

Albuquerque Region Weekly Market Activity Report

A research tool provided by the Greater Albuquerque Association of REALTORS®

For Week Ending May 17, 2025

Data current as of May 27, 2025

There were 30.6% more homes actively for sale in April compared to the same time last year, according to Realtor.com's latest Monthly Housing Market Trends Report, marking the 18th consecutive month of annual growth and a new post-pandemic high. Although buyers may have additional options in their home search, supply remains 16.3% lower than typical 2017-2019 levels.

For the week ending May 17:

- New Listings increased 2.3% to 307
- Pending Sales increased 27.1% to 244
- Inventory increased 22.0% to 1,976

For the month of April:

- Median Sales Price increased 2.6% to \$353,900
- Percent of List Price Received decreased 0.3% to 98.9%
- Months Supply of Inventory increased 21.1% to 2.3

Quick Facts

+ 2.3%	+ 27.1%	+ 22.0%
Change in New Listings	Change in Pending Sales	Change in Inventory

This is a research tool provided by the Greater Albuquerque Association of REALTORS® with data from Southwest Multiple Listing Service, Inc. (SWMLS). The SWMLS market areas includes MLS Areas 10-180, 210-293 and 690-760. Data is refreshed regularly to capture changes in market activity. Figures shown may be different than previously reported. Percent changes are calculated using rounded figures.

Metrics by Week

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Metrics by Month

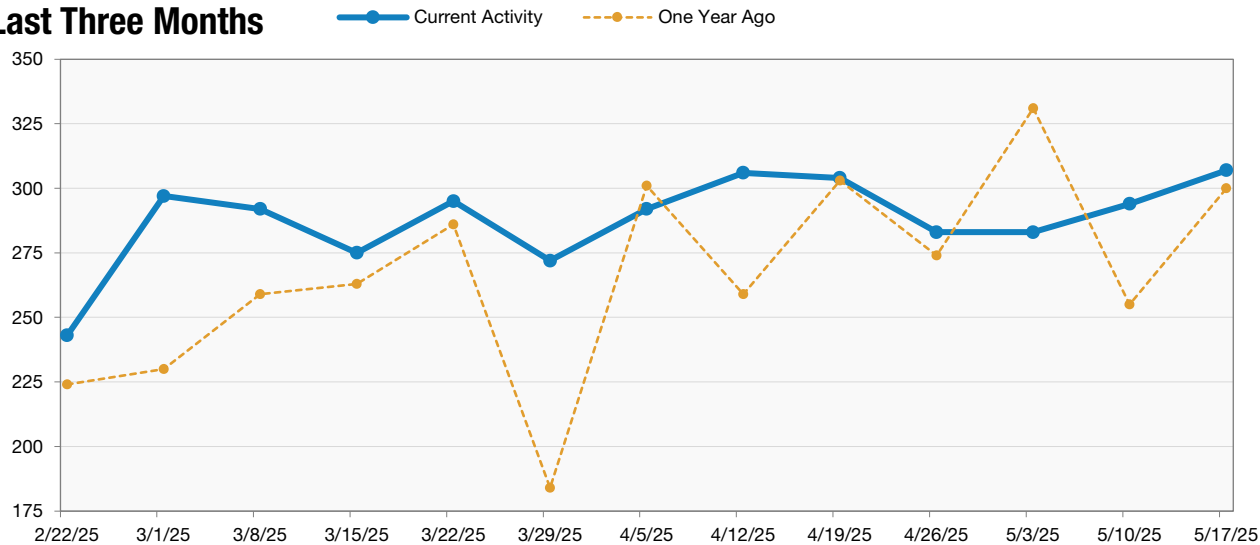
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New Listings

A count of the properties that have been newly listed on the market in a given week.

