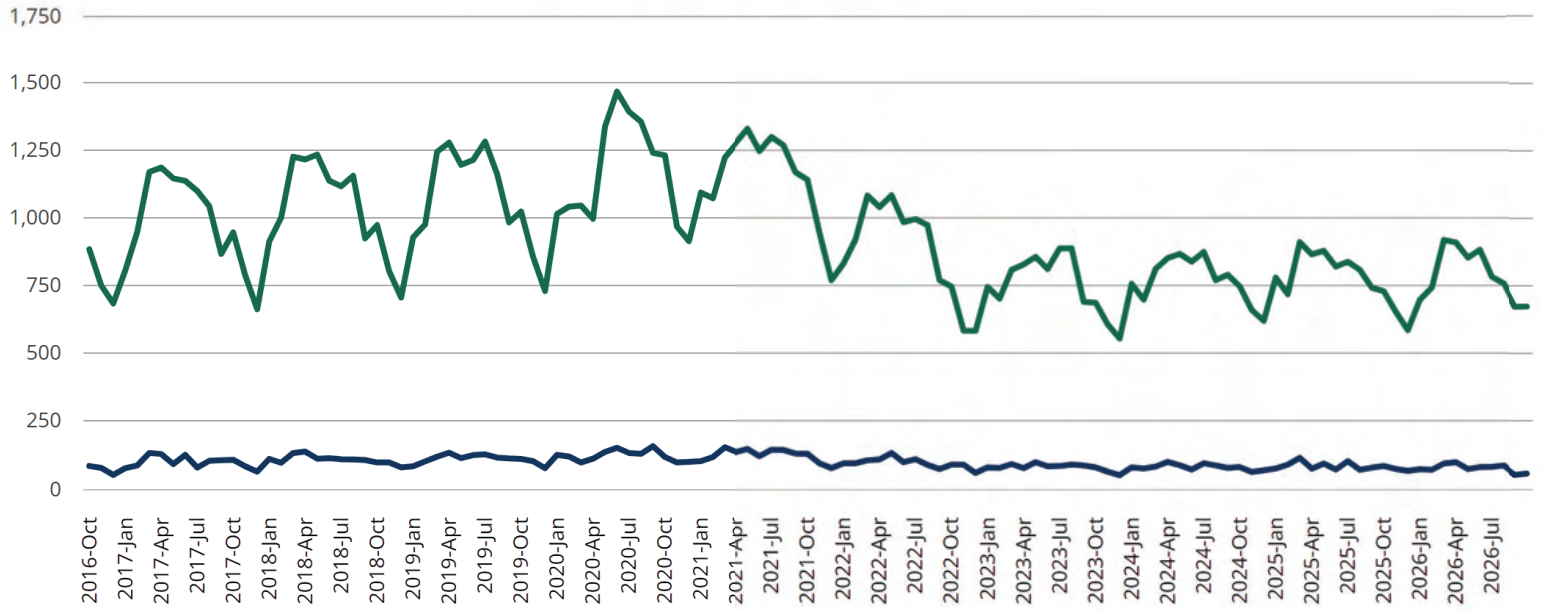
Pending Sales

October 2026

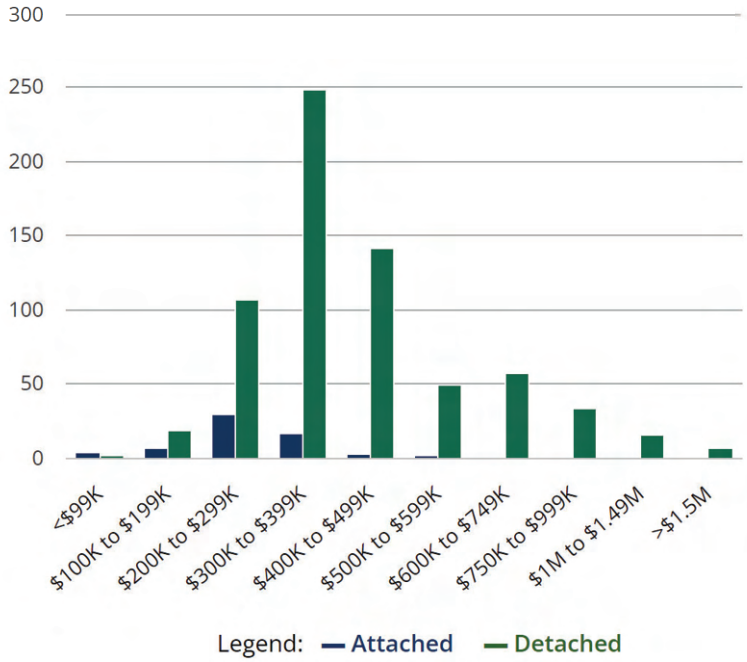
The number of properties newly under contract which are still pending or resulted in a closed sale, based on purchase contract date.

