

# Annual Report for Greater Albuquerque Association of REALTORS®

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A RESEARCH TOOL PROVIDED BY Greater ALBUQUERQUE ASSOCIATION OF REALTORS®



# 2024

**The 2024 housing market** started on a positive note: inventory was on the rise, mortgage rates had fallen from a 23-year high of 7.79% in October 2023 to the mid 6% range, and homebuyers had returned to the market, with U.S. existing-home sales posting back-to-back monthly increases for the first time in more than two years in January and February. But rates soon began to climb, topping 7% in April, and buyers pulled back, causing sales to slump during the traditionally busy spring buying season.

Summer arrived, and with it came a surge of new listings, pushing inventory to its highest level since 2020, according to the National Association of REALTORS®. Although buyers had more options to choose from in their home search, the additional supply did little to temper home prices, which continued to hit record highs nationwide, and sales remained slow. Eventually, mortgage rates began to ease, falling to a yearly low of 6.08% in September, and with inflation moving toward its 2% target, the Federal Reserve initiated a series of interest rate cuts, dropping the benchmark rate one full percentage point. Buyers took advantage of lower borrowing costs and a greater supply of homes on the market, leading sales of existing homes to surge in October and November, marking the first time since May that home sales exceeded four million units.

**Sales:** Pending Sales were down 3.0 percent to 10,020 over last year, while closed sales were down 0.6 percent to finish the year at 9,831.

**Prices:** Home prices were up compared to last year. The overall median sales price increased 4.0 percent to \$350,000 for the year. Single Family home prices were up 4.3 percent compared to last year, and Townhouse/Condo home prices were up 5.8 percent.

**Listings:** Year-over-year, the number of homes available for sale decreased 13.8 percent. There were 1,628 active listings at the end of 2024 compared to 1,431 listings at the end of 2023. New listings increased by 7.1 percent to finish the year at 12,614.

**Showings:** There were 144,516 total showings reported by participating showing services in the region, with 9 showings before pending, which was down 10.0 percent from 2023.

**Sales by Price Range:** The number of homes sold in the \$199,999 or Less price range fell 23.4 percent to 462 homes. Homes sold in the \$379,000 or More price range were up 15.1 percent to 4,399 homes.

**List Price Received:** Sellers received, on average, 98.9 percent of their list price at sale, a year-over-year decrease of 0.6 percent.

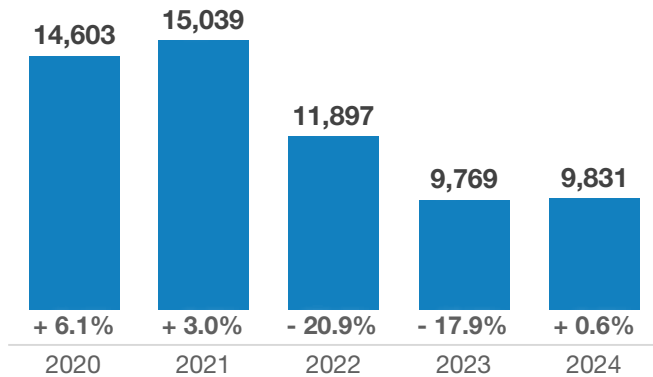
Economists are projecting a more active housing market in 2025. Existing-home sales are predicted to increase, as are home prices, albeit at a moderate pace. Mortgage rates will vary throughout the year but will likely stay within the 6% - 7% range. Buyers and sellers remain sensitive to fluctuations in mortgage rates, and the trajectory of rates will have a major impact on market activity. Inventory of new and existing homes will continue to improve in the new year, building on the supply gains made in 2024, with increases in both single-family and multifamily construction expected, according to the National Association of Home Builders.

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# Quick Facts

## Closed Sales



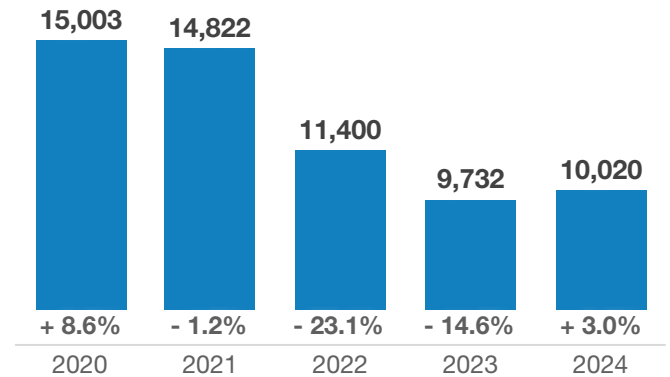
### Top 5 Areas: Change in Closed Sales from 2023

Stanley – 271	+ 400.0%
87001	+ 100.0%
87013	+ 100.0%
Canoncito – 112	+ 100.0%
South of I-40 – 230	+ 83.3%

### Bottom 5 Areas: Change in Closed Sales from 2023

Las Maravillas, Cypress Gardens – 721	- 35.9%
Southwest Edgewood – 280	- 61.5%
North Moriarty – 290	- 77.8%
87023	- 100.0%
88321	- 100.0%

## Pending Sales



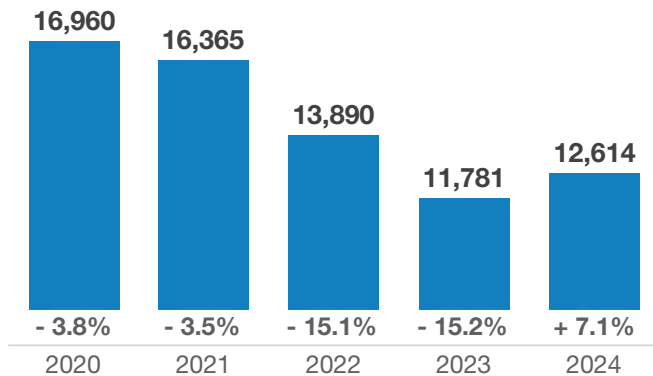
### Top 5 Areas: Change in Pending Sales from 2023

87001	+ 200.0%
87006	+ 200.0%
87032	+ 200.0%
Rio Rancho Southwest – 141	+ 200.0%
87013	+ 100.0%

### Bottom 5 Areas: Change in Pending Sales from 2023

Adelino – 750	- 35.7%
Southwest Edgewood – 280	- 38.5%
Pajarito – 93	- 42.1%
North Moriarty – 290	- 77.8%
87023	- 100.0%

## New Listings



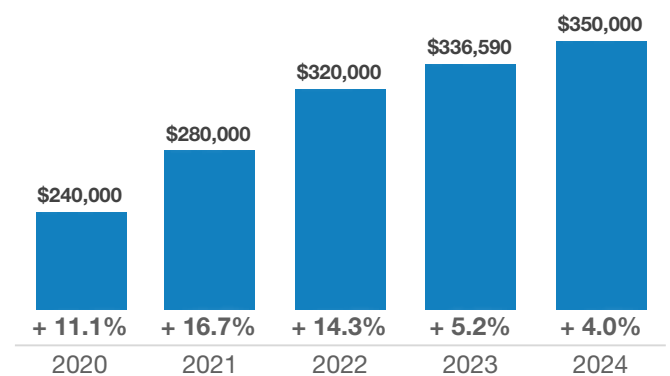
### Top 5 Areas: Change in New Listings from 2023