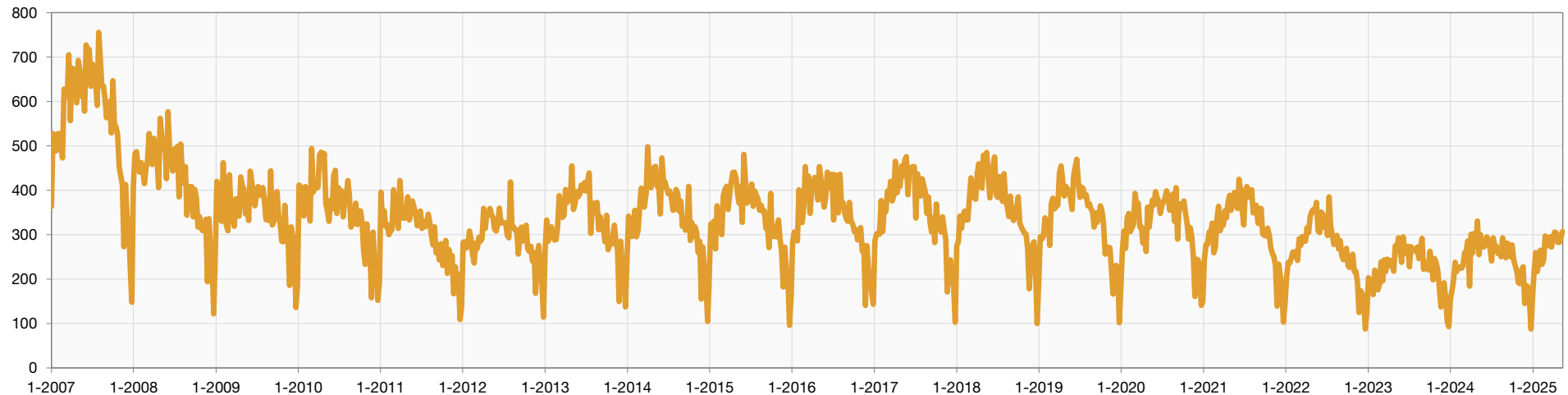


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
2/22/2025	243	224	+ 8.5%
3/1/2025	297	230	+ 29.1%
3/8/2025	292	259	+ 12.7%
3/15/2025	275	263	+ 4.6%
3/22/2025	295	286	+ 3.1%
3/29/2025	272	184	+ 47.8%
4/5/2025	292	301	- 3.0%
4/12/2025	306	259	+ 18.1%
4/19/2025	304	303	+ 0.3%
4/26/2025	283	274	+ 3.3%
5/3/2025	283	331	- 14.5%
5/10/2025	294	255	+ 15.3%
5/17/2025	307	300	+ 2.3%
3-Month Total	3,743	3,469	+ 7.9%

Historical New Listing Activity

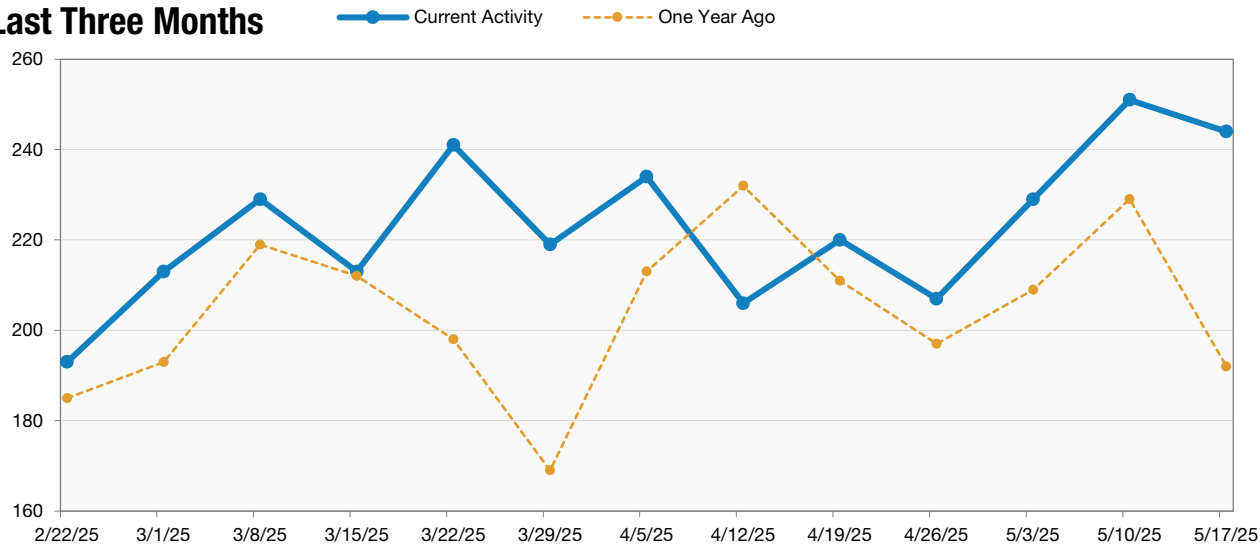


Pending Sales

A count of the properties on which contracts have been accepted in a given week.
Pending contracts include "Under Contract-Show" and "Under Contract-No Show" statuses.

