

# Albuquerque Region Weekly Market Activity Report

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

## For Week Ending August 30, 2025

Data current as of September 8, 2025

Investors purchased 265,000 homes—nearly 27% of all homes sold—in the first quarter of 2025, according to a recent report from BatchData. That's a 1.2% increase from the same period last year and represents the highest share in at least five years. Between 2020 and 2023, investors purchased an average of 18.5% of homes sold. Investor-owned properties now account for approximately 20% of the country's 86 million single-family homes.

For the week ending August 30:

- New Listings decreased 15.2% to 228
- Pending Sales increased 16.2% to 230
- Inventory increased 20.2% to 2,447

For the month of August:

- Median Sales Price increased 4.3% to \$370,100
- Percent of List Price Received decreased 0.8% to 98.3%
- Months Supply of Inventory increased 7.7% to 2.8

## Quick Facts

|                           |                            |                        |
|---------------------------|----------------------------|------------------------|
| <b>- 15.2%</b>            | <b>+ 16.2%</b>             | <b>+ 20.2%</b>         |
| Change in<br>New Listings | Change in<br>Pending Sales | Change in<br>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

|                             |          |
|-----------------------------|----------|
| New Listings                | <b>2</b> |
| Pending Sales               | <b>3</b> |
| Inventory of Homes for Sale | <b>4</b> |

### Metrics by Month

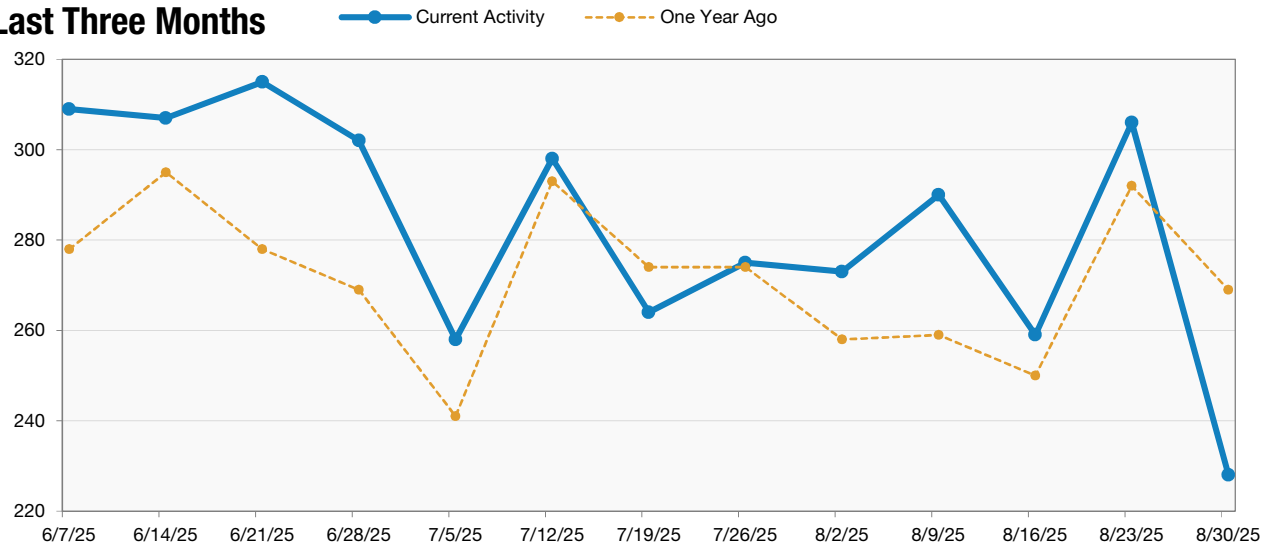
|                                 |          |
|---------------------------------|----------|
| Days on Market                  | <b>5</b> |
| Median Sales Price              | <b>6</b> |
| Percent of List Price Received  | <b>7</b> |
| Housing Affordability Index     | <b>8</b> |
| Months Supply of Homes for Sale | <b>9</b> |

