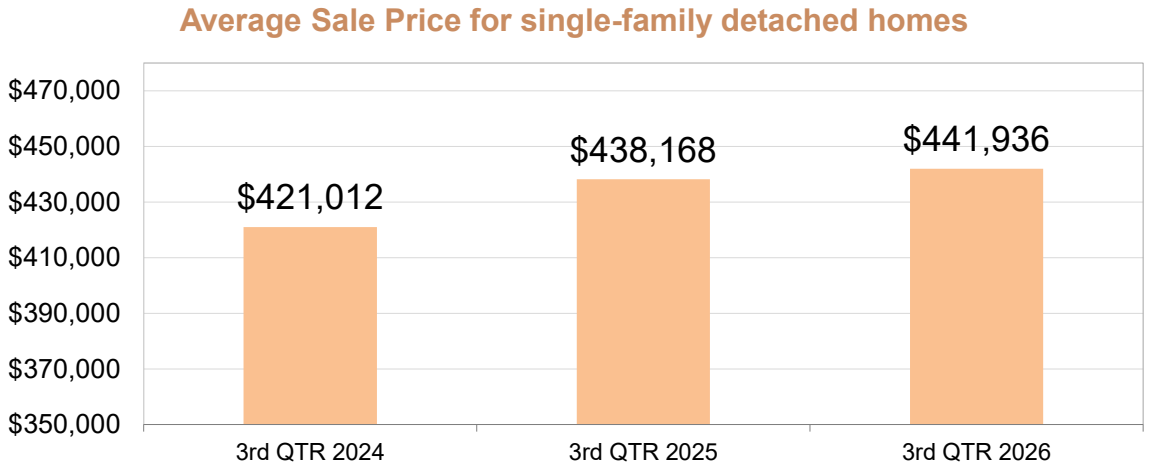
3rd QTR 2026 & 2025 RECAP for Greater Albuquerque Areas

Detached	2026	2025	% of Change
Average Sale Price:	$441,936	$438,168	+0.9%
Median Sale Price:	$386,990	$378,890	+2.1%
Total Sold & Closed:	2,283	2,352	-2.9%
Total Dollar Volume*:	$1,009.0	$1,042.8	-3.2%
New Listings:	3,080	3,040	+1.3%
Days on Market:	16	16	+0.0%

Attached	2026	2025	% of Change
Average Sale Price:	$274,099	$284,504	-3.7%
Median Sale Price:	$275,000	$279,950	-1.8%
Total Sold & Closed:	243	249	-2.4%
Total Dollar Volume*:	$66.6	$72.3	-7.9%
New Listings:	315	324	-2.8%
Days on Market:	16	18	-11.1%

The numbers above reflect the time periods between July 1 and September 31 of 2026 and 2025.

****Total Dollar Volume (millions)***



3rd QTR 2026 & 2025 RECAP for Albuquerque (Areas 10-121)

Detached	2026	2025	% of Change
Average Sale Price:	$447,533	$444,201	+0.8%
Median Sale Price:	$380,000	$375,000	+1.3%
Total Sold & Closed:	1,418	1,546	-8.3%
Total Dollar Volume*:	$634.6	$686.7	-7.6%
New Listings:	1,815	1,213	+49.6%
Days on Market:	14	15	-6.7%

Attached	2026	2025	% of Change
Average Sale Price:	$278,128	$286,395	-2.9%
Median Sale Price:	$276,500	$280,000	-1.3%
Total Sold & Closed:	204	213	-4.2%
Total Dollar Volume*:	$56.7	$61.0	-7.0%
New Listings:	276	185	+49.2%
Days on Market:	15	18	-16.7%

The numbers above reflect the time periods between July 1 and September 31 of 2026 and 2025.

****Total Dollar Volume (millions)***

3rd QTR 2026 & 2025 RECAP for Rio Rancho (Areas 140-162)

Detached	2026	2025	% of Change
Average Sale Price:	$422,755	$414,080	+2.1%
Median Sale Price:	$399,900	$387,145	+3.3%
Total Sold & Closed:	496	456	+8.8%
Total Dollar Volume*:	$209.7	$188.8	+11.1%
New Listings:	677	698	-3.0%
Days on Market:	18	21	-14.3%

Attached	2026	2025	% of Change
Average Sale Price:	$249,869	$267,752	-6.7%
Median Sale Price:	$260,000	$287,500	-9.6%
Total Sold & Closed:	33	30	+10.0%
Total Dollar Volume*:	$8.2	$8.0	+2.1%
New Listings:	29	34	-14.7%
Days on Market:	23	30	-23.3%

The numbers above reflect the time periods between July 1 and September 31 of 2026 and 2025.