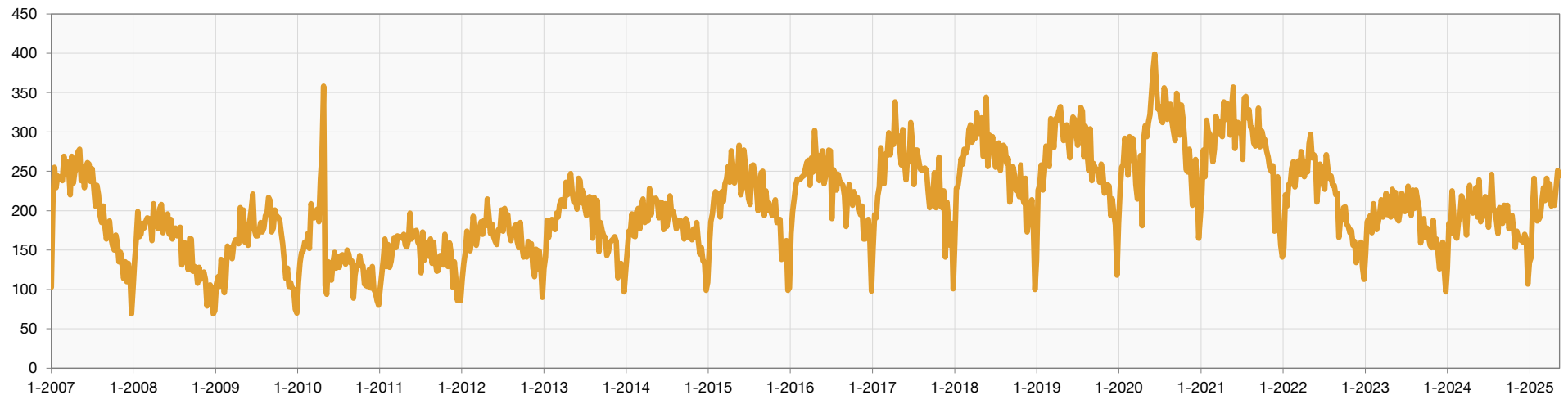


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
2/22/2025	193	185	+ 4.3%
3/1/2025	213	193	+ 10.4%
3/8/2025	229	219	+ 4.6%
3/15/2025	213	212	+ 0.5%
3/22/2025	241	198	+ 21.7%
3/29/2025	219	169	+ 29.6%
4/5/2025	234	213	+ 9.9%
4/12/2025	206	232	- 11.2%
4/19/2025	220	211	+ 4.3%
4/26/2025	207	197	+ 5.1%
5/3/2025	229	209	+ 9.6%
5/10/2025	251	229	+ 9.6%
5/17/2025	244	192	+ 27.1%
3-Month Total	2,899	2,659	+ 9.0%

Historical Pending Sales Activity

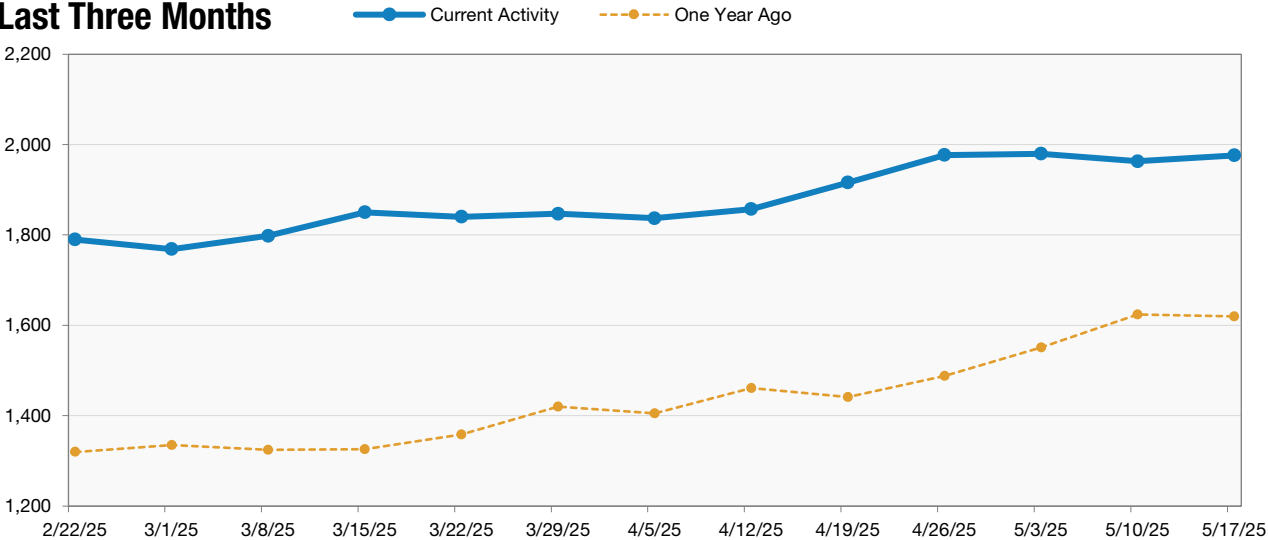


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given week.

