

September 2025 Newsletter



Southwest
SELECT PROPERTIES

THERESE & JIM WING
Real Estate Professionals Of New Mexico

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www.abqhomeconnection.com

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jwingabq@gmail.com

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OUR 115
CLIENT 5 STAR
REVIEWS**

Featured Listings

All listings as of September 1, 2025

Custom Home in North Albuquerque Acres

\$895,000
4bd, 3ba, 2,699sf
11000 Richfield Ave NE
Albuquerque, NM 87122

**View
Listing**



Jubilee in Los Lunas



\$440,000
2bd, 3ba, 2,255sf
4070 Mora River Ave SW
Los Lunas, NM 87031

**View
Listing**

Del Webb at Mirehaven



\$459,900
2bd, 2ba, 1,860sf
9312 Bear Lake Way NW
Albuquerque, NM 87120

**View
Listing**



\$635,000
2bd, 2ba, 2,078sf
9323 Bear Lake Way NW
Albuquerque, NM 87120

**View
Listing**

\$615,000
2bd, 3ba, 2,591sf
9232 Wind Caves Way NW
Albuquerque, NM 87120

**View
Listing**



\$599,000



3bd, 3ba, 2,466sf
9316 Iron Creek Ln NW
Albuquerque, NM 87120

**View
Listing**



\$510,000
2bd, 2ba, 1,835sf
2324 Chuckwalla Spring Trl NW
Albuquerque, NM 87120

**View
Listing**



\$585,000
3bd, 2ba, 2,343sf
2220 Cebolla Creek Way NW
Albuquerque, NM 87120

**View
Listing**

\$695,000
2bd, 3ba, 2,590sf
9300 Iron Creek Ln NW
Albuquerque, NM 87120

**View
Listing**



\$539,000
2bd, 2ba, 2,092sf
2128 Goose Lake Trl NW
Albuquerque, NM 87120

**View
Listing**



\$478,000
2bd, 2ba, 1,835sf
2128 Coyote Creek Trl NW
Albuquerque, NM 87120

**View
Listing**

Del Webb Alegria

\$535,000
2bd, 3ba, 2,357sf
959 Salt Cedar Ct
Bernalillo, NM 87004

[View
Listing](#)



Cabezon



\$449,900
4bd, 3ba, 3,144sf
1505 Ricasoli Dr SE
Rio Rancho, NM 87124

[View
Listing](#)

Contact us direct for the most updated Listing Information
or get emailed listings as they hit the market by clicking button below!

[Realty Watcher Automatic
Notifications](#)

[Area Property
Search](#)

[View All Our
Listings](#)

Real Estate Review-News, Stats & Finances

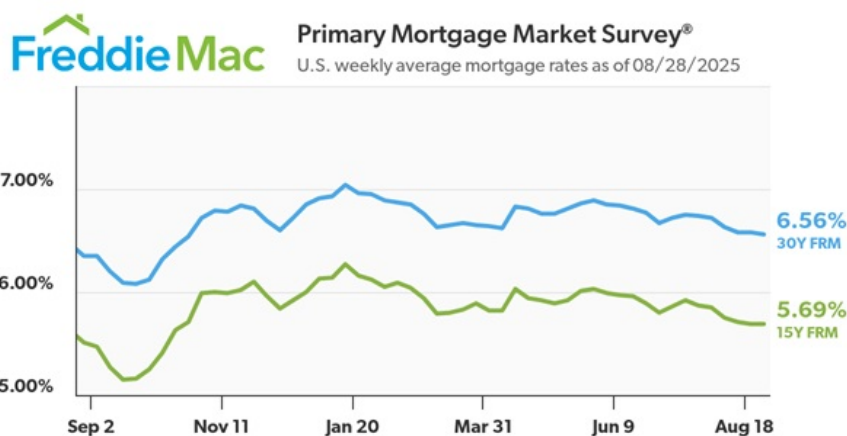


[Veterans Guide to
Home Ownership &
VA Loans](#)

[New Mexico Dept. of
Veterans Services](#)



**Home Buyers have Opportunity with
their Best Negotiating Power in more
than Five Years**



“Mortgage rates are at a 10-month low,” said Sam Khater, Freddie Mac’s Chief Economist. “Purchase demand continues to rise on the back of lower rates and solid economic growth. Though many potential homebuyers still face affordability challenges, consistently lower rates may provide them with the impetus to enter the market.”