	October 2026	Month over Month Change	Year over Year Change	Year to Date Change
Detached	674	0.1%	-7.5%	-2.4%
Attached	57	9.6%	-32.9%	-10.5%

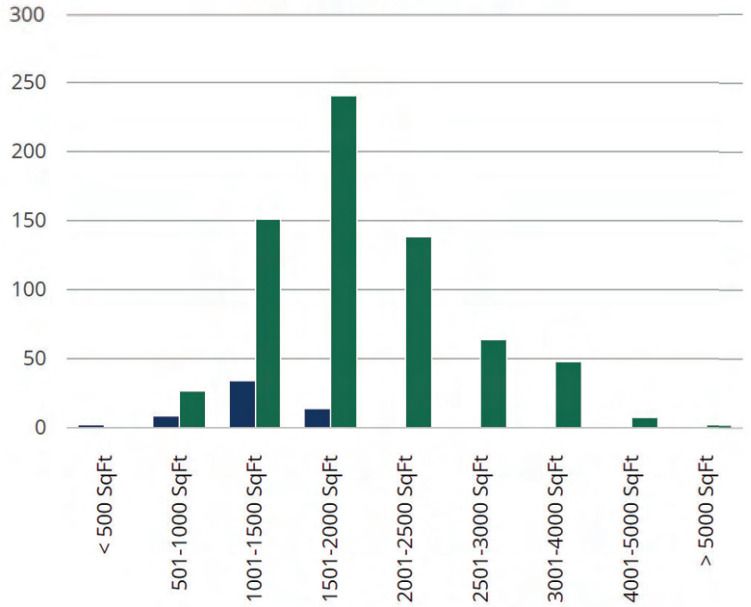
Historical Activity



By Price Range



By Square Feet



Legend: Attached Detached

Data provided by Southwest MLS, updated 11/04/26. ©2026 Domus Analytics®