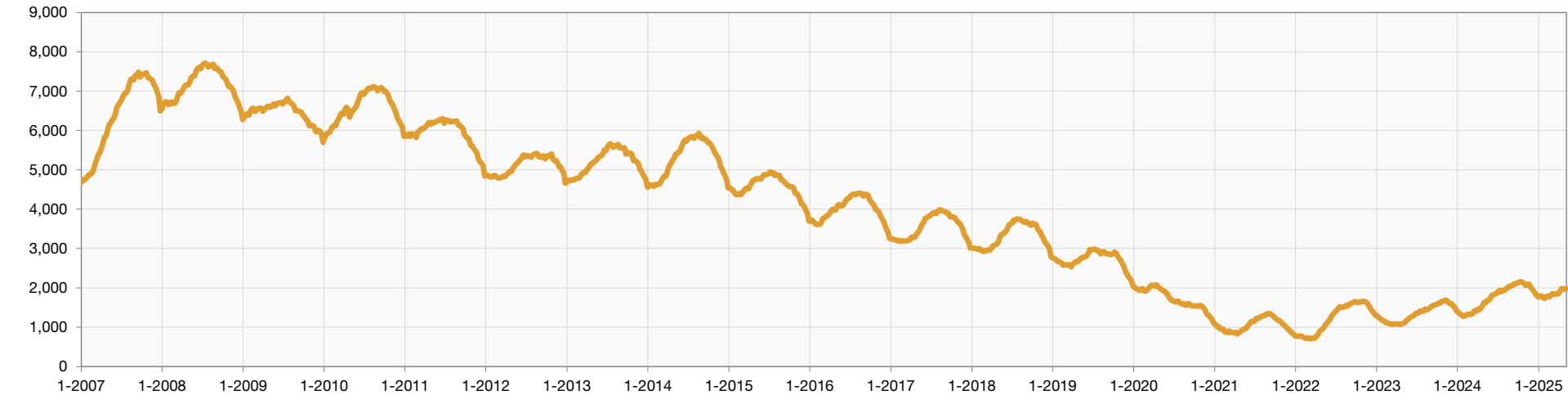


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
2/22/2025	1,790	1,320	+ 35.6%
3/1/2025	1,769	1,335	+ 32.5%
3/8/2025	1,798	1,324	+ 35.8%
3/15/2025	1,850	1,326	+ 39.5%
3/22/2025	1,840	1,358	+ 35.5%
3/29/2025	1,847	1,420	+ 30.1%
4/5/2025	1,837	1,405	+ 30.7%
4/12/2025	1,857	1,461	+ 27.1%
4/19/2025	1,916	1,441	+ 33.0%
4/26/2025	1,977	1,488	+ 32.9%
5/3/2025	1,980	1,551	+ 27.7%
5/10/2025	1,963	1,624	+ 20.9%
5/17/2025	1,976	1,620	+ 22.0%
3-Month Avg	1,877	1,436	+ 30.7%