Stanley – 271	+ 300.0%
87001	+ 160.0%
Meadow Lake, El Cerro Mission, Monterrey Park – 720	+ 114.3%
87006	+ 100.0%
87032	+ 100.0%

### Bottom 5 Areas: Change in New Listings from 2023

Pajarito – 93	- 35.0%
Canoncito – 112	- 50.0%
North Moriarty – 290	- 50.0%
87023	- 100.0%
87026	- 100.0%

## Median Sales Price



### Top 5 Areas: Change in Median Sales Price from 2023

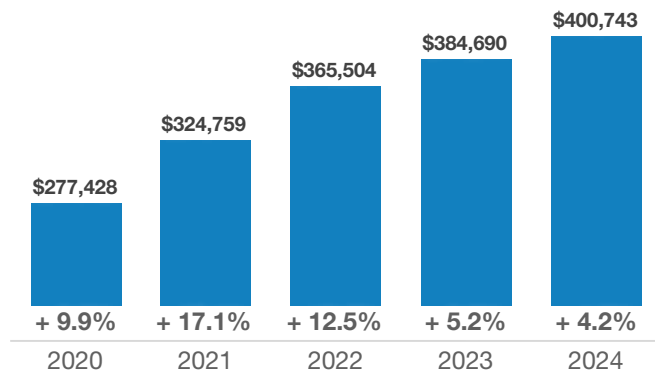
87026	+ 167.5%
West Valencia County – 690	+ 64.3%
87042	+ 48.6%
Adelino – 750	+ 40.6%
87025	+ 32.1%

### Bottom 5 Areas: Change in Median Sales Price from 2023

Mountainair – 293	- 15.9%
Estancia, McIntosh, Willard – 292	- 15.9%
Far North Valley – 102	- 15.9%
87061	- 16.3%
87056	- 22.1%

# Quick Facts

## Average Sales Price



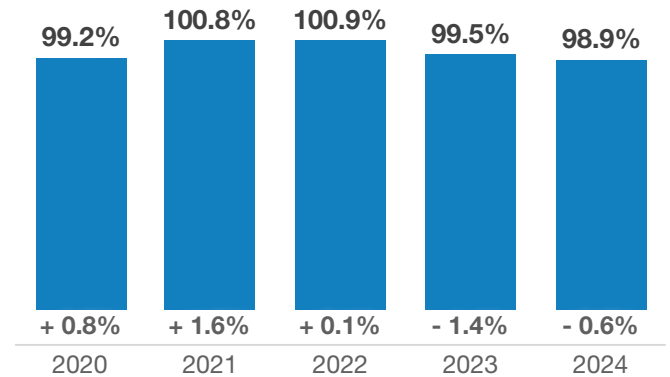
### Top 5 Areas: Change in Avg. Sales Price from 2023

87026	+ 167.5%
87013	+ 110.4%
Sandoval County Other – 200	+ 79.0%
West Valencia County – 690	+ 64.3%
Adelino – 750	+ 51.1%

### Bottom 5 Areas: Change in Avg. Sales Price from 2023

87061	- 16.3%
87010	- 29.7%
Estancia, McIntosh, Willard – 292	- 32.2%
87016	- 39.2%
Manzano Mountain – 231	- 44.4%

## Percent of List Price Received



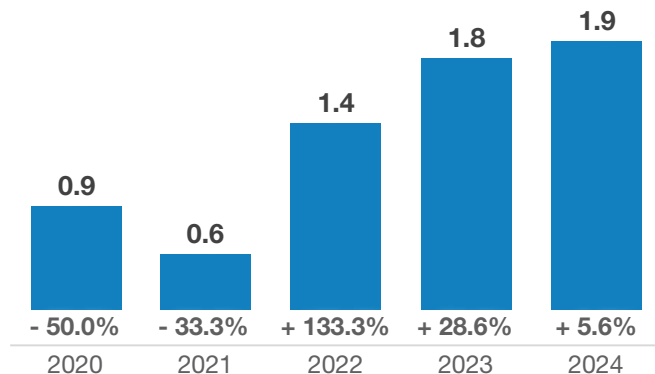
### Top 5 Areas: Change in Pct. of List Price Received from 2023

Manzano Mountain – 231	+ 7.2%
87061	+ 5.1%
Adelino – 750	+ 4.9%
Meadow Lake, El Cerro Mission, Monterrey Park – 720	+ 4.9%
87016	+ 4.5%

### Bottom 5 Areas: Change in Pct. of List Price Received from 2023

87013	- 9.0%
Carnuel, Monticello – 210	- 11.2%
Canoncito – 112	- 16.4%
West Valencia County – 690	- 16.4%
87026	- 36.0%

## Absorption Rate



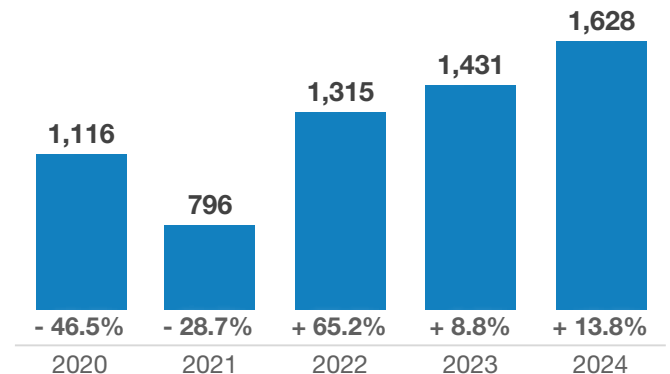
### Top 5 Areas: Change in Months Supply from 2023

Meadow Lake, El Cerro Mission, Monterrey Park – 720	+ 633.3%
87016	+ 308.3%
Manzano Mountain – 231	+ 300.0%
Four Hills Village – 60	+ 150.0%
Fairgrounds – 70	+ 144.4%

### Bottom 5 Areas: Change in Months Supply from 2023

South of I-40 – 230	- 78.1%
87013	- 100.0%
87032	- 100.0%
Canoncito – 112	- 100.0%
Rio Rancho Southwest – 141	- 100.0%

## Inventory of Homes for Sale



### Top 5 Areas: Change in Homes for Sale from 2023

Meadow Lake, El Cerro Mission, Monterrey Park – 720	+ 400.0%
Manzano Mountain – 231	+ 300.0%
87016	+ 200.0%
87068	+ 166.7%
Fairgrounds – 70	+ 110.0%

### Bottom 5 Areas: Change in Homes for Sale from 2023

87013	- 100.0%
87026	- 100.0%
87032	- 100.0%
Canoncito – 112	- 100.0%
Rio Rancho Southwest – 141	- 100.0%