# New Listings

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

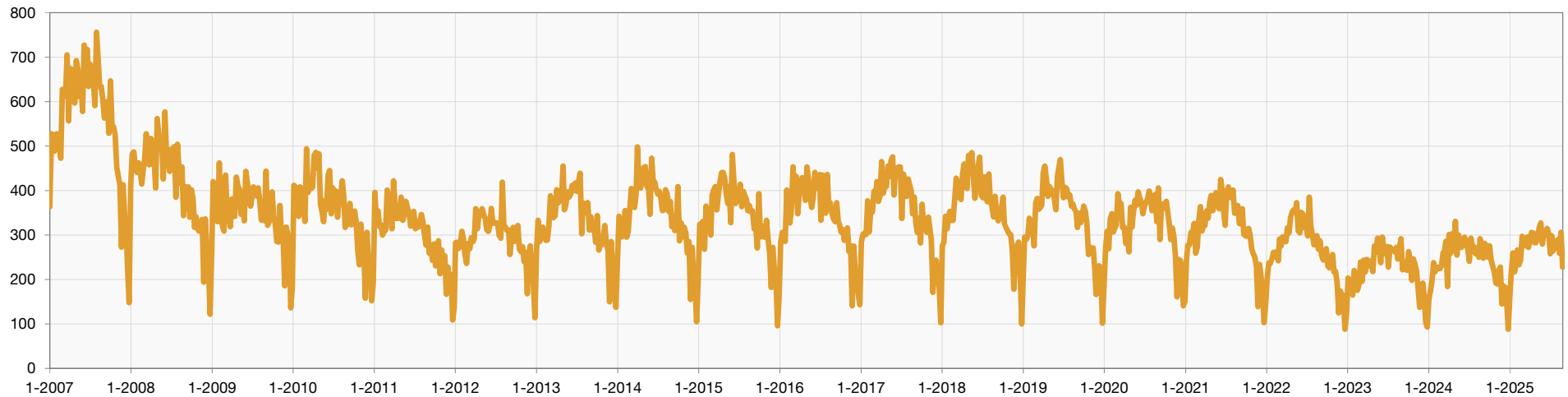


## Last Three Months



| For the Week Ending | Current Activity | One Year Ago | + / -          |
|---------------------|------------------|--------------|----------------|
| 6/7/2025            | 309              | 278          | + 11.2%        |
| 6/14/2025           | 307              | 295          | + 4.1%         |
| 6/21/2025           | 315              | 278          | + 13.3%        |
| 6/28/2025           | 302              | 269          | + 12.3%        |
| 7/5/2025            | 258              | 241          | + 7.1%         |
| 7/12/2025           | 298              | 293          | + 1.7%         |
| 7/19/2025           | 264              | 274          | - 3.6%         |
| 7/26/2025           | 275              | 274          | + 0.4%         |
| 8/2/2025            | 273              | 258          | + 5.8%         |
| 8/9/2025            | 290              | 259          | + 12.0%        |
| 8/16/2025           | 259              | 250          | + 3.6%         |
| 8/23/2025           | 306              | 292          | + 4.8%         |
| <b>8/30/2025</b>    | <b>228</b>       | <b>269</b>   | <b>- 15.2%</b> |
| 3-Month Total       | 3,684            | 3,530        | + 4.4%         |