Historical Inventory Activity

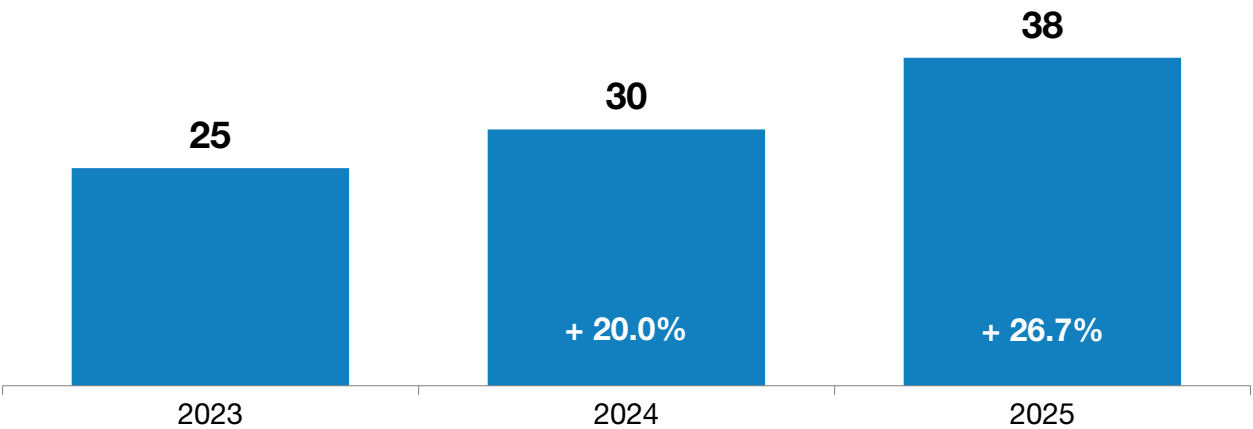


Days on Market



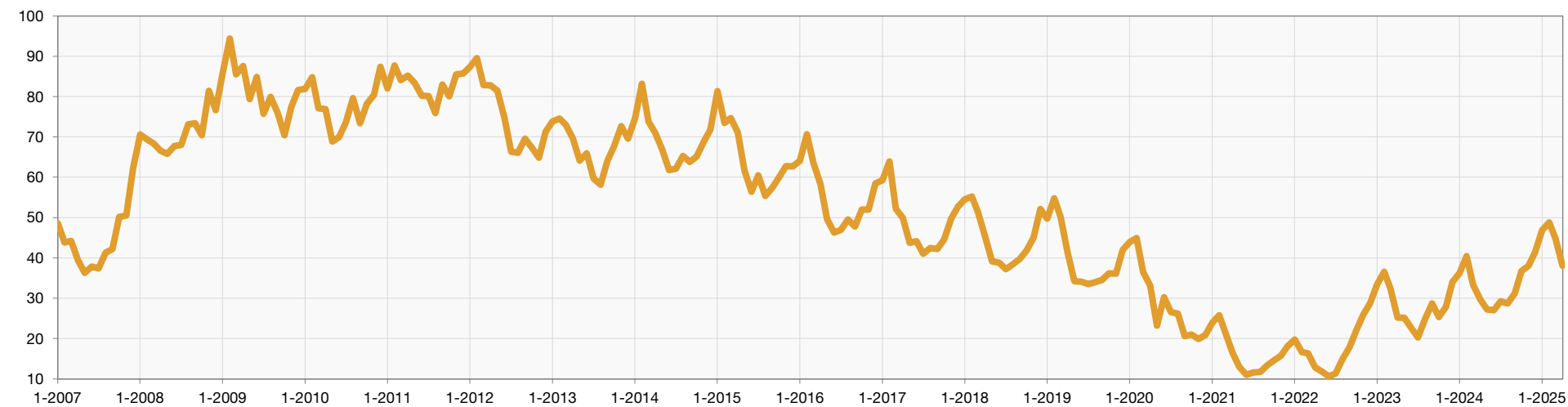
Days on Market (DOM) tracks the days on market for a property specific to the MLS number. DOM accrues for "Active" and "Under Contract-Show" statuses. DOM does not include any days that the listing is in "Under Contract-No Show," "Temporarily off Market," "Closed/Sold," "Expired" and "Withdrawn" statuses.

April



Month	Current Activity	One Year Previous	+ / -
May 2024	27	25	+ 8.0%
June 2024	27	23	+ 17.4%
July 2024	29	20	+ 45.0%
August 2024	29	25	+ 16.0%
September 2024	31	29	+ 6.9%
October 2024	37	25	+ 48.0%
November 2024	38	28	+ 35.7%
December 2024	41	34	+ 20.6%
January 2025	47	36	+ 30.6%
February 2025	49	40	+ 22.5%
March 2025	45	33	+ 36.4%
April 2025	38	30	+ 26.7%
12-Month Avg	36	29	+ 24.1%

Historical Days on Market

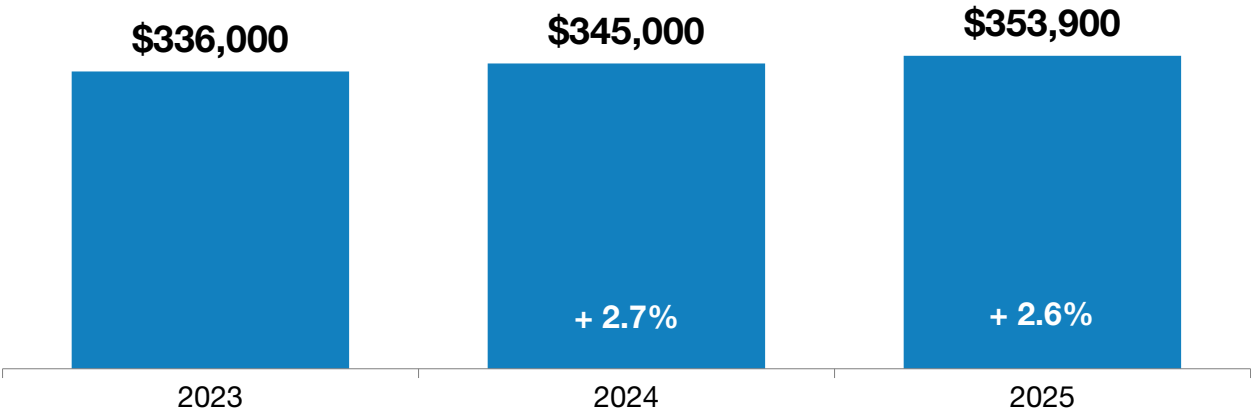


Median Sales Price

Median price point for all closed sales, not accounting for seller concessions, in a given month.