# Price Range Review

**\$200,000 to \$274,999**

Price Range with Shortest Average Days on Market Until Sale

**\$379,000 or More**

Price Range with Longest Average Days on Market Until Sale

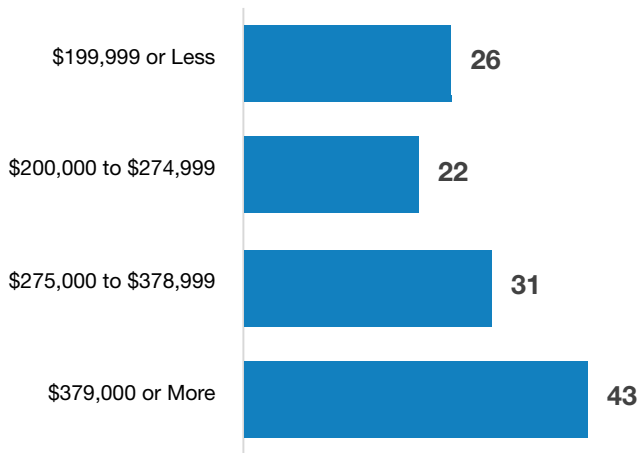
**7.7%**

of Sales at Year End Priced \$200,000 to \$274,999

**- 35.6%**

One-Year Change in Homes for Sale Priced \$200,000 to \$274,999

## Days on Market Until Sale by Price Range



## Share of Homes for Sale \$200,000 to \$274,999



**\$379,000 or More**

Price Range with the Most Closed Sales

**+ 15.1%**

Price Range with Strongest One-Year Change in Sales: \$379,000 or More

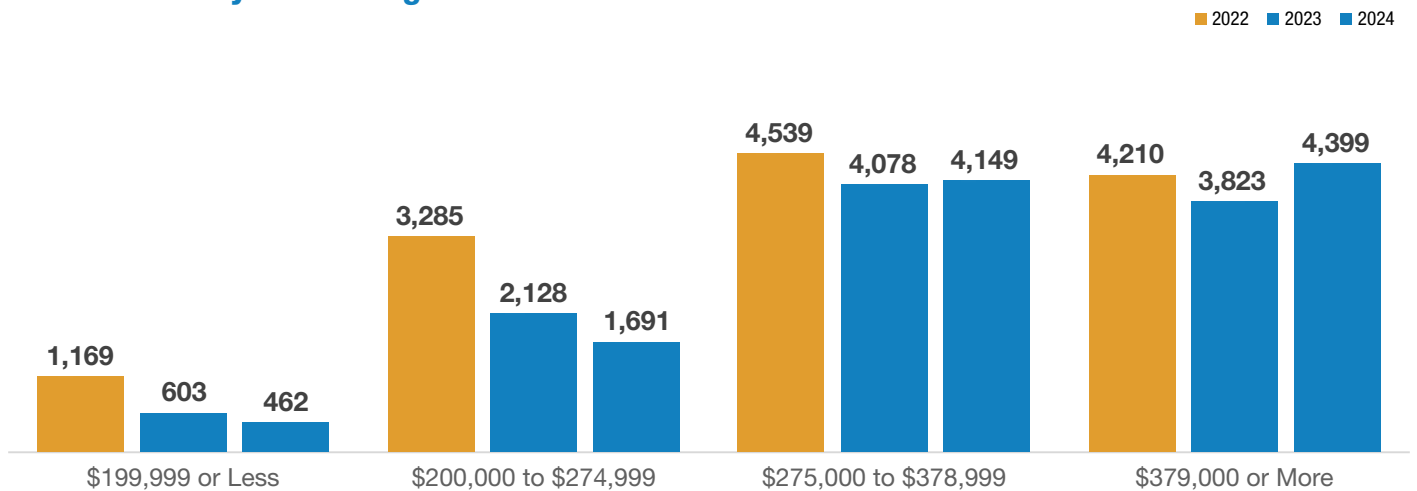
**\$199,999 or Less**

Price Range with the Fewest Closed Sales

**- 23.4%**

Price Range with Weakest One-Year Change in Sales: \$199,999 or Less

## Closed Sales by Price Range



# Property Type Review

**34**

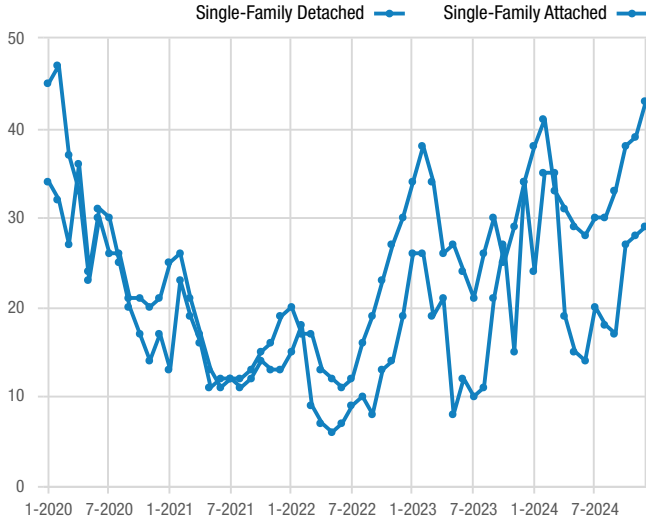
Average Days on Market  
Single-Family Detached

**23**

Average Days on Market  
Single-Family Attached

## Days on Market Until Sale

This chart uses a monthly average for each data point



## Top Areas: Single-Family Attached Market Share in 2024

Academy West – 32	48.0%
87109	36.6%
Downtown Area – 80	34.0%
87102	31.7%
Rio Communities, Tierra Grande – 760	21.1%
87111	20.8%
Near North Valley – 101	20.6%
Far Northeast Heights – 30	20.2%
Four Hills Village – 60	19.4%
87107	18.9%
Southeast Heights – 71	18.6%
87104	18.2%
87123	17.3%
Foothills South – 51	16.8%
Ladera Heights – 111	16.8%