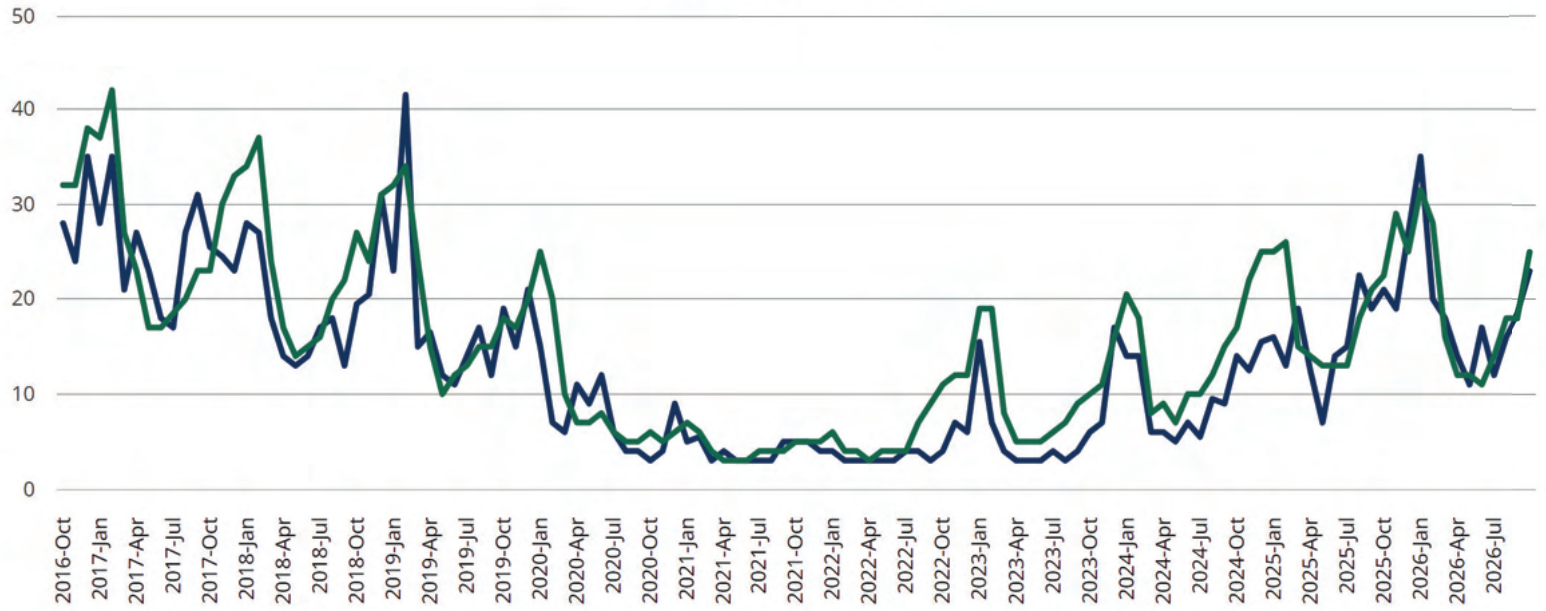
Days on Market

October 2026

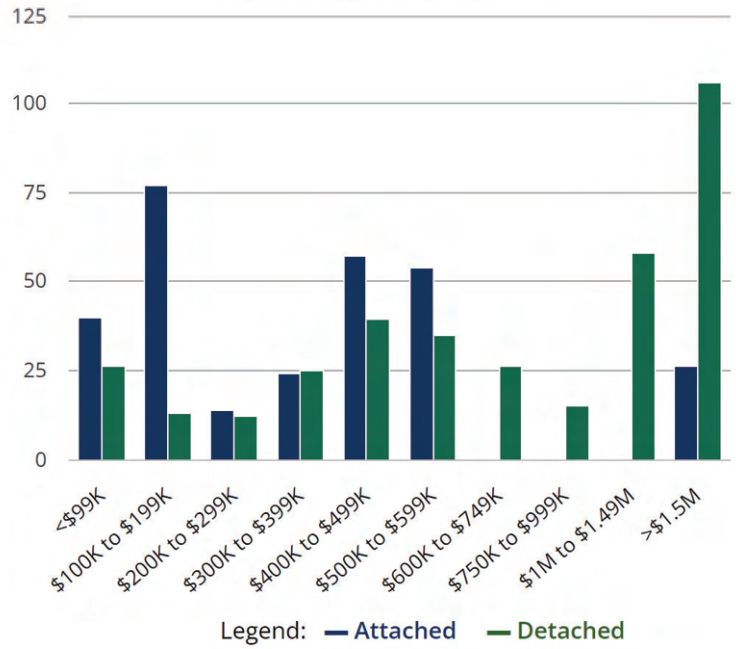
The median number of days between when a property is listed and the purchase contract date.

	October 2026	Month over Month Change	Year over Year Change	Year to Date Change
Detached	25	⇈ 38.9%	⇈ 8.7%	» 0.0%
Attached	23	⇈ 21.1%	⇈ 9.5%	⇈ 20.0%