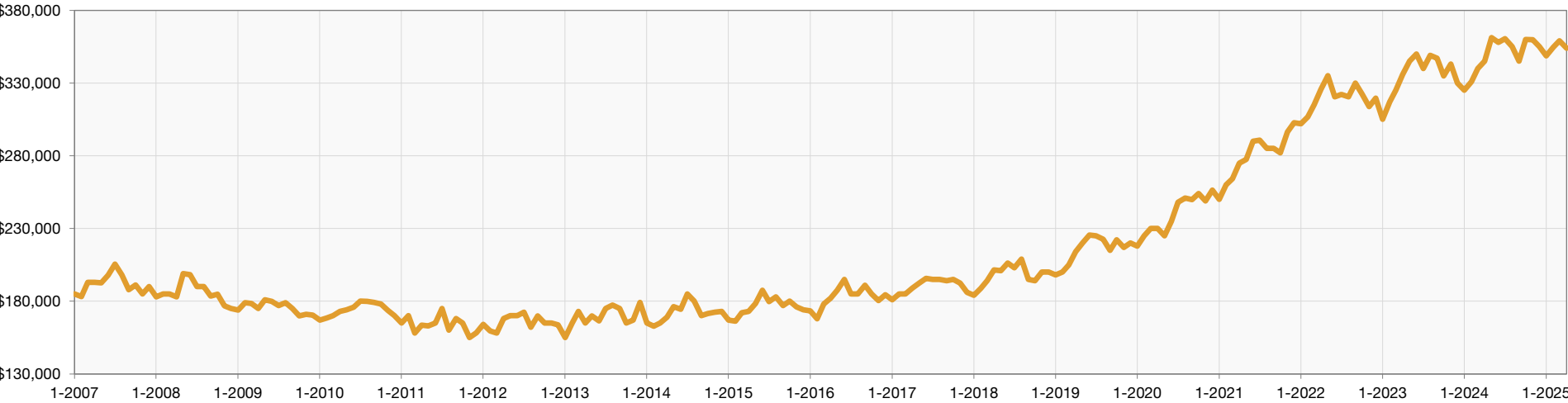


April



Month	Current Activity	One Year Previous	+ / -
May 2024	\$361,329	\$345,000	+ 4.7%
June 2024	\$358,000	\$350,000	+ 2.3%
July 2024	\$360,468	\$340,000	+ 6.0%
August 2024	\$355,000	\$349,000	+ 1.7%
September 2024	\$345,000	\$347,000	- 0.6%
October 2024	\$360,000	\$334,950	+ 7.5%
November 2024	\$359,698	\$343,000	+ 4.9%
December 2024	\$355,000	\$330,000	+ 7.6%
January 2025	\$348,750	\$325,000	+ 7.3%
February 2025	\$354,750	\$330,800	+ 7.2%
March 2025	\$358,990	\$340,000	+ 5.6%
April 2025	\$353,900	\$345,000	+ 2.6%
12-Month Avg	\$350,000	\$335,000	+ 4.5%

Historical Median Sales Price

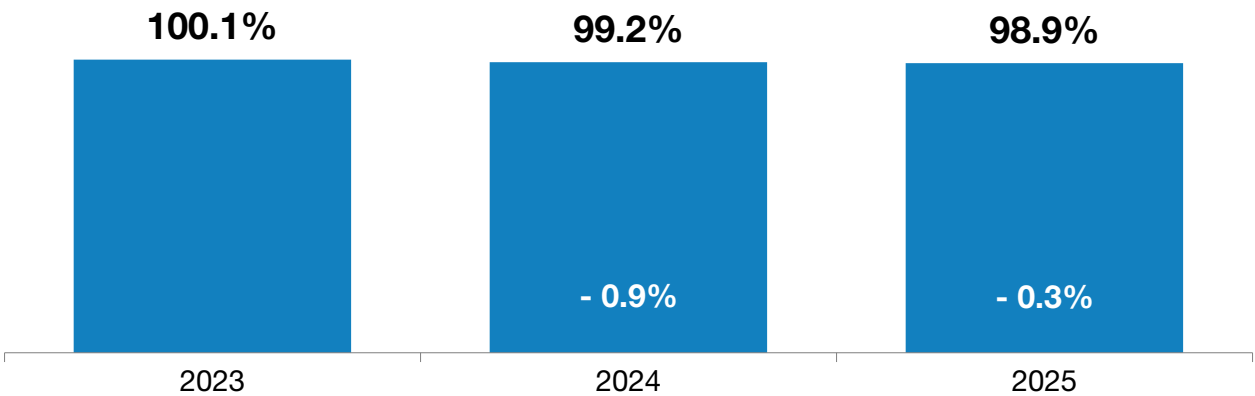


Percent of List Price Received

Percentage found when dividing a property’s sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