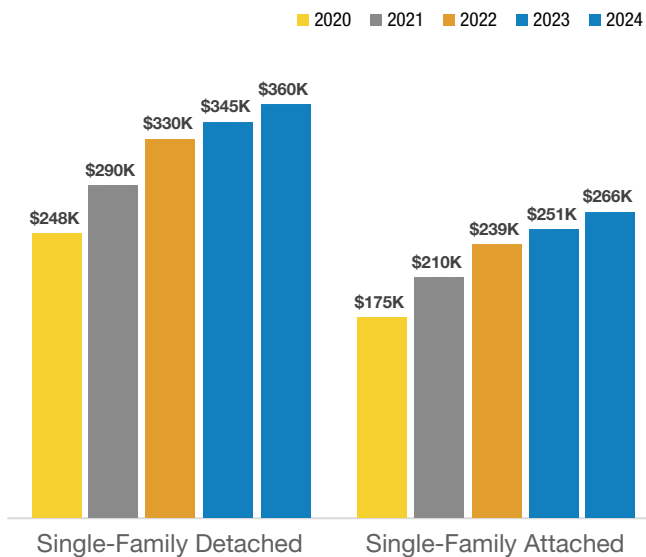
**+ 4.3%**

One-Year Change in Price  
Single-Family Detached

**+ 5.8%**

One-Year Change in Price  
Single-Family Attached

## Median Sales Price



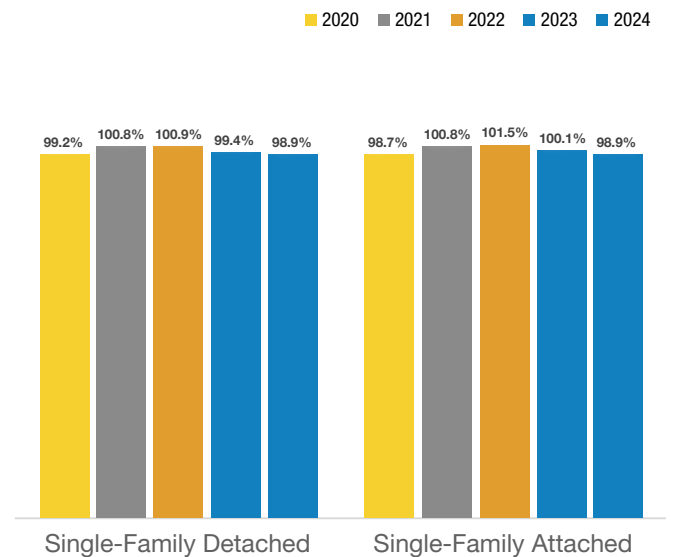
**98.9%**

Pct. of List Price Received  
Single-Family Detached

**98.9%**

Pct. of List Price Received  
Single-Family Attached

## Percent of List Price Received



# Construction Status Review

**71**

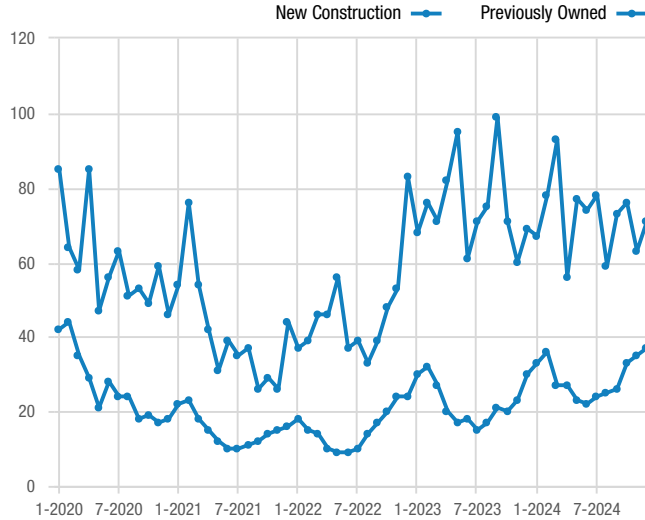
Average Days on Market  
New Construction

**37**

Average Days on Market  
Previously Owned

## Days on Market Until Sale

This chart uses a monthly average for each data point



## Top Areas: New Construction Market Share in 2024

Rio Rancho Northwest – 162	100.0%
West Belen – 730	86.4%
Mesa Del Sol – 72	58.3%
South Moriarty – 291	50.0%
87035	47.6%
West Los Lunas – 701	45.4%
Southwest Edgewood – 280	40.0%
Rio Rancho Mid-West – 152	38.9%
Los Lunas – 700	35.7%
87031	32.4%
Rio Rancho South – 140	32.2%
Rio Rancho North – 160	31.4%
Rio Rancho Mid-North – 151	31.1%
87144	25.4%
87002	24.5%

**+ 3.1%**

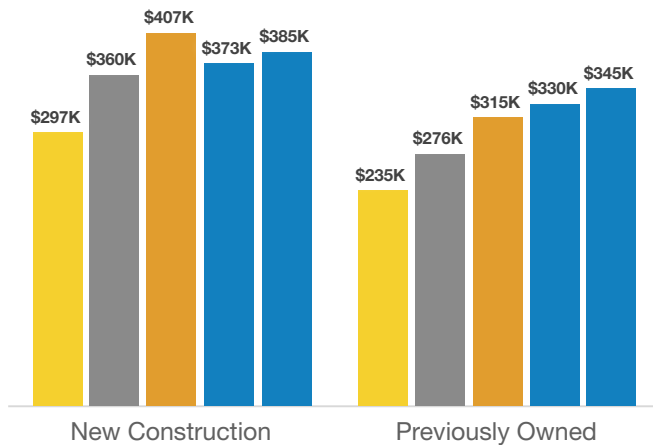
One-Year Change in Price  
New Construction

**+ 4.5%**

One-Year Change in Price  
Previously Owned

## Median Sales Price

■ 2020 ■ 2021 ■ 2022 ■ 2023 ■ 2024



**98.8%**

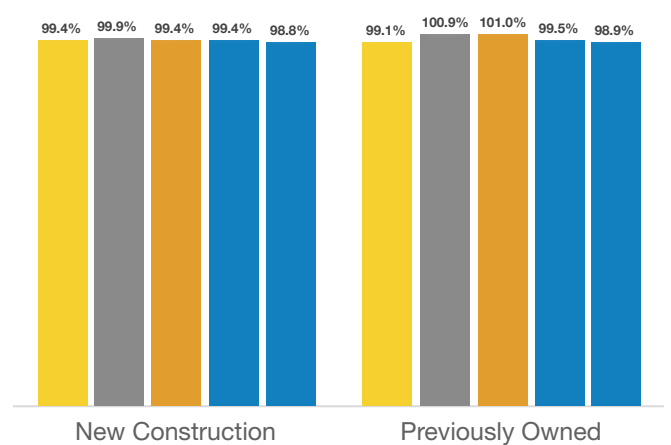
Pct. of List Price Received  
New Construction

**98.9%**

Pct. of List Price Received  
Previously Owned

## Percent of List Price Received

■ 2020 ■ 2021 ■ 2022 ■ 2023 ■ 2024



# Showings Review

**9**

Median Number of Showings Before Pending

**- 10.0%**

One-Year Change in Median Showings before Pending

## Monthly Number of Showings



### Top Areas: Number of Showings

Northeast Heights – 50	12,678
87120	12,442
87114	12,172
87111	11,700
87144	11,169
87124	10,228
87121	8,603
87112	8,553
Far Northeast Heights – 30	8,306
Northwest Heights – 110	8,183

### Top Areas: Showings Per Listing

Sandia Heights – 10	14.7
87122	14.6
87048	14.5
Corrales – 130	14.5
Far Northeast Heights – 30	14.5
87111	14.1
87109	14.0
North Albuquerque Acres Area – 20	14.0
87112	13.8
Academy West – 32	13.8