## Historical New Listing Activity

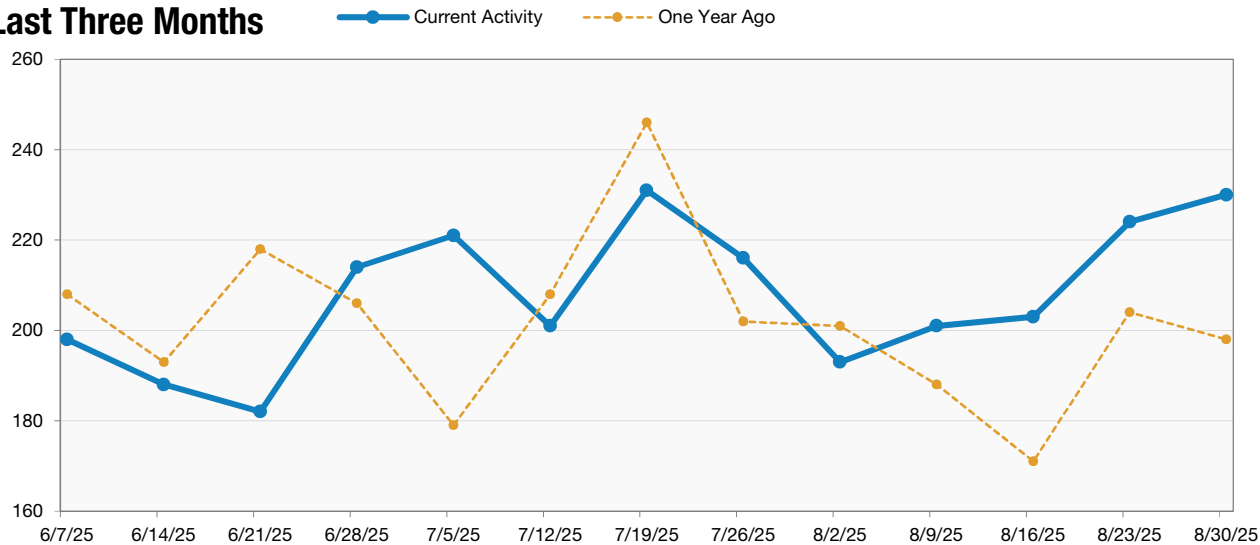


# Pending Sales

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.

