

Albuquerque 87106

ZIP code · NM · New Mexico · Bernalillo County · Albuquerque

BUYER'S MARKET

\$366K

MEDIAN SALE PRICE

-55.3%

1-YR CHANGE

79

SALES (12 MO)

\$378K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



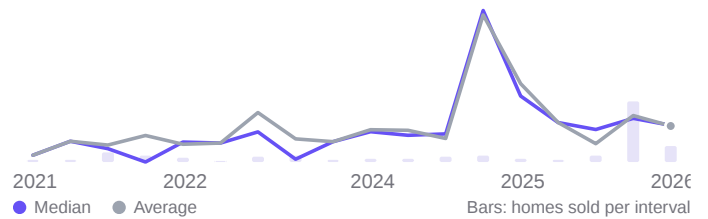
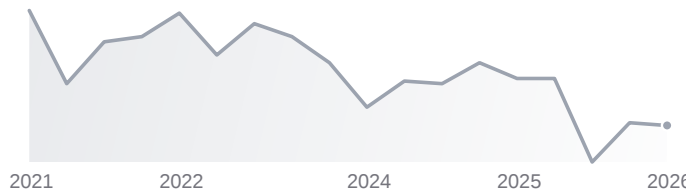
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

31 / 100

Sale prices

Median \$331K · Average \$329K

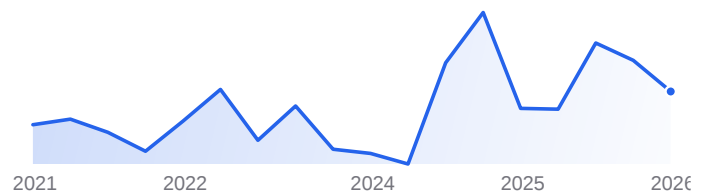
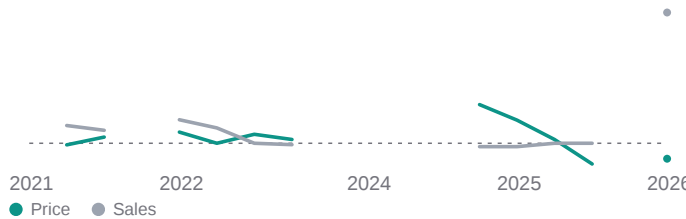


Growth (year over year)

Price -55.3% · Sales +464.3%

Price per square foot

\$214/ft²

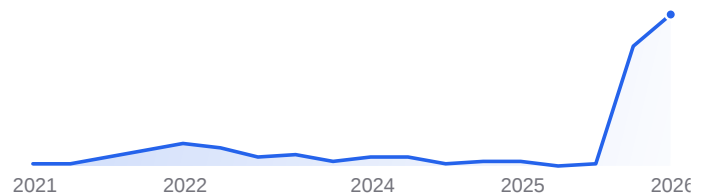


Sale premium vs estimated value

-10.6%

Annual turnover (share of homes sold)

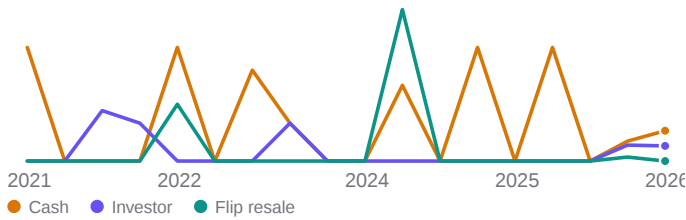
1.0%



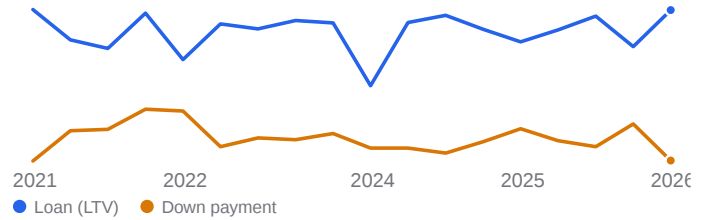
BUYERS & OUTCOMES

Buyer mix

Cash 13% · Investor 6.7% · Flip resale 0%

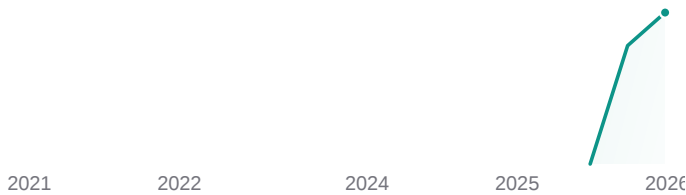


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



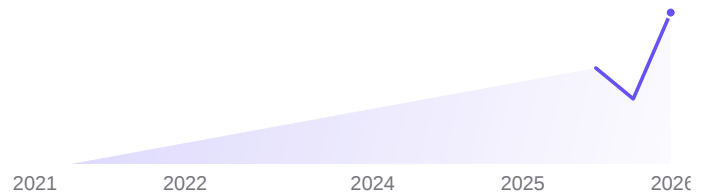
Sellers who sold at a gain

100%



Typical hold before selling

18.0 yrs



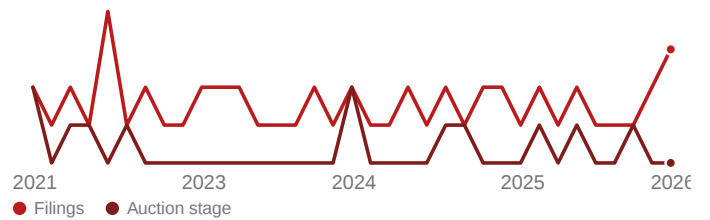
Median annualized return at resale

+3.9%



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	7,889
Median value (AVM)	\$378K
Median size	1,603 ft²
Median bedrooms	3
Median year built	1950
Single family	76%
Condos	3.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.3%
Owner occupied	71%
Company owned	18%
Median loan-to-value	45%

Typical ownership tenure

8.9 yrs

COMMUNITY

Population	26,086
Density	2,025 / mi²
Median household income	\$59K
Average household income	\$75K
Crime index (US avg 100)	136
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	130
Homes occupied	90%
Bachelor's or higher	24%
Poverty rate	22.8%
Unemployment	1.2%
Average temp	56°F
Annual precip	9 in
Sunshine	76%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.