**144,516**

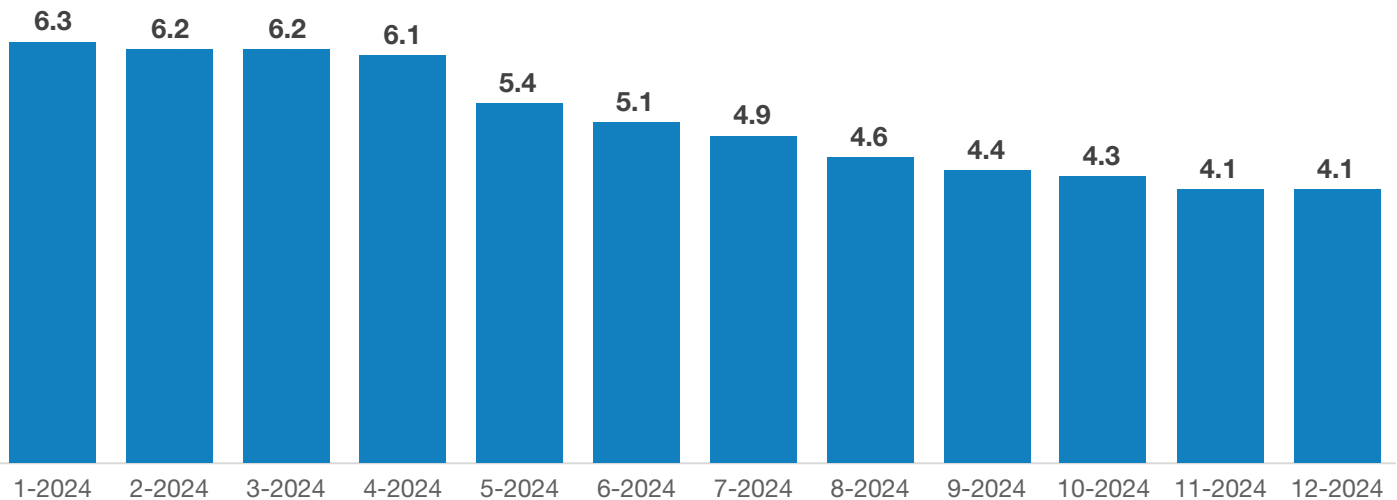
Total Showings in 2024

**Jan '24**

Peak Showing Activity Month

## Monthly Showings per Listing

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# Area Overviews

	Total Closed Sales	Change from 2023	New Listings	Days on Market	Inventory of Homes for Sale	Absorption Rate	Pct. of List Price Received
87001	6	+ 100.0%	13	47	2	1.1	97.2%
87002	237	- 2.5%	303	47	53	2.7	98.4%
87004	75	0.0%	113	34	19	2.9	98.7%
87006	4	—	6	151	4	4.0	91.0%
87008	31	- 3.1%	39	51	4	1.5	98.5%
87010	3	- 25.0%	10	64	1	1.0	93.4%
87013	4	+ 100.0%	3	105	0	0.0	84.1%
87015	130	- 13.9%	178	39	19	1.7	99.0%
87016	12	- 20.0%	22	46	6	4.9	98.1%
87018	0	0.0%	0	—	0	0.0	—
87023	0	- 100.0%	0	—	0	0.0	—
87025	24	- 11.1%	34	54	9	4.1	97.8%
87026	1	0.0%	0	124	0	0.0	64.0%
87031	543	- 13.0%	764	49	155	3.4	98.8%
87032	4	—	4	141	0	0.0	88.1%
87035	42	+ 35.5%	62	49	12	2.9	98.9%
87036	16	+ 60.0%	18	84	6	3.0	93.8%
87042	18	- 5.3%	30	55	6	3.5	98.3%
87043	102	+ 12.1%	146	52	30	3.5	97.6%
87047	78	- 2.5%	122	45	24	3.4	98.2%
87048	110	+ 4.8%	149	52	18	1.9	98.0%
87056	6	+ 20.0%	6	62	1	1.0	98.6%
87059	126	+ 34.0%	152	37	16	1.5	97.2%
87061	2	0.0%	6	10	1	0.7	94.3%
87063	1	—	2	34	1	1.0	95.7%
87068	27	+ 22.7%	39	45	8	2.8	98.6%
87070	0	0.0%	0	—	0	0.0	—
87102	142	- 22.0%	216	40	44	3.6	97.0%
87104	110	+ 26.4%	156	34	26	2.7	98.0%
87105	287	- 3.7%	363	29	47	1.9	98.6%
87106	221	- 1.8%	304	32	41	2.1	98.4%
87107	265	+ 8.2%	335	38	47	2.1	98.1%
87108	248	- 9.5%	338	31	46	2.1	98.7%
87109	366	+ 1.4%	464	23	51	1.6	99.0%
87110	452	+ 3.7%	572	28	71	1.9	98.8%
87111	665	- 1.8%	817	23	78	1.4	99.1%
87112	481	- 5.3%	601	25	77	1.9	99.1%
87113	149	+ 8.0%	182	26	17	1.3	99.3%
87114	766	+ 4.2%	973	29	98	1.5	99.1%

# Area Overviews

Continued	Total Closed Sales	Change from 2023	New Listings	Days on Market	Inventory of Homes for Sale	Absorption Rate	Pct. of List Price Received
87120	837	+ 1.2%	1,032	31	114	1.6	99.2%
87121	680	+ 6.6%	791	27	74	1.3	99.7%
87122	248	- 4.2%	319	30	31	1.4	98.6%
87123	468	+ 3.3%	583	23	53	1.3	99.2%
87124	818	+ 1.7%	1,012	33	129	1.9	99.0%
87144	1,027	+ 4.6%	1,337	40	186	2.2	99.2%
88321	0	- 100.0%	1	—	0	0.0	—
Academy West – 32	252	+ 3.7%	327	24	39	1.8	98.9%
Adelino – 750	10	- 23.1%	17	32	6	4.0	100.0%
Albuquerque Acres West – 21	129	- 7.2%	162	33	16	1.4	99.3%
Belen – 741	77	+ 4.1%	112	39	19	2.8	97.1%
Bernalillo / Algodones – 170	80	+ 2.6%	122	35	20	2.7	98.5%
Bosque Farms and Peralta – 710	44	+ 10.0%	68	50	14	3.3	98.5%
Canoncito – 112	4	+ 100.0%	2	67	0	0.0	90.0%
Carnuel, Monticello – 210	6	+ 50.0%	10	26	2	2.0	91.1%
Corrales – 130	110	+ 4.8%	149	52	18	1.9	98.0%
Downtown Area – 80	156	- 26.1%	234	39	48	3.5	96.9%
East Los Lunas, Tome, Valencia – 711	41	+ 17.1%	64	53	19	5.7	97.5%
Estancia, McIntosh, Willard – 292	15	+ 15.4%	25	72	5	3.4	95.0%
Fairgrounds – 70	114	- 8.1%	154	28	21	2.2	99.0%
Far North Valley – 102	28	+ 40.0%	40	53	5	1.7	95.3%
Far Northeast Heights – 30	465	- 3.9%	566	22	47	1.2	99.2%
Foothills North – 31	95	+ 17.3%	123	22	13	1.6	99.1%
Foothills South – 51	196	+ 4.3%	240	26	18	1.0	98.8%
Four Hills Village – 60	72	- 12.2%	109	35	21	3.5	99.2%
Jarales, Bosque – 742	8	+ 33.3%	10	87	2	1.7	94.5%
Ladera Heights – 111	410	- 4.9%	530	20	57	1.6	99.3%
Las Maravillas, Cypress Gardens – 721	91	- 35.9%	108	37	13	1.8	99.1%
Los Chavez – 740	34	+ 3.0%	42	85	13	3.9	98.1%
Los Lunas – 700	230	- 0.4%	314	40	58	3.0	99.0%
Manzano Mountain – 231	5	- 16.7%	13	40	4	3.2	95.4%
Meadow Lake, El Cerro Mission, Monterrey Park – 720	7	- 30.0%	15	42	5	4.4	99.4%