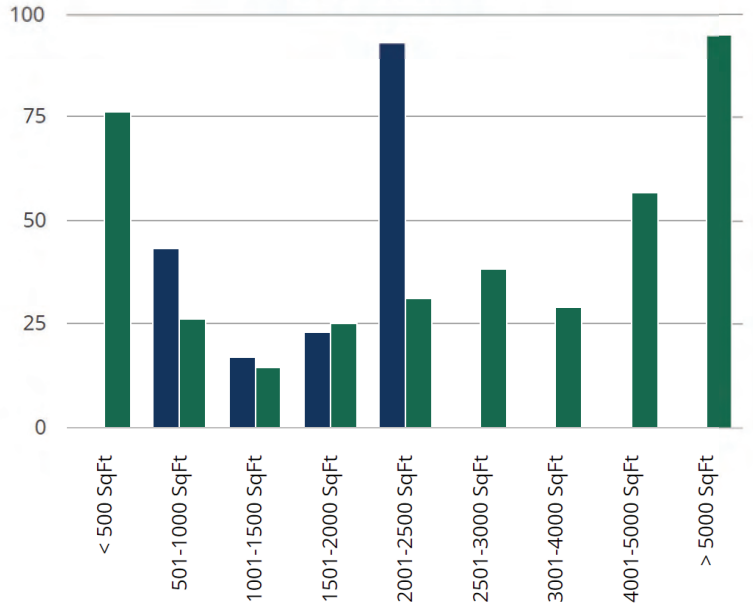
Historical Activity



By Price Range



By Square Feet



Data provided by Southwest MLS, updated 11/04/26. ©2026 Domus Analytics®

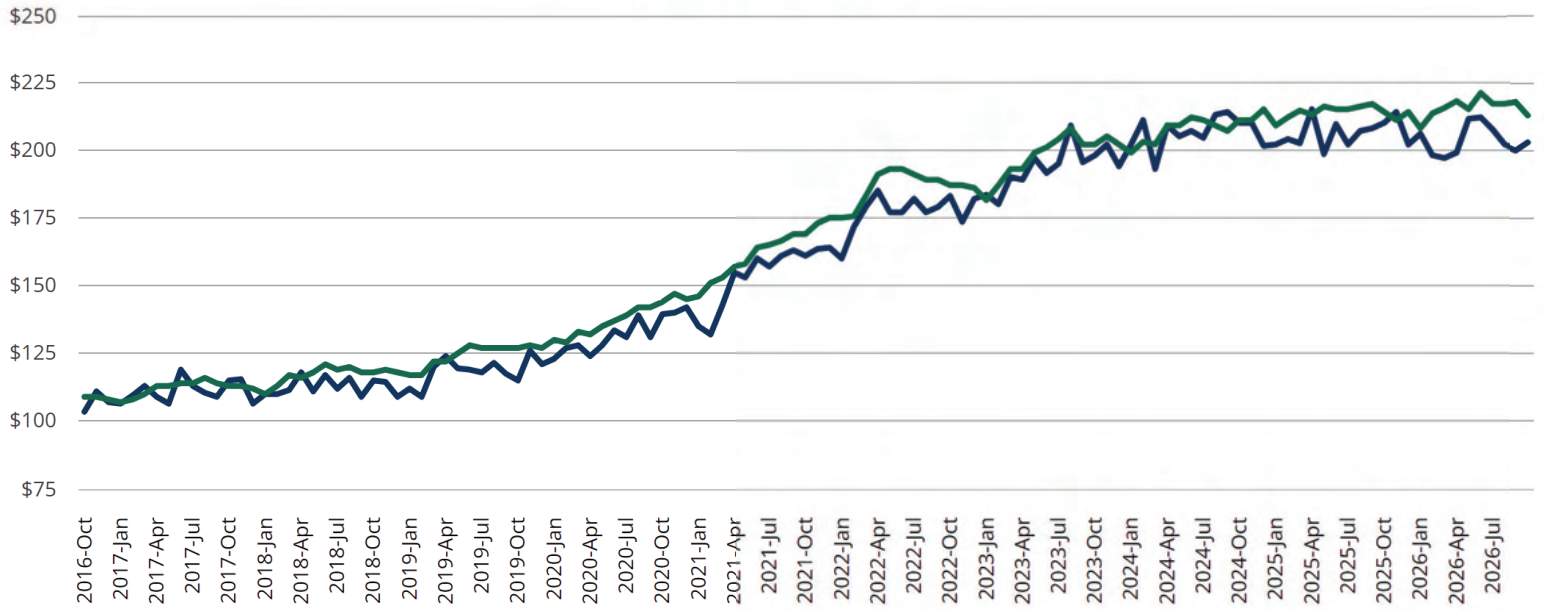
Sold Price per SqFt

October 2026

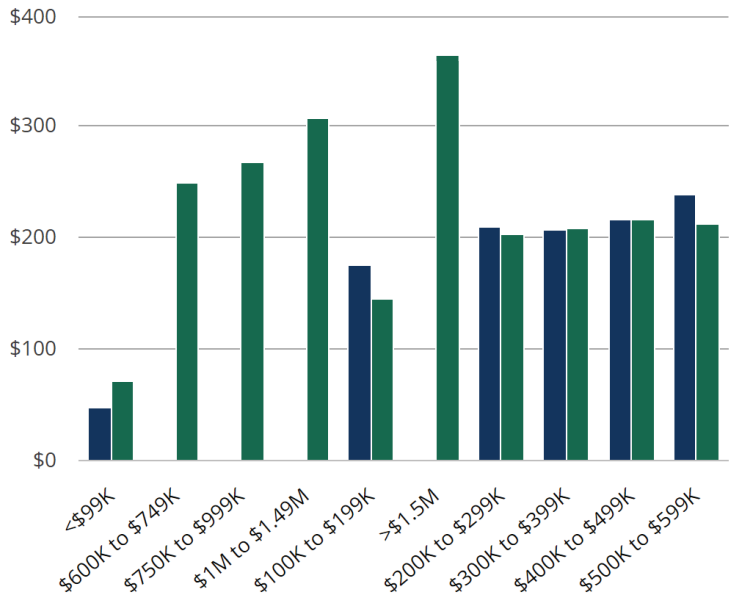
The mid-point (median) of the price per square foot of all closed listings. PPSF is calculated by dividing the sales price by the square footage of a property.

	October 2026	Month over Month Change	Year over Year Change	Year to Date Change
Detached	$213	-2.3%	-0.5%	0.9%
Attached	$203	1.5%	-3.3%	0.0%