****Total Dollar Volume (millions)***

3rd QTR 2026 & 2025 RECAP for East Mountains (Areas 210-293)

Detached	2026	2025	% of Change
Average Sale Price:	$450,998	$470,088	-4.1%
Median Sale Price:	$446,000	$445,000	+0.2%
Total Sold & Closed:	119	142	-16.2%
Total Dollar Volume*:	$53.7	$66.8	-19.6%
New Listings:	178	193	-7.8%
Days on Market:	19	22	-13.6%

3rd QTR 2026 & 2025 RECAP for Valencia County (Areas 690-760)

Attached	2026	2025	% of Change
Average Sale Price:	$345,464	$356,667	-3.1%
Median Sale Price:	$331,315	$323,922	+2.3%
Total Sold & Closed:	178	176	+1.1%
Total Dollar Volume*:	$61.5	$62.8	-2.0%
New Listings:	288	254	+13.4%
Days on Market:	22	20	+10.0%

The numbers above reflect the time periods between July 1 and September 31 of 2026 and 2025.

****Total Dollar Volume (millions)***

3rd Quarter 2026 Sales By Area

		Sales	Change from 3rd QTR 2025	Average Sale Price	Change from 3rd QTR 2025	Median Sale Price	Change from 3rd QTR 2025
10	Sandia Heights	22	-26.67%	$797,068	15.82%	$774,500	20.45%
20	North Albuq. Acres	36	-2.70%	$898,388	-4.05%	$911,030	10.83%
21	Albuq. Acres West	40	14.29%	$627,021	-5.98%	$540,000	-16.28%
30	Far NE Heights	103	-21.37%	$584,973	2.98%	$505,000	3.06%
31	Foothills North	23	-30.30%	$987,255	20.13%	$725,000	-0.34%
32	Academy West	42	-16.00%	$414,946	1.96%	$383,500	0.66%
40	UNM	50	-5.66%	$491,857	2.61%	$442,750	2.49%
41	Uptown	77	2.67%	$350,033	14.63%	$334,000	13.22%
42	UNM South	44	0.00%	$425,902	11.47%	$365,000	2.96%
50	NE Heights	142	-17.44%	$325,030	0.09%	$315,000	0.00%
51	Foothills South	43	7.50%	$486,714	-5.48%	$473,000	-1.67%
60	Four Hills	14	0.00%	$497,536	-12.80%	$447,500	-22.84%
70	Fairgrounds	26	-10.34%	$299,462	-2.17%	$294,500	-5.00%
71	Southeast Heights	50	16.28%	$391,795	2.72%	$405,000	5.19%
72	Mesa Del Sol	24	41.18%	$468,261	9.66%	$430,000	2.63%
80	Downtown	29	-36.96%	$368,893	-10.01%	$326,000	-2.10%
90	Near South Valley	25	-26.47%	$250,484	-9.26%	$230,000	-11.83%
91	Valley Farms	21	10.53%	$446,186	7.79%	$429,000	14.40%
92	Southwest Heights	109	-9.92%	$311,111	2.19%	$305,000	1.67%
93	Pajarito	3	50.00%	$365,000	-14.12%	$310,000	-27.06%
100	North Valley	32	-15.79%	$561,080	-6.09%	$461,000	2.44%
101	Near North Valley	51	-13.56%	$461,772	2.61%	$375,000	12.61%
102	Far North Valley	9	0.00%	$953,234	-11.98%	$775,000	-9.88%
103	West River Valley	3	-40.00%	$986,667	-10.09%	$925,000	-38.29%
110	Northwest Heights	153	2.00%	$457,513	-0.69%	$415,000	1.22%
111	Ladera Heights	74	-15.91%	$335,059	-0.10%	$328,450	1.37%
112	Canoncito	0	N/A	$0	N/A	$0	N/A
120	Paradise West	102	8.51%	$367,985	0.16%	$360,000	1.41%
121	Paradise East	71	-8.97%	$416,922	-0.53%	$388,000	-1.77%
130	Corrales	30	20.00%	$755,859	-1.64%	$762,500	7.39%
140	Rio Rancho South	79	36.21%	$472,501	-2.82%	$425,000	-10.53%
141	Rio Rancho Southwest	1	N/A	$275,000	N/A	$275,000	N/A
150	Rio Rancho Mid	126	-0.79%	$404,848	-0.29%	$365,000	4.29%
151	Rio Rancho Mid-North	113	28.41%	$449,215	7.53%	$415,550	3.79%
152	Rio Rancho Mid-West	17	30.77%	$335,954	16.72%	$330,000	5.43%
160	Rio Rancho North	101	-7.34%	$460,854	4.23%	$435,000	4.82%
161	Rio Rancho Central	59	-3.28%	$306,008	-8.31%	$300,000	-6.25%
162	Rio Rancho Northwest	0	N/A	$0	N/A	$0	N/A
170	Bernalillo/Algodones	17	0.00%	$405,647	7.01%	$435,000	12.99%
180	Placitas	25	38.89%	$796,739	20.73%	$749,000	8.63%
210-293	East Mountain Area	119	0.00%	$450,998	0.00%	$446,000	0.00%
690-760	Valencia County	178	0.00%	$345,464	0.00%	$331,315	0.00%