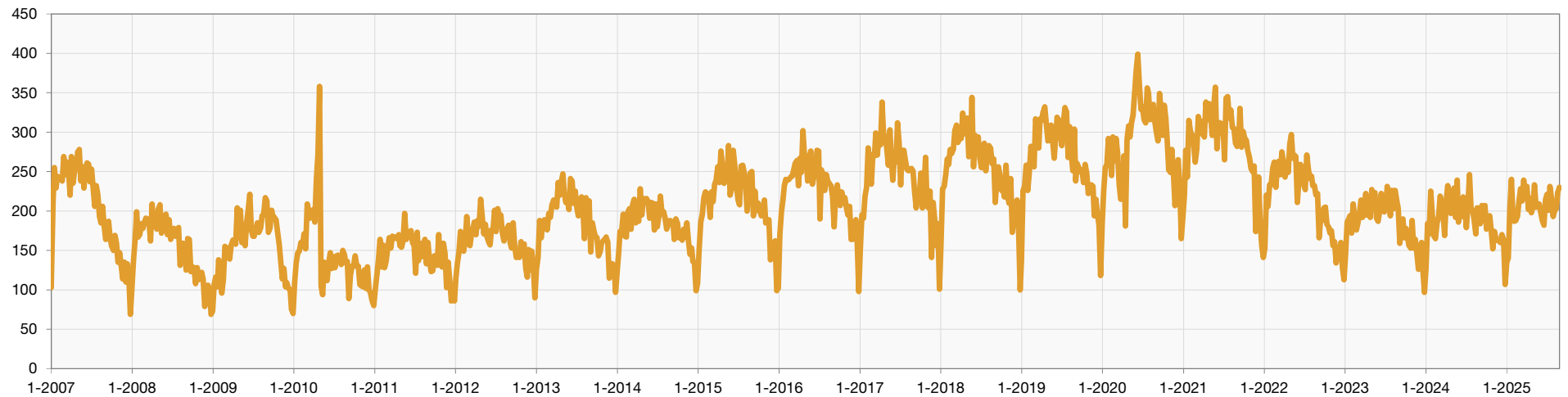


## Last Three Months



| For the Week Ending | Current Activity | One Year Ago | + / -   |
|---------------------|------------------|--------------|---------|
| 6/7/2025            | 198              | 208          | - 4.8%  |
| 6/14/2025           | 188              | 193          | - 2.6%  |
| 6/21/2025           | 182              | 218          | - 16.5% |
| 6/28/2025           | 214              | 206          | + 3.9%  |
| 7/5/2025            | 221              | 179          | + 23.5% |
| 7/12/2025           | 201              | 208          | - 3.4%  |
| 7/19/2025           | 231              | 246          | - 6.1%  |
| 7/26/2025           | 216              | 202          | + 6.9%  |
| 8/2/2025            | 193              | 201          | - 4.0%  |
| 8/9/2025            | 201              | 188          | + 6.9%  |
| 8/16/2025           | 203              | 171          | + 18.7% |
| 8/23/2025           | 224              | 204          | + 9.8%  |
| 8/30/2025           | 230              | 198          | + 16.2% |
| 3-Month Total       | 2,702            | 2,622        | + 3.1%  |