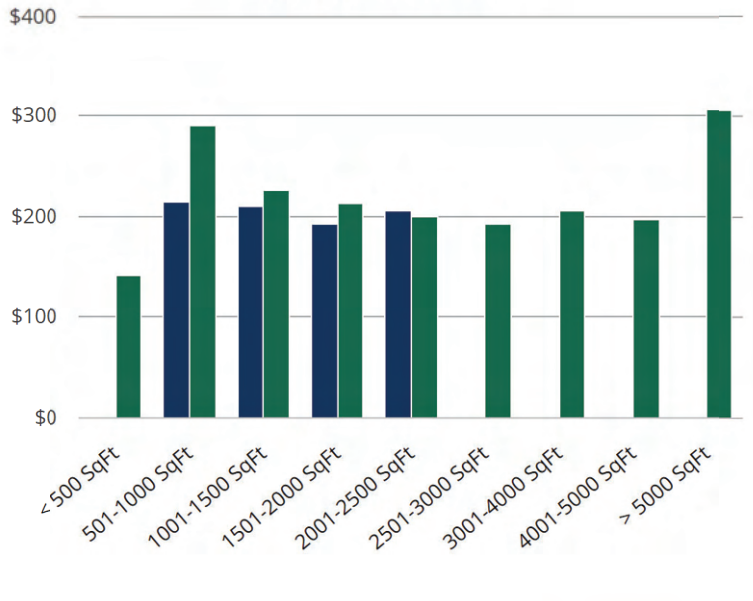
Historical Activity



By Price Range



By Square Feet



Legend: Attached Detached

Data provided by Southwest MLS, updated 11/04/26. ©2026 Domus Analytics®

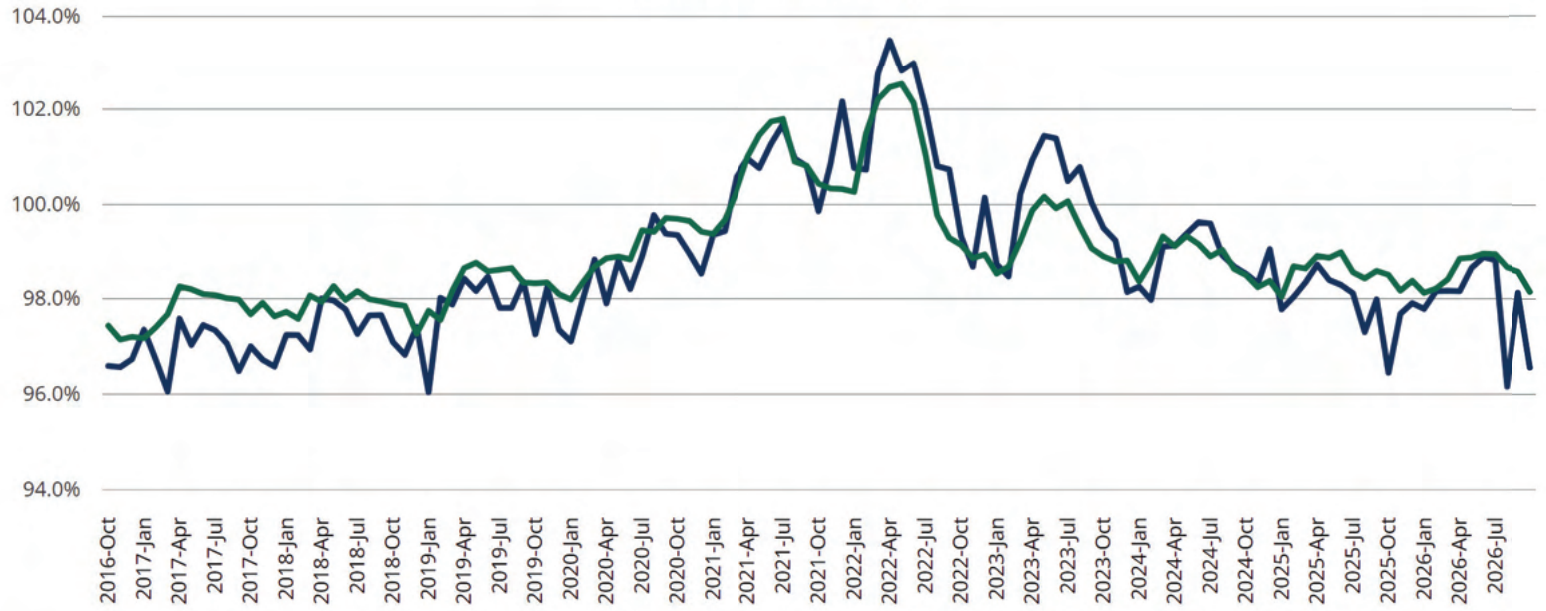
Percent of List Price Received

October 2026

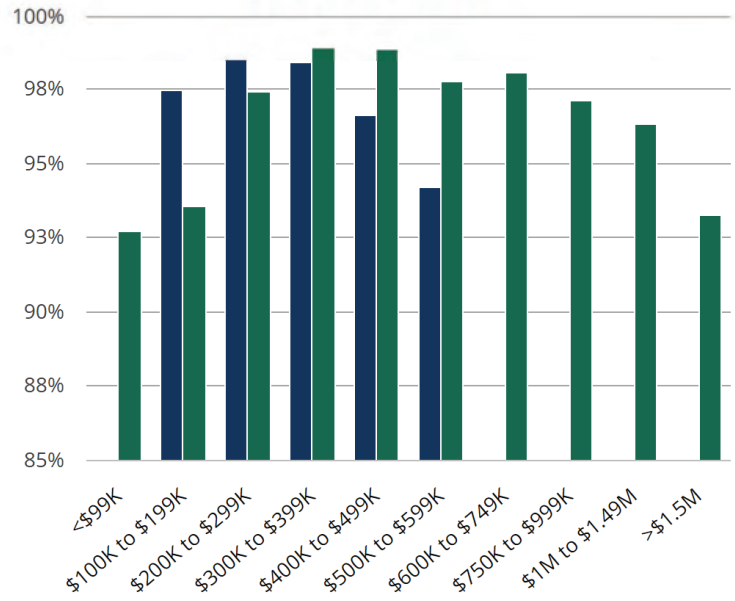
The average of the sales price divided by the final list price expressed as a percentage.