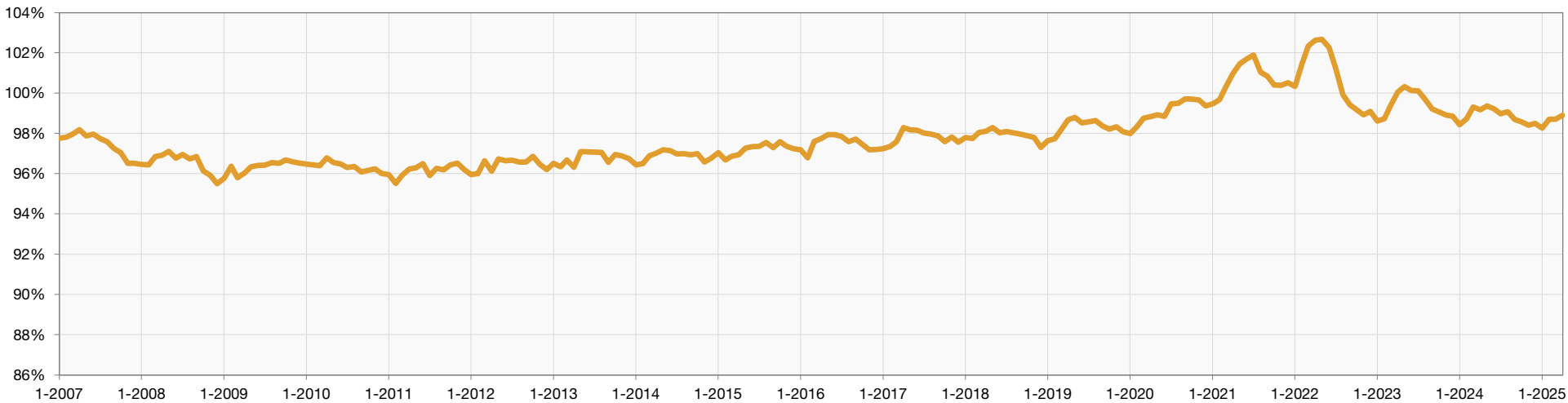


April



Month	Current Activity	One Year Previous	+ / -
May 2024	99.4%	100.3%	- 0.9%
June 2024	99.2%	100.1%	- 0.9%
July 2024	99.0%	100.1%	- 1.1%
August 2024	99.1%	99.7%	- 0.6%
September 2024	98.7%	99.2%	- 0.5%
October 2024	98.6%	99.1%	- 0.5%
November 2024	98.4%	98.9%	- 0.5%
December 2024	98.5%	98.8%	- 0.3%
January 2025	98.3%	98.4%	- 0.1%
February 2025	98.7%	98.7%	0.0%
March 2025	98.7%	99.3%	- 0.6%
April 2025	98.9%	99.2%	- 0.3%
12-Month Avg	98.7%	99.3%	- 1.3%

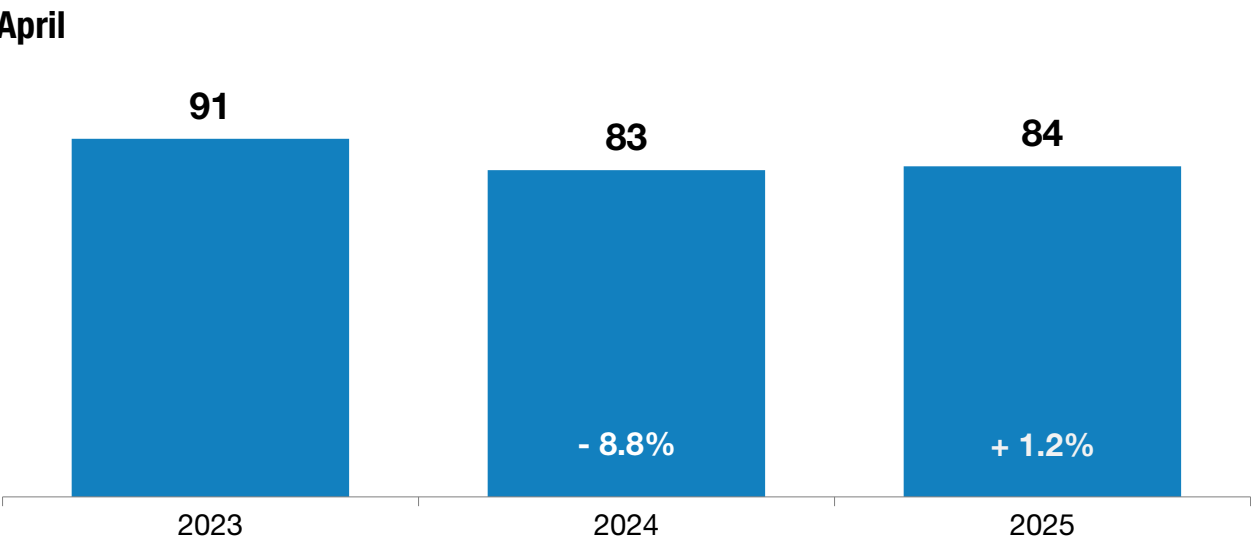
Historical Percent of Original List Price Received