## Historical Pending Sales Activity

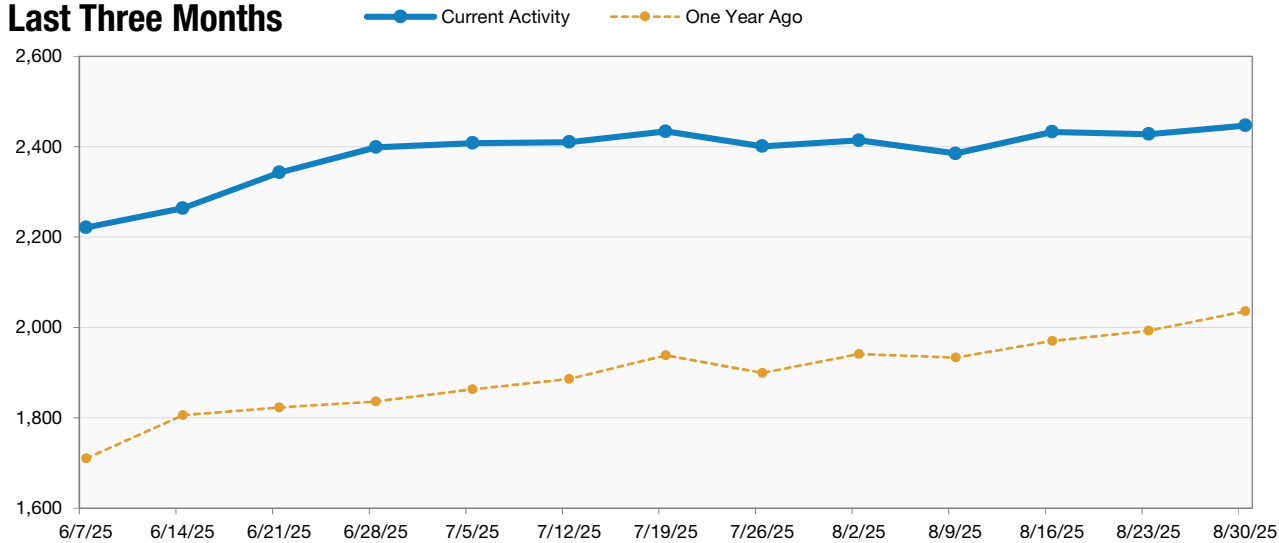


# Inventory of Homes for Sale

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

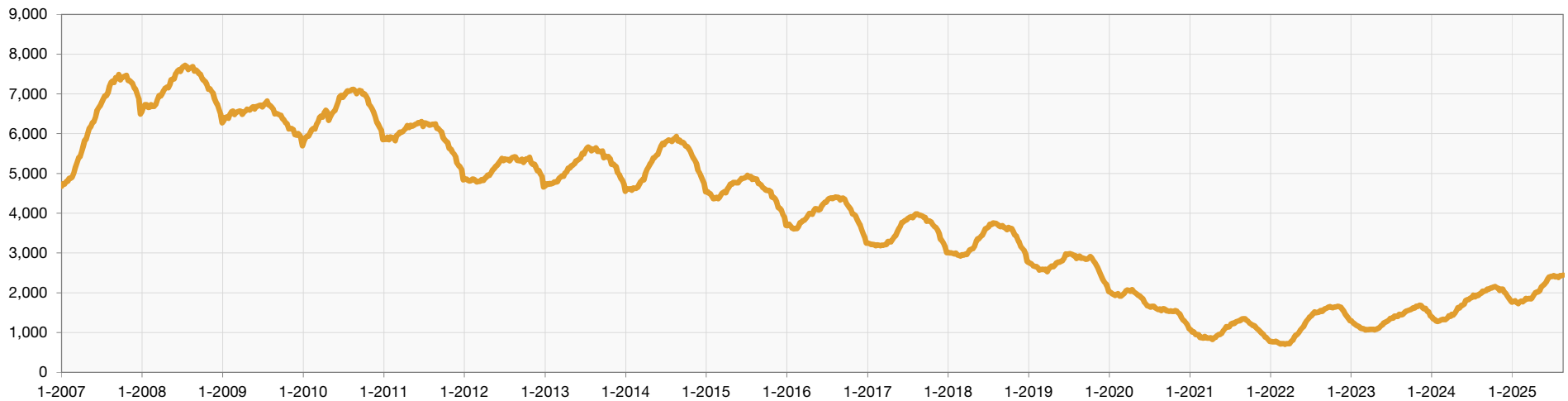


## Last Three Months



| For the Week Ending | Current Activity | One Year Ago | + / -   |
|---------------------|------------------|--------------|---------|
| 6/7/2025            | 2,221            | 1,710        | + 29.9% |
| 6/14/2025           | 2,264            | 1,806        | + 25.4% |
| 6/21/2025           | 2,343            | 1,823        | + 28.5% |
| 6/28/2025           | 2,399            | 1,836        | + 30.7% |
| 7/5/2025            | 2,408            | 1,863        | + 29.3% |
| 7/12/2025           | 2,410            | 1,886        | + 27.8% |
| 7/19/2025           | 2,434            | 1,938        | + 25.6% |
| 7/26/2025           | 2,401            | 1,899        | + 26.4% |
| 8/2/2025            | 2,414            | 1,941        | + 24.4% |
| 8/9/2025            | 2,385            | 1,933        | + 23.4% |
| 8/16/2025           | 2,433            | 1,970        | + 23.5% |
| 8/23/2025           | 2,428            | 1,993        | + 21.8% |
| 8/30/2025           | 2,447            | 2,036        | + 20.2% |
| 3-Month Avg         | 2,384            | 1,895        | + 25.8% |