	October 2026	Month over Month Change	Year over Year Change	Year to Date Change
Detached	98.2%	-0.4%	-0.3%	0.0%
Attached	96.6%	-1.5%	0.1%	0.0%

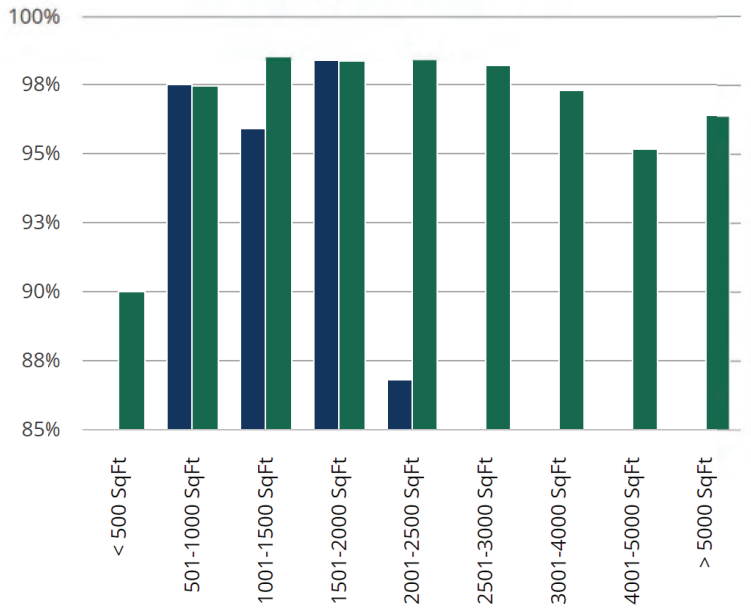
Historical Activity



By Price Range



By Square Feet



Legend: Attached Detached

Data provided by Southwest MLS, updated 11/04/26. ©2026 Domus Analytics®

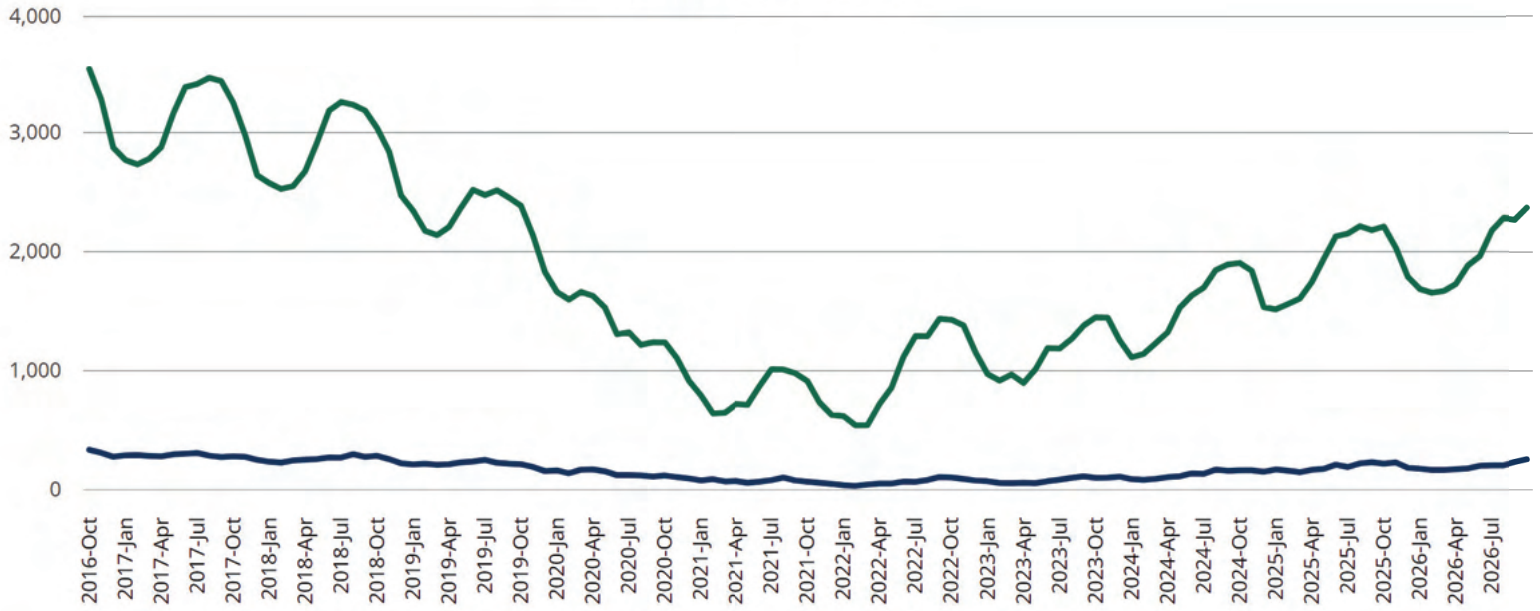
Active Inventory

October 2026

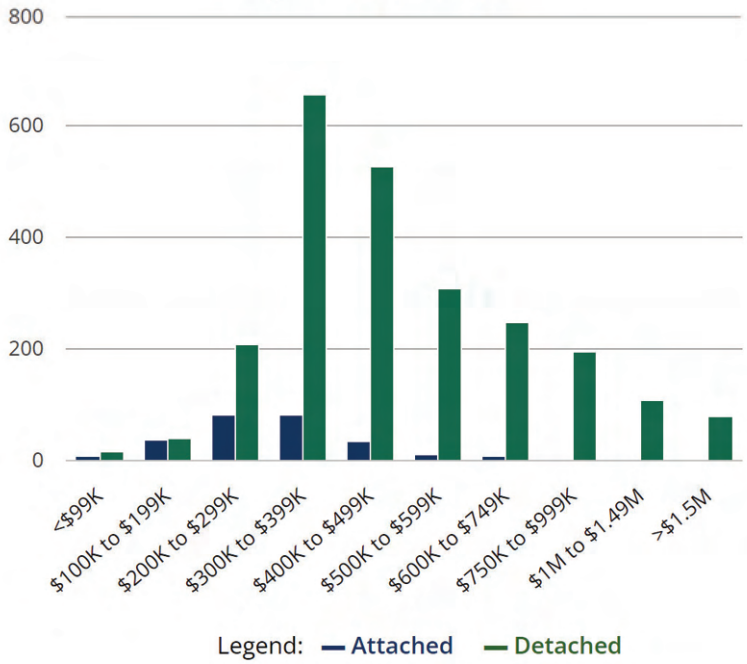
The number of properties available for sale at the end of the month, based on the list date, contract date and close date.

	October 2026	Month over Month Change	Year over Year Change	Year to Date Change
Detached	2,375	⇈ 4.5%	⇈ 7.4%	—
Attached	251	⇈ 10.1%	⇈ 17.3%	—