2025 Albuquerque Area Market Statistics

(Click on Images below for larger view)

July 2025 Market Statistics

GAAR Green Sheet - July 2025

An informative overview of the Monthly Statistical Highlights. The DMMLS market areas includes Albuquerque, Corrales, Placitas, Rio Rancho, Bernalillo, East Mountains/Estancia Basin and most of Valencia County.



New Listings		Pending Sales		Closed Sales	
Detached	1,091	Detached	898	Detached	809
Attached	103	Attached	109	Attached	80
One Year Ago		One Year Ago		One Year Ago	
Detached	1,086	Detached	942	Detached	874
Attached	92	Attached	97	Attached	79
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+0.5%		-4.7%		-7.4%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
+7.6%		+0.7%		+4.7%	
Median Sale Price		Average Sales Price		% of List Price Received	
Detached	\$370,000	Detached	\$436,955	Detached	98.6%
Attached	\$280,000	Attached	\$279,972	Attached	98.5%
One Year Ago		One Year Ago		One Year Ago	
Detached	\$370,305	Detached	\$434,146	Detached	98.9%
Attached	\$270,000	Attached	\$272,865	Attached	99.5%
% Change (Detached)		% Change (Detached)		% Change (Detached)	
-0.1%		+0.6%		-0.3%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
+3.3%		+5.2%		+0.3%	
Inventory of Homes for Sale		Avg. Days On Market Until Sale		Months Supply*	
Detached	2,098	Detached	34	Detached	2.3
Attached	181	Attached	34	Attached	1.7
One Year Ago		One Year Ago		One Year Ago	
Detached	1,623	Detached	29	Detached	1.7
Attached	126	Attached	20	Attached	1.3
% Change (Detached)		% Change (Detached)		% Change (Detached)	
+29.3%		+17.2%		+35.3%	
YTD % Change (Detached)		YTD % Change (Detached)		YTD % Change (Detached)	
-		+25.0%		+31.8%	

*The inventory of homes for sale at the end of a given month, divided by the pending sales for the month.

SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

2nd Quarter 2025 Market Report

GAAR Green Sheet 2nd QTR 2025

A single page overview of the Quarterly Statistical Highlights to compare years. The DMMLS market areas includes Albuquerque, Corrales, Placitas, Rio Rancho, Bernalillo, East Mountains/Estancia Basin and Valencia County.



New Listings		Closed Sales		Sales Volume (in millions)	
Detached	3,844	Detached	2,551	Detached	\$1,093.6
Attached	376	Attached	265	Attached	\$78.4
One Year Ago		One Year Ago		One Year Ago	
Detached	3,282	Detached	2,522	Detached	\$1,048.1
Attached	317	Attached	262	Attached	\$72.8
% Change Detached		% Change Detached		% Change Detached	
17.1%		1.1%		4.3%	
% Change Attached		% Change Attached		% Change Attached	
18.6%		1.1%		7.7%	
Median Sales Price		Average Sales Price		Average Days on Market	
Detached	\$367,000	Detached	\$428,701	Detached	36
Attached	\$281,000	Attached	\$295,998	Attached	26
One Year Ago		One Year Ago		One Year Ago	
Detached	\$361,007	Detached	\$415,565	Detached	31
Attached	\$270,500	Attached	\$277,857	Attached	16
% Change Detached		% Change Detached		% Change Detached	
1.7%		3.2%		16.1%	
% Change Attached		% Change Attached		% Change Attached	
3.9%		6.5%		62.5%	

Median Sales Price by Market Area (Detached)				
MLS Area(s)	City/County	Q2 24	Q2 25	% Change
10-121	Albuquerque	\$360,000	\$364,945	+1.4%
130	Corrales	\$723,500	\$660,000	-8.8%
140-162	Rio Rancho	\$370,000	\$381,858	+3.2%
170	Bernalillo	\$420,000	\$465,000	+10.7%
180	Placitas	\$699,900	\$822,000	+17.4%
210-293	East Mountains	\$459,000	\$437,000	-4.8%
690-760	Valencia	\$304,000	\$328,032	+7.9%

SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed.

CONSUMER GUIDE: WHY AM I BEING ASKED TO SIGN A WRITTEN BUYER AGREEMENT? by NAR

NEW



MEXICO CUTS THEIR TAXES ON RETIREE BENEFITS!