## Historical Inventory Activity

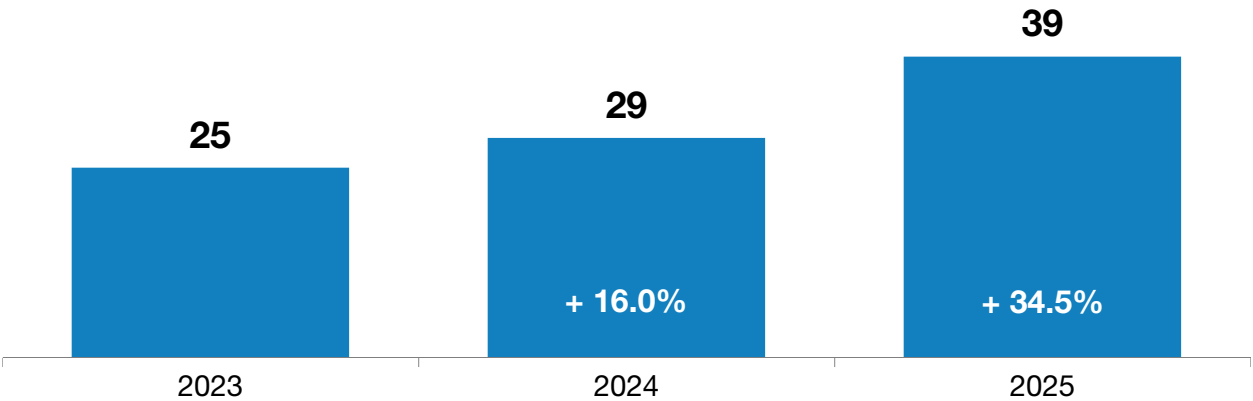


# Days on Market



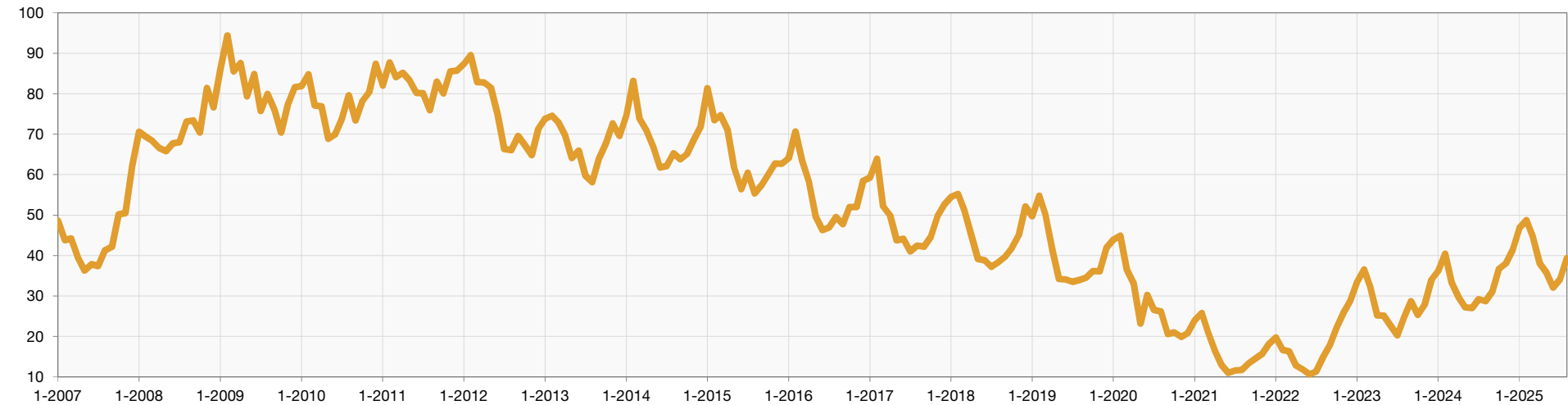
Days on Market (DOM) tracks the days on market for a property specific to the MLS number. DOM accrues for "Active" and "Under Contract-Show" statuses. DOM does not include any days that the listing is in "Under Contract-No Show," "Temporarily off Market," "Closed/Sold," "Expired" and "Withdrawn" statuses.

## August



| Month          | Current Activity | One Year Previous | + / -   |
|----------------|------------------|-------------------|---------|
| 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% |
| May 2025       | 36               | 27                | + 33.3% |
| June 2025      | 32               | 27                | + 18.5% |
| July 2025      | 34               | 29                | + 17.2% |
| August 2025    | 39               | 29                | + 34.5% |
| 12-Month Avg   | 39               | 31                | + 25.8% |