# Area Overviews

Continued	Total Closed Sales	Change from 2023	New Listings	Days on Market	Inventory of Homes for Sale	Absorption Rate	Pct. of List Price Received
Mesa Del Sol – 72	48	- 25.0%	71	48	10	2.1	98.9%
Mountainair – 293	15	+ 50.0%	17	82	6	3.2	94.2%
Near North Valley – 101	248	+ 23.4%	318	37	39	1.8	98.2%
Near South Valley – 90	161	+ 20.1%	209	29	34	2.5	98.9%
North Albuquerque Acres Area – 20	98	- 11.7%	137	30	15	1.8	97.7%
North Moriarty – 290	2	- 77.8%	5	14	2	2.0	99.1%
North Socorro – 620	14	- 6.7%	22	80	10	5.4	95.3%
North Valley – 100	185	+ 26.7%	230	34	35	2.2	98.5%
North of I-40 – 220	104	+ 2.0%	152	46	26	2.9	98.4%
Northeast Edgewood – 270	39	- 4.9%	53	36	5	1.5	99.0%
Northeast Heights – 50	736	- 2.1%	902	23	103	1.7	99.3%
Northwest Edgewood – 250	64	- 5.9%	79	51	11	2.0	98.9%
Northwest Heights – 110	589	+ 0.9%	750	39	90	1.8	99.0%
Pajarito – 93	13	- 23.5%	13	43	1	0.9	97.5%
Paradise East – 121	251	+ 1.2%	303	25	24	1.1	99.4%
Paradise West – 120	384	+ 10.7%	469	24	45	1.4	99.4%
Placitas Area – 180	102	+ 12.1%	146	52	30	3.5	97.6%
Rio Communities, Tierra Grande – 760	76	0.0%	88	29	10	1.5	99.0%
Rio Rancho Central – 161	308	+ 18.5%	367	21	30	1.1	99.8%
Rio Rancho Mid – 150	532	+ 5.3%	659	27	62	1.4	99.2%
Rio Rancho Mid-North – 151	273	+ 4.6%	364	47	51	2.3	98.5%
Rio Rancho Mid-West – 152	54	+ 35.0%	50	39	7	1.5	99.3%
Rio Rancho North – 160	436	- 3.5%	603	50	110	3.0	99.2%
Rio Rancho Northwest – 162	1	—	2	30	0	0.0	95.5%
Rio Rancho South – 140	236	- 10.9%	301	46	57	2.9	98.6%
Rio Rancho Southwest – 141	5	+ 66.7%	7	14	0	0.0	99.3%
San Ysidro / Jemez Springs – 190	28	- 6.7%	41	51	12	4.6	97.5%
Sandia Heights – 10	96	+ 3.2%	111	29	7	0.8	99.0%
Sandoval County Other – 200	7	+ 40.0%	16	86	5	4.4	89.5%

# Area Overviews

Continued	Total Closed Sales	Change from 2023	New Listings	Days on Market	Inventory of Homes for Sale	Absorption Rate	Pct. of List Price Received
South 217 Area – 260	23	- 32.4%	36	25	5	2.3	99.9%
South Moriarty – 291	40	+ 73.9%	54	51	9	2.3	98.9%
South Socorro – 621	53	+ 17.8%	66	56	19	4.7	95.7%
South of I-40 – 230	66	+ 83.3%	76	33	4	0.7	96.3%
Southeast Heights – 71	242	- 2.8%	298	24	26	1.3	98.6%
Southwest Edgewood – 280	5	- 61.5%	16	13	2	1.5	99.1%
Southwest Heights – 92	628	+ 6.3%	733	27	70	1.3	99.7%
Stanley – 271	5	+ 400.0%	4	55	0	0.0	98.4%
UNM South – 42	182	- 2.7%	219	34	31	2.1	98.3%
UNM – 40	188	+ 4.4%	257	31	24	1.5	98.8%
Uptown – 41	321	- 2.4%	427	25	65	2.3	99.0%
Valley Farms – 91	70	- 12.5%	75	32	7	1.3	97.6%
West Belen – 730	59	- 11.9%	62	80	14	2.9	99.7%
West Los Lunas – 701	152	- 17.4%	239	61	51	3.9	98.8%
West River Valley – 103	21	0.0%	31	30	3	1.7	98.6%
West Valencia County – 690	1	0.0%	1	52	0	0.0	83.6%
Zuzax, Tijeras – 240	65	- 4.4%	83	41	12	2.3	97.7%