Tax Cuts on Retiree Benefits



Retire New Mexico

Here you'll find one of the nation's lowest cost-of-living rates, a mild climate with more than 300 days of sunshine a year, and cultural traditions and arts for every taste.

Click image above right for full Brochure!

How to Retire in Style in New Mexico

10 Best Reasons to Retire in Albuquerque



What's My Home Worth?

Free Market Analysis on the value of your property.

(Scan QR code on Right with phone to go to site or click above on Red type)



Featured Communities

Contact Jim and Therese for the latest on current homes available in any of these communities!



Del Webb at

Mirehaven

- Price Range: Low \$400ks - High \$700ks
- Home Types: Single-Family
- Number of Homes: 640
- Resale Only
- Age Restrictions: 55+
- Gated: Yes
- Builder: Pulte Homes
- Activity director: Yes



Jubilee at Los Lunas



Del Webb at Alegria



Why Pick a 55places Real Estate Expert to Help You Find Your Home?

Area Attractions



Enjoy The Perfect Mix Of Desert Beauty, Rich Culture & A Thriving Downtown.
Immerse Yourself in Burque Culture



It's Almost Here, October 4-12, 2025!!

53rd Albuquerque International Balloon Fiesta
in Albuquerque, New Mexico! For more information, click link below:

53RD BALLOON FIESTA



Click above for the Ultimate Visitors Guide that provides all you need to explore the variety of events & experiences the Southwest has to offer!
Discover your own adventures in the Land of Enchantment!



ABQ The Heart
of New Mexico



[ABQ: The Ultimate Bucket List](#)

[Authentic
ALBUQUERQUE Guide](#)

Reasons to Relocate to
Albuquerque

The Top 10 Neighborhoods to
Explore in Albuquerque



[Albuquerque Annual Celebrations
& Fiestas](#)

[Best Things To Do ABQ](#)

[Best Things To Do In Burque in Fall
& Winter](#)

[2025 September ABQ Events](#)

[Plan Your 2025 State Fair
Adventure](#)

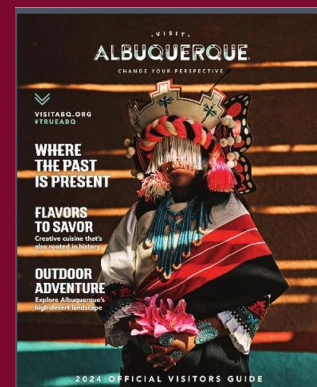
- Dates: September 4 – 14, 2025
- Expo New Mexico, Albuquerque



ABQ Things To Do

Chamber of
Commerce

City of Albuquerque



[Epic NM Outdoor Adventures](#)

New Mexico is the fifth-largest state in the nation and is home to [5 national forests](#), [15 national parks and monuments](#), [34 state parks](#), and [26 wilderness areas](#).

[PARK CENTRAL INFO](#)



The Ultimate NM Adventure Guide



[Carlsbad Caverns](#)



[Hot Air Ballooning](#)



[Rafting & Kayaking](#)

**Central Region
Outdoor
Recreation**

**Explore NM
Places to Visit**

**July Featured
Events in NM**

Home Resources



Easy Fall Yard Clean Up

by Houselogics

[Get Yard Shortcuts](#)



**September Home
Maintenance Checklist**

by Safewise

[Get Checklist](#)



**Celebrating
Grandparents Day**

by Parade

[Get Ideas](#)

Hello From Albuquerque!!

Hope you have a Fabulous Labor Day!

Celebrating all the Wonderful Grandparents!

We hope you enjoy our monthly newsletter and find it informative of this Beautiful New Mexico area.

Family is very important to us and we have so much to be thankful for! We are happily married 33 years and have raised 4 wonderful children in this amazing area that we are very passionate about!



As lifetime residents and combined 30+ years experience, we'll give you the best representation in this area, whether you are buying or selling. We take pride in building genuine life-time relationships and our business growth shows success from referrals and all who know and TRUST us. We're not exclusive to 55 & over communities, so we can help you, your children, grandchildren and friends with all their real estate needs here.

New Mexico is full of wonders!! From the beauty of the nature that surrounds us, to the

dynamic urban culture, to the fascinating history. New Mexico is called, 'The Land of Enchantment' and we look forward to showing you why!

We are excited to help you and yours on this journey to find your new home and look forward to working with you!

Warm Regards,
Jim & Therese



Therese & Jim Wing

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