87106 Albuquerque market brief

A weekly inventory check and the latest completed month of sales.

Week ending Nov 20, 2026

74	24	$421,765	4
Homes for sale	Pending homes	Median list price	New pendings

How the month changed

All homes	Oct 2025	Sep 2026	Oct 2026	Monthly change
Closed sales	28	19	13	–6
Median sale price	$396,250	$376,500	$400,000	+$23,500
Average sale price	$407,342	$383,654	$431,858	+$48,204
Median sale price per sq ft	$256.74	$246.52	$222.53	–$23.98
New pendings	29	19	24	+5
Median days to contract for new pendings	51	37	43	+6

268 closings over the last 12 months · Nov 2025 through Oct 2026

Weekly activity

All homes	Nov 13	Nov 20
Homes for sale	74	74
Pending homes	28	24
New pendings	4	4
New listings	7	5
Closed sales	6	5
Median list price	$432,000	$421,765
Median days on market for homes for sale	45.5	44.5

At the closing table

October 2026	
Median days on market, closed sales	**64**
Median % of final list price received	**94.8%**
Median % of original list price received	**90.1%**
Closed dollar volume	**$5,614,160**
Months of supply	**6.3**

Activity by home type

October 2026	New pendings	Days to contract[1]	Closed sales	Median sale price
All homes	24	43	13	$400,000
Detached	23	47	13	$400,000
Attached	1	3	0	No sales

[1] Median days from listing to contract for homes that went pending that month.

For buyers

The 24 homes that went pending in October 2026 took a median of 43 days to contract. Use that timing when planning tours.

For sellers

All 13 closings were detached. Start with sales of your home type when choosing comparable properties.