# Area Historical Median Prices

	2020	2021	2022	2023	2024	Change from 2023	Change from 2020
87001	\$452,500	\$601,600	\$665,000	\$495,000	\$480,000	- 3.0%	+ 6.1%
87002	\$158,000	\$191,175	\$231,500	\$255,559	\$267,900	+ 4.8%	+ 69.6%
87004	\$272,500	\$354,300	\$379,500	\$365,000	\$400,000	+ 9.6%	+ 46.8%
87006	\$224,200	\$242,450	\$365,000	—	\$394,000	—	+ 75.7%
87008	\$330,000	\$396,500	\$425,000	\$445,000	\$490,000	+ 10.1%	+ 48.5%
87010	\$415,000	\$650,000	\$599,000	\$513,836	\$511,000	- 0.6%	+ 23.1%
87013	\$185,000	\$240,850	\$115,000	\$184,000	\$177,750	- 3.4%	- 3.9%
87015	\$289,450	\$340,100	\$365,000	\$400,000	\$422,500	+ 5.6%	+ 46.0%
87016	\$127,500	\$268,750	\$122,500	\$220,000	\$228,500	+ 3.9%	+ 79.2%
87018	—	—	—	—	—	—	—
87023	\$445,000	\$235,000	\$350,000	\$275,000	—	—	—
87025	\$287,500	\$342,500	\$320,000	\$350,000	\$462,500	+ 32.1%	+ 60.9%
87026	\$111,000	\$377,000	—	\$140,000	\$374,500	+ 167.5%	+ 237.4%
87031	\$218,500	\$259,225	\$293,145	\$300,000	\$320,000	+ 6.7%	+ 46.5%
87032	\$205,000	\$120,000	\$86,000	—	\$252,500	—	+ 23.2%
87035	\$126,000	\$164,500	\$198,000	\$233,000	\$233,445	+ 0.2%	+ 85.3%
87036	\$132,000	\$195,000	\$145,000	\$309,000	\$267,500	- 13.4%	+ 102.7%
87042	\$285,000	\$370,000	\$383,450	\$360,000	\$535,000	+ 48.6%	+ 87.7%
87043	\$500,000	\$575,000	\$650,000	\$678,000	\$668,750	- 1.4%	+ 33.8%
87047	\$417,250	\$485,000	\$520,000	\$560,000	\$527,500	- 5.8%	+ 26.4%
87048	\$530,000	\$640,000	\$711,000	\$689,000	\$675,000	- 2.0%	+ 27.4%
87056	\$337,000	\$378,500	\$370,500	\$475,000	\$370,000	- 22.1%	+ 9.8%
87059	\$333,000	\$417,500	\$395,000	\$419,500	\$477,500	+ 13.8%	+ 43.4%
87061	\$105,300	\$124,500	\$254,000	\$225,000	\$188,250	- 16.3%	+ 78.8%
87063	\$81,703	\$135,000	—	—	\$22,000	—	- 73.1%
87068	\$289,000	\$275,500	\$425,250	\$446,500	\$425,000	- 4.8%	+ 47.1%
87070	—	—	—	—	—	—	—
87102	\$170,000	\$210,001	\$234,000	\$257,500	\$250,000	- 2.9%	+ 47.1%
87104	\$255,000	\$357,500	\$386,500	\$360,000	\$371,800	+ 3.3%	+ 45.8%
87105	\$180,000	\$215,250	\$237,250	\$265,000	\$270,000	+ 1.9%	+ 50.0%
87106	\$282,500	\$295,000	\$345,000	\$364,000	\$398,000	+ 9.3%	+ 40.9%
87107	\$250,000	\$285,000	\$309,690	\$354,089	\$375,000	+ 5.9%	+ 50.0%
87108	\$189,000	\$230,000	\$254,800	\$265,000	\$290,000	+ 9.4%	+ 53.4%
87109	\$258,000	\$299,000	\$325,000	\$355,000	\$362,500	+ 2.1%	+ 40.5%
87110	\$211,000	\$258,000	\$280,000	\$300,000	\$320,000	+ 6.7%	+ 51.7%
87111	\$300,000	\$341,000	\$387,000	\$400,000	\$420,000	+ 5.0%	+ 40.0%
87112	\$210,000	\$243,000	\$278,000	\$296,500	\$312,000	+ 5.2%	+ 48.6%
87113	\$307,000	\$350,000	\$410,000	\$445,000	\$445,000	0.0%	+ 45.0%
87114	\$253,000	\$290,000	\$345,000	\$352,000	\$370,000	+ 5.1%	+ 46.2%

# Area Historical Median Prices

Continued	2020	2021	2022	2023	2024	Change from 2023	Change from 2020
87120	\$245,000	\$280,000	\$330,000	\$350,000	\$370,500	+ 5.9%	+ 51.2%
87121	\$182,000	\$218,000	\$251,000	\$270,000	\$291,250	+ 7.9%	+ 60.0%
87122	\$545,000	\$625,000	\$676,000	\$730,000	\$725,750	- 0.6%	+ 33.2%
87123	\$237,000	\$280,000	\$310,000	\$320,000	\$321,000	+ 0.3%	+ 35.4%
87124	\$236,000	\$278,500	\$321,000	\$345,000	\$354,500	+ 2.8%	+ 50.2%
87144	\$240,000	\$294,900	\$350,000	\$355,000	\$366,910	+ 3.4%	+ 52.9%
88321	\$11,500	\$27,500	—	\$30,000	—	—	—
Academy West – 32	\$243,000	\$275,000	\$300,000	\$340,000	\$330,000	- 2.9%	+ 35.8%
Adelino – 750	\$224,000	\$285,000	\$380,000	\$309,000	\$434,500	+ 40.6%	+ 94.0%
Albuquerque Acres West – 21	\$409,500	\$444,250	\$500,000	\$535,000	\$565,000	+ 5.6%	+ 38.0%
Belen – 741	\$120,000	\$160,000	\$175,000	\$220,000	\$225,000	+ 2.3%	+ 87.5%
Bernalillo / Algodones – 170	\$277,450	\$355,000	\$383,500	\$367,000	\$418,750	+ 14.1%	+ 50.9%
Bosque Farms and Peralta – 710	\$289,000	\$333,250	\$410,000	\$412,763	\$460,000	+ 11.4%	+ 59.2%
Canoncito – 112	\$112,000	—	—	\$230,250	\$247,500	+ 7.5%	+ 121.0%
Carnuel, Monticello – 210	\$349,900	\$273,750	\$261,250	\$372,500	\$417,090	+ 12.0%	+ 19.2%
Corrales – 130	\$530,000	\$640,000	\$711,000	\$689,000	\$675,000	- 2.0%	+ 27.4%
Downtown Area – 80	\$209,000	\$255,000	\$282,750	\$300,000	\$289,900	- 3.4%	+ 38.7%
East Los Lunas, Tome, Valencia – 711	\$280,000	\$365,000	\$443,000	\$450,000	\$420,000	- 6.7%	+ 50.0%
Estancia, McIntosh, Willard – 292	\$97,000	\$135,000	\$108,000	\$220,000	\$185,000	- 15.9%	+ 90.7%
Fairgrounds – 70	\$180,000	\$218,000	\$253,500	\$268,000	\$284,500	+ 6.2%	+ 58.1%
Far North Valley – 102	\$460,000	\$489,848	\$530,000	\$609,750	\$512,500	- 15.9%	+ 11.4%
Far Northeast Heights – 30	\$305,000	\$346,000	\$390,000	\$415,500	\$425,000	+ 2.3%	+ 39.3%
Foothills North – 31	\$520,000	\$585,000	\$630,000	\$650,000	\$695,000	+ 6.9%	+ 33.7%
Foothills South – 51	\$315,000	\$350,000	\$390,500	\$427,000	\$440,000	+ 3.0%	+ 39.7%
Four Hills Village – 60	\$335,000	\$357,500	\$425,000	\$482,500	\$477,450	- 1.0%	+ 42.5%
Jarales, Bosque – 742	\$160,000	\$220,000	\$350,000	\$221,200	\$240,000	+ 8.5%	+ 50.0%
Ladera Heights – 111	\$200,000	\$236,000	\$269,000	\$290,000	\$305,000	+ 5.2%	+ 52.5%
Las Maravillas, Cypress Gardens – 721	\$164,630	\$200,000	\$243,500	\$270,000	\$270,000	0.0%	+ 64.0%
Los Chavez – 740	\$220,753	\$247,400	\$284,900	\$290,000	\$366,000	+ 26.2%	+ 65.8%
Los Lunas – 700	\$231,000	\$266,500	\$305,500	\$315,000	\$325,000	+ 3.2%	+ 40.7%
Manzano Mountain – 231	\$212,500	\$335,000	\$455,000	\$237,500	\$290,000	+ 22.1%	+ 36.5%
Meadow Lake, El Cerro Mission, Monterey Park – 720	\$129,900	\$180,000	\$219,000	\$215,695	\$269,000	+ 24.7%	+ 107.1%