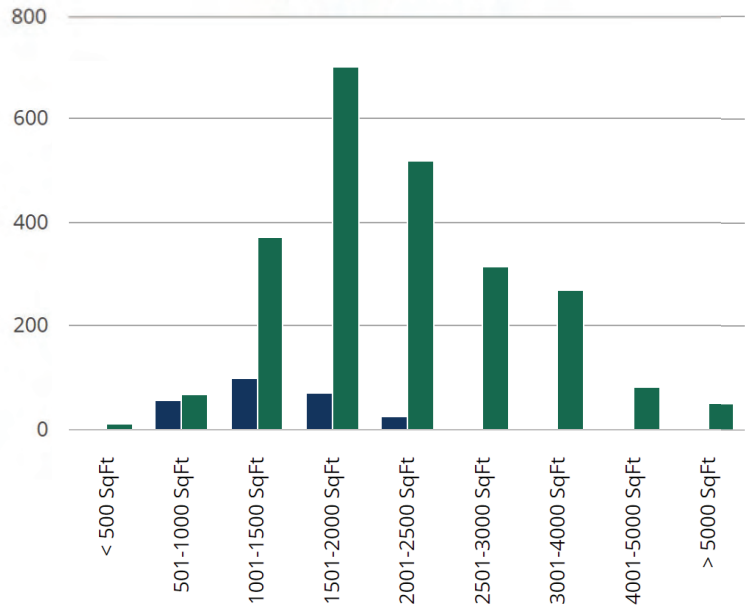
Historical Activity



By Price Range



By Square Feet



Data provided by Southwest MLS, updated 11/04/26. ©2026 Domus Analytics®

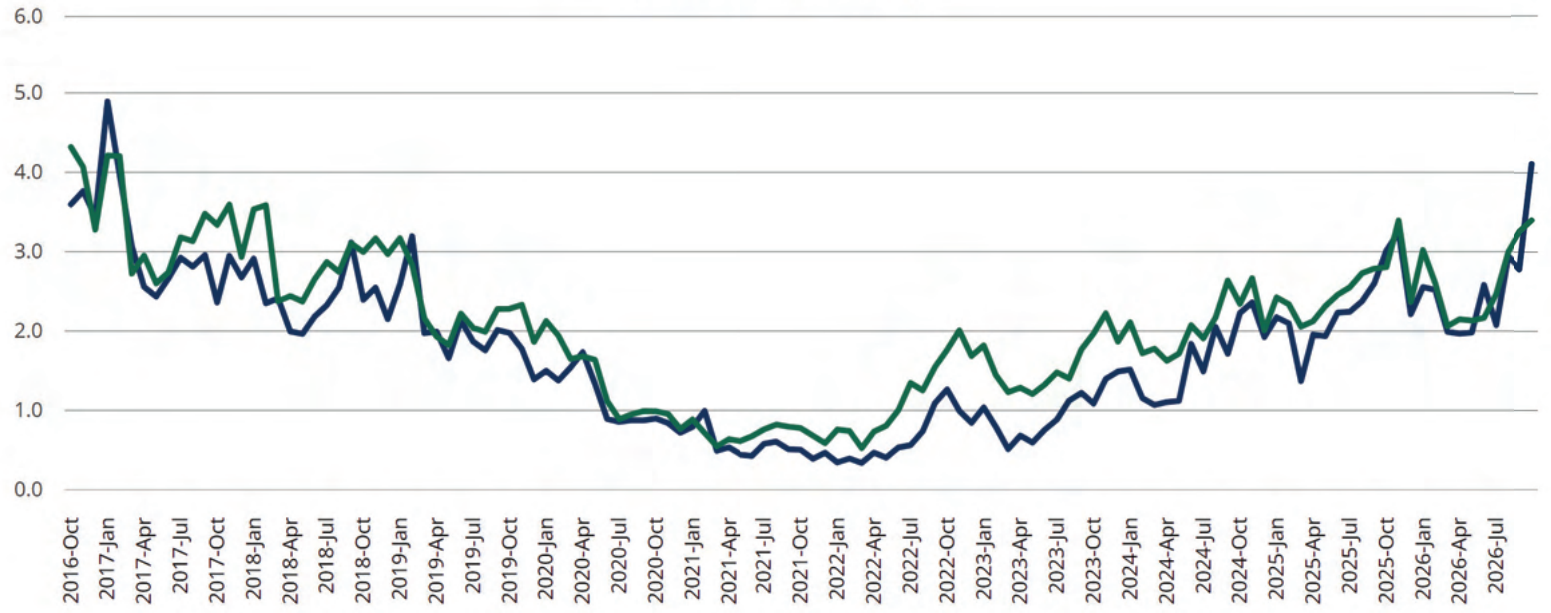
Months Supply of Inventory

October 2026

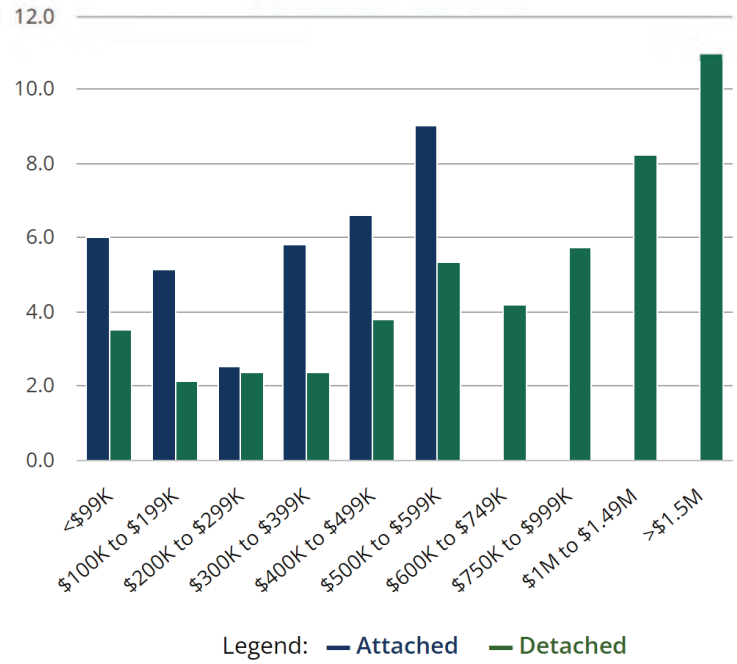
The number of months it would take to sell through the available inventory at the current monthly sales rate. NAR