Housing Affordability Index

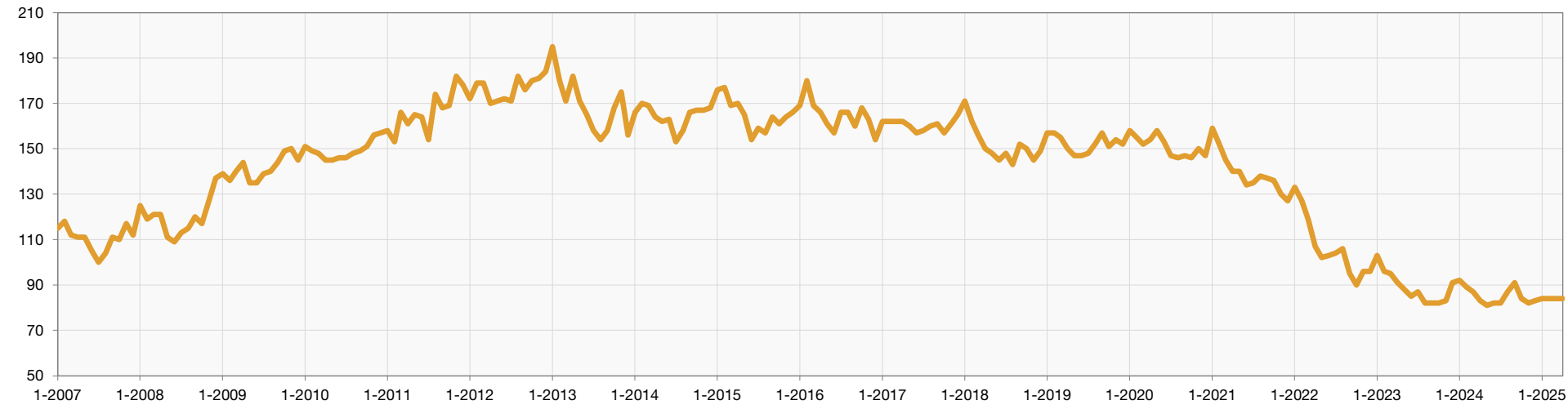


This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**



Month	Current Activity	One Year Previous	+ / -
May 2024	81	88	- 8.0%
June 2024	82	85	- 3.5%
July 2024	82	87	- 5.7%
August 2024	87	82	+ 6.1%
September 2024	91	82	+ 11.0%
October 2024	84	82	+ 2.4%
November 2024	82	83	- 1.2%
December 2024	83	91	- 8.8%
January 2025	84	92	- 8.7%
February 2025	84	89	- 5.6%
March 2025	84	87	- 3.4%
April 2025	84	83	+ 1.2%
12-Month Avg	84	86	- 2.3%

Historical Housing Affordability Index

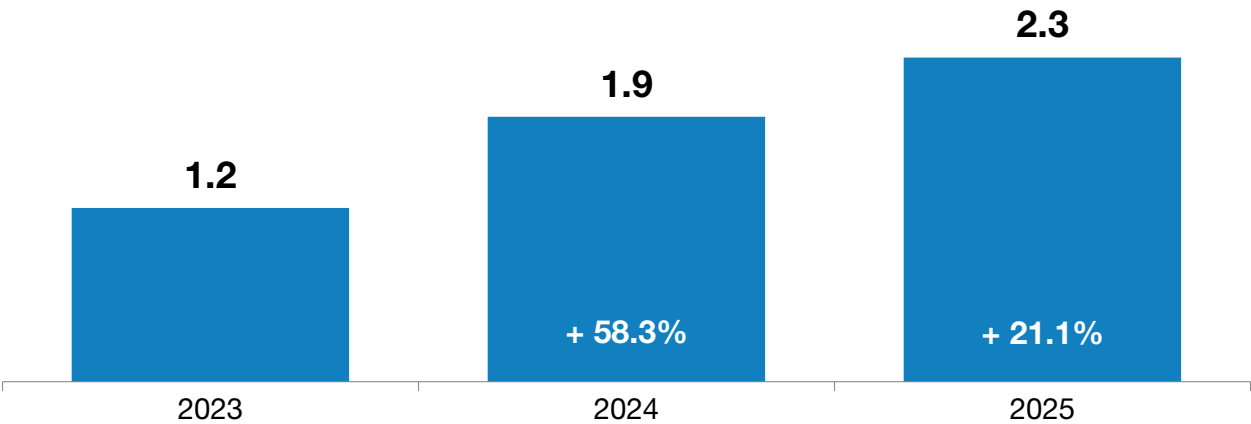


Months Supply of Homes for Sale

The months supply of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



April



Month	Current Activity	One Year Previous	+ / -
May 2024	2.1	1.4	+ 50.0%
June 2024	2.3	1.6	+ 43.8%
July 2024	2.3	1.7	+ 35.3%
August 2024	2.6	1.8	+ 44.4%
September 2024	2.6	1.9	+ 36.8%
October 2024	2.6	2.0	+ 30.0%
November 2024	2.5	2.0	+ 25.0%
December 2024	2.1	1.8	+ 16.7%
January 2025	2.1	1.6	+ 31.3%
February 2025	2.2	1.6	+ 37.5%
March 2025	2.2	1.7	+ 29.4%
April 2025	2.3	1.9	+ 21.1%
12-Month Avg	2.4	1.8	+ 33.3%

Historical Months Supply of Inventory