3rd Quarter 2026 Sales By Area

		Sales	Change from 3rd QTR 2025	Average Sale Price	Change from 3rd QTR 2025	Median Sale Price	Change from 3rd QTR 2025
210	Carnuel/Monticello	1	0.00%	$400,000	37.93%	$400,000	37.93%
220	North of I-40	30	0.00%	$596,683	4.33%	$555,000	16.35%
230	South of I-40	18	-14.29%	$403,639	-18.87%	$365,000	-20.65%
231	Manzano Mountain	0	-100.00%	$0	-100.00%	$0	-100.00%
240	Zuzax Tijeras	15	-6.25%	$522,901	0.84%	$525,000	-0.28%
250	NW Edgewood	15	-46.43%	$473,893	3.88%	$420,000	-9.09%
260	South 217	13	116.67%	$393,000	28.21%	$415,000	28.95%
270	NE Edgewood	6	-64.71%	$440,667	-9.88%	$474,500	2.04%
271	Stanley	0	N/A	$0	N/A	$0	N/A
280	SE Edgewood	2	100.00%	$410,500	-16.22%	$410,500	-16.22%
290	North Moriarty	1	-83.33%	$359,000	-14.52%	$359,000	-16.02%
291	South Moriarty	11	22.22%	$273,457	2.93%	$257,795	-1.23%
292	Estancia McIntosh	4	-20.00%	$122,725	-57.05%	$137,450	-52.38%
293	Mountainair	3	200.00%	$239,667	-60.06%	$169,000	-71.83%
690	West Valencia County	1	N/A	$165,000	N/A	$165,000	N/A
700	Los Lunas	38	-13.64%	$351,796	-3.94%	$354,340	1.24%
701	W Los Lunas	40	29.03%	$369,196	-1.59%	$365,660	2.14%
710	Bosque/Peralta	12	50.00%	$464,833	-2.40%	$422,500	-1.74%
711	East Los Lunas/Tome	15	25.00%	$425,766	-17.84%	$387,195	-22.75%
720	Meadowlake/El Cerro	0	N/A	$0	N/A	$0	N/A
721	Las Maravillas	33	37.50%	$293,415	-0.70%	$294,245	-1.19%
730	West Belen	5	-54.55%	$307,960	2.80%	$299,900	0.33%
740	Los Chavez	4	-55.56%	$374,225	-8.78%	$370,000	5.11%
741	Belen	13	85.71%	$229,492	-19.07%	$212,000	-17.19%
742	Jarales Bosque	3	N/A	$220,344	N/A	$220,000	N/A
750	Adelino	0	-100.00%	$348,900	0.00%	$315,000	0.00%
760	Rio Communities/Tierra Grande	0	-100.00%	$287,756	0.00%	$279,900	0.00%