# Area Historical Median Prices

Continued	2020	2021	2022	2023	2024	Change from 2023	Change from 2020
Mesa Del Sol – 72	\$321,352	\$335,000	\$385,000	\$384,836	\$451,683	+ 17.4%	+ 40.6%
Mountainair – 293	\$132,000	\$195,000	\$145,000	\$309,000	\$260,000	- 15.9%	+ 97.0%
Near North Valley – 101	\$219,500	\$253,000	\$285,000	\$300,000	\$329,500	+ 9.8%	+ 50.1%
Near South Valley – 90	\$163,000	\$185,000	\$217,000	\$225,000	\$255,000	+ 13.3%	+ 56.4%
North Albuquerque Acres Area – 20	\$647,000	\$710,000	\$788,000	\$829,900	\$825,263	- 0.6%	+ 27.6%
North Moriarty – 290	\$235,000	\$290,000	\$319,000	\$342,000	\$379,000	+ 10.8%	+ 61.3%
North Socorro – 620	\$130,000	\$210,000	\$244,000	\$195,000	\$242,500	+ 24.4%	+ 86.5%
North Valley – 100	\$299,500	\$350,000	\$399,500	\$446,375	\$420,000	- 5.9%	+ 40.2%
North of I-40 – 220	\$385,000	\$453,000	\$465,000	\$491,000	\$505,000	+ 2.9%	+ 31.2%
Northeast Edgewood – 270	\$244,000	\$329,000	\$355,000	\$400,000	\$410,500	+ 2.6%	+ 68.2%
Northeast Heights – 50	\$206,000	\$240,000	\$270,000	\$289,000	\$300,000	+ 3.8%	+ 45.6%
Northwest Edgewood – 250	\$317,500	\$354,250	\$400,000	\$439,500	\$449,000	+ 2.2%	+ 41.4%
Northwest Heights – 110	\$279,000	\$323,000	\$384,980	\$400,000	\$419,200	+ 4.8%	+ 50.3%
Pajarito – 93	\$183,500	\$240,750	\$287,000	\$290,000	\$325,000	+ 12.1%	+ 77.1%
Paradise East – 121	\$255,000	\$300,000	\$350,000	\$361,250	\$385,000	+ 6.6%	+ 51.0%
Paradise West – 120	\$242,000	\$275,000	\$322,550	\$332,000	\$350,000	+ 5.4%	+ 44.6%
Placitas Area – 180	\$500,000	\$575,000	\$650,000	\$678,000	\$668,750	- 1.4%	+ 33.8%
Rio Communities, Tierra Grande – 760	\$165,000	\$189,000	\$210,000	\$242,600	\$249,000	+ 2.6%	+ 50.9%
Rio Rancho Central – 161	\$201,220	\$235,000	\$275,000	\$290,000	\$315,000	+ 8.6%	+ 56.5%
Rio Rancho Mid – 150	\$222,250	\$262,850	\$300,000	\$315,000	\$325,000	+ 3.2%	+ 46.2%
Rio Rancho Mid-North – 151	\$252,950	\$310,293	\$386,000	\$400,000	\$376,990	- 5.8%	+ 49.0%
Rio Rancho Mid-West – 152	\$179,900	\$218,000	\$268,010	\$296,950	\$327,990	+ 10.5%	+ 82.3%
Rio Rancho North – 160	\$278,340	\$338,788	\$400,000	\$392,195	\$410,000	+ 4.5%	+ 47.3%
Rio Rancho Northwest – 162	\$352,000	\$413,392	—	—	\$343,690	—	- 2.4%
Rio Rancho South – 140	\$277,500	\$331,000	\$369,000	\$377,590	\$423,309	+ 12.1%	+ 52.5%
Rio Rancho Southwest – 141	\$180,000	\$235,000	\$230,000	\$273,000	\$320,000	+ 17.2%	+ 77.8%
San Ysidro / Jemez Springs – 190	\$277,000	\$317,000	\$320,000	\$375,000	\$469,250	+ 25.1%	+ 69.4%
Sandia Heights – 10	\$515,000	\$591,500	\$679,000	\$675,000	\$665,000	- 1.5%	+ 29.1%
Sandoval County Other – 200	\$86,250	\$231,600	\$241,000	\$190,000	\$205,500	+ 8.2%	+ 138.3%

# Area Historical Median Prices

Continued	2020	2021	2022	2023	2024	Change from 2023	Change from 2020
South 217 Area – 260	\$260,000	\$325,000	\$355,500	\$342,500	\$379,000	+ 10.7%	+ 45.8%
South Moriarty – 291	\$114,001	\$152,500	\$180,000	\$215,000	\$233,098	+ 8.4%	+ 104.5%
South Socorro – 621	\$140,000	\$141,705	\$180,250	\$180,000	\$190,000	+ 5.6%	+ 35.7%
South of I-40 – 230	\$295,000	\$399,950	\$360,073	\$399,500	\$404,500	+ 1.3%	+ 37.1%
Southeast Heights – 71	\$237,000	\$285,000	\$315,000	\$310,000	\$315,500	+ 1.8%	+ 33.1%
Southwest Edgewood – 280	\$255,000	\$275,000	\$285,000	\$320,000	\$369,000	+ 15.3%	+ 44.7%
Southwest Heights – 92	\$181,000	\$217,000	\$250,000	\$270,000	\$292,700	+ 8.4%	+ 61.7%
Stanley – 271	\$299,000	\$382,000	\$370,500	\$249,000	\$325,000	+ 30.5%	+ 8.7%
UNM South – 42	\$245,000	\$257,500	\$325,000	\$307,500	\$350,000	+ 13.8%	+ 42.9%
UNM – 40	\$311,850	\$335,513	\$370,000	\$388,250	\$422,092	+ 8.7%	+ 35.4%
Uptown – 41	\$195,000	\$240,000	\$265,000	\$285,000	\$305,000	+ 7.0%	+ 56.4%
Valley Farms – 91	\$225,000	\$277,500	\$282,500	\$303,500	\$322,500	+ 6.3%	+ 43.3%
West Belen – 730	\$188,338	\$200,750	\$275,900	\$269,900	\$282,900	+ 4.8%	+ 50.2%
West Los Lunas – 701	\$235,000	\$274,000	\$325,000	\$314,950	\$339,000	+ 7.6%	+ 44.3%
West River Valley – 103	\$439,900	\$420,000	\$564,000	\$655,000	\$617,000	- 5.8%	+ 40.3%
West Valencia County – 690	\$111,000	\$180,000	\$355,790	\$140,000	\$230,000	+ 64.3%	+ 107.2%
Zuzax, Tijeras – 240	\$365,250	\$425,000	\$425,000	\$436,250	\$570,000	+ 30.7%	+ 56.1%