## Historical Days on Market

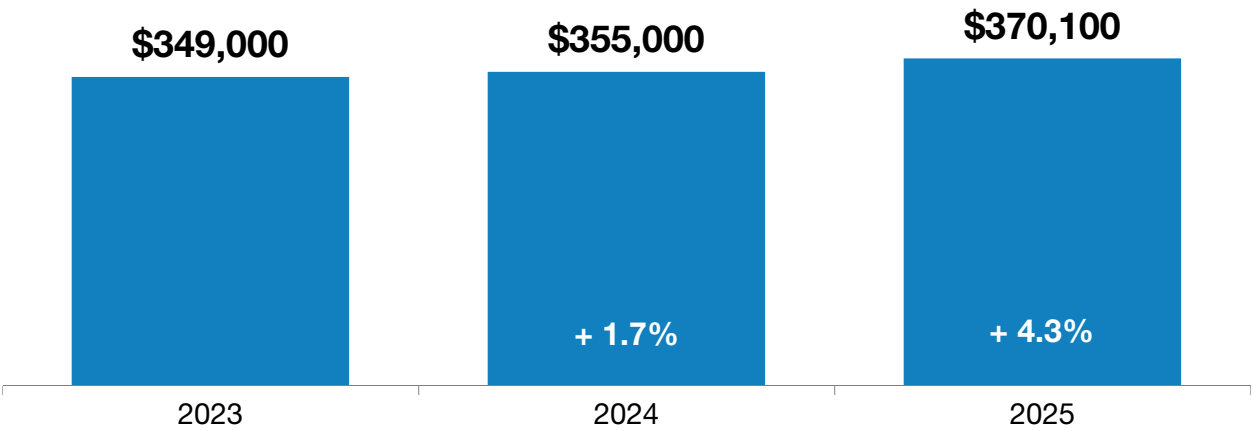


# Median Sales Price

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

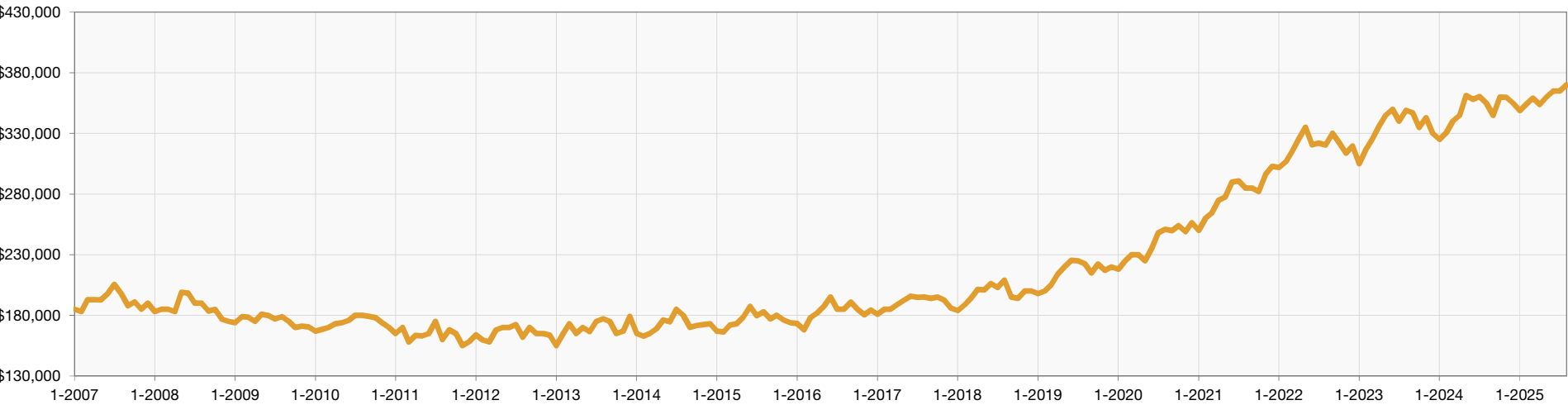


## August



| Month          | Current Activity | One Year Previous | + / -  |
|----------------|------------------|-------------------|--------|
| 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  | \$354,500        | \$330,800         | + 7.2% |
| March 2025     | \$358,990        | \$340,000         | + 5.6% |
| April 2025     | \$353,900        | \$345,000         | + 2.6% |
| May 2025       | \$360,000        | \$361,329         | - 0.4% |
| June 2025      | \$365,000        | \$358,000         | + 2.0% |
| July 2025      | \$365,000        | \$360,468         | + 1.3% |
| August 2025    | \$370,100        | \$355,000         | + 4.3% |
| 12-Month Avg   | \$350,830        | \$340,000         | + 3.2% |

## Historical Median Sales Price

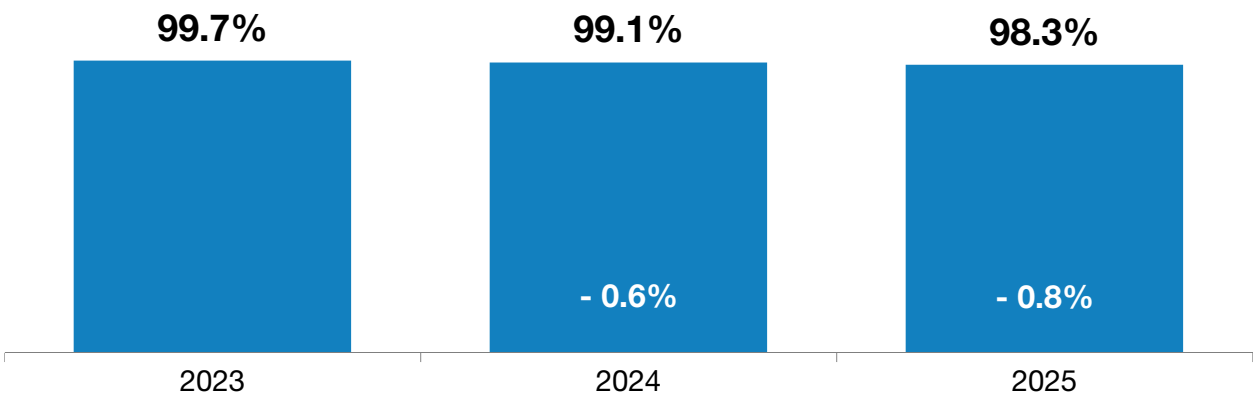


# Percent of List Price Received

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.

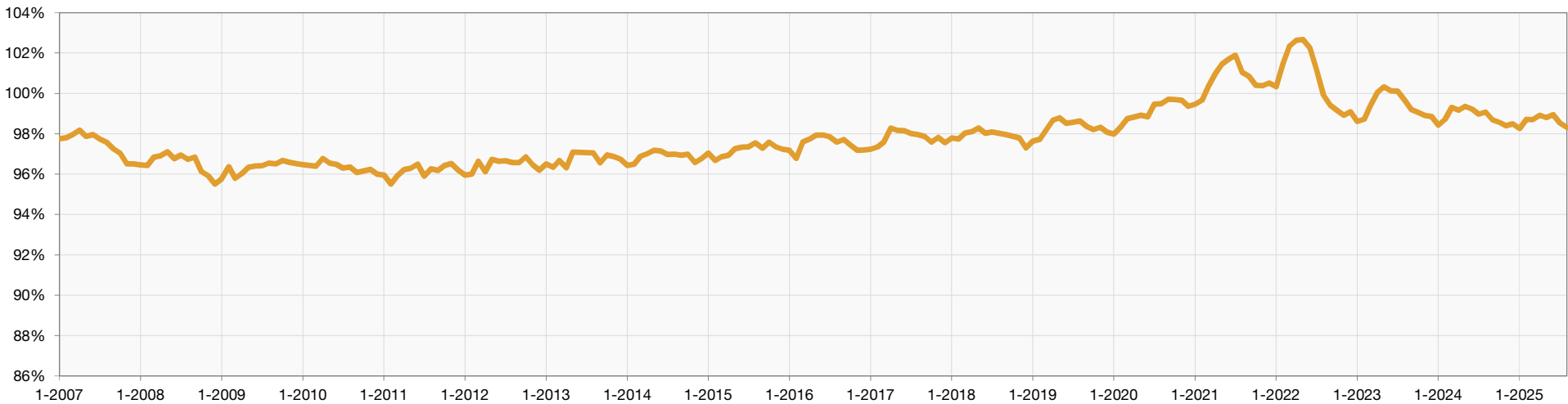


## August



| Month          | Current Activity | One Year Previous | + / -  |
|----------------|------------------|-------------------|--------|
| 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% |
| May 2025       | 98.8%            | 99.4%             | - 0.6% |
| June 2025      | 98.9%            | 99.2%             | - 0.3% |
| July 2025      | 98.5%            | 99.0%             | - 0.5% |
| August 2025    | 98.3%            | 99.1%             | - 0.8% |
| 12-Month Avg   | 98.6%            | 99.0%             | - 1.4% |

## Historical Percent of Original List Price Received