defines a balanced market as between 5 & 7 months of inventory.

	October 2026	Month over Month Change	Year over Year Change	Year to Date Change
Detached	3.4	⇈ 3.0%	⇈ 21.4%	—
Attached	4.1	⇈ 46.4%	⇈ 36.7%	—

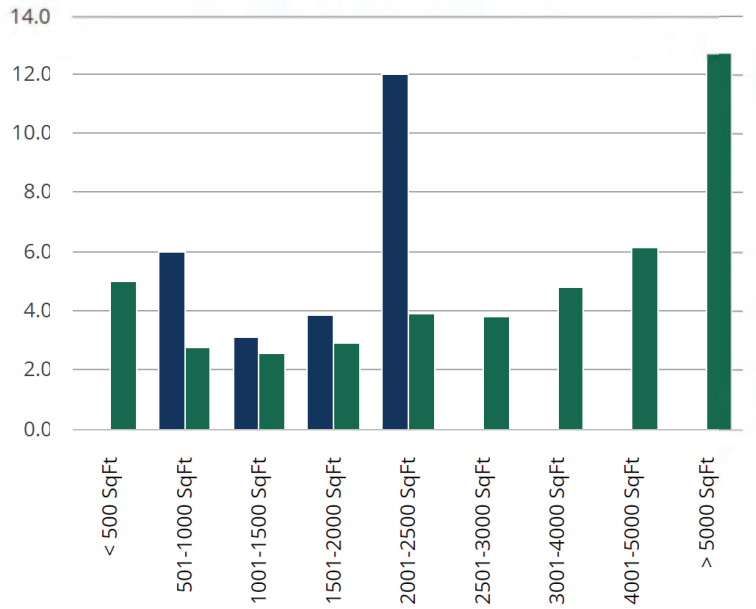
Historical Activity



By Price Range



By Square Feet



Legend: Attached Detached

Data provided by Southwest MLS, updated 11/04/26. ©2026 Domus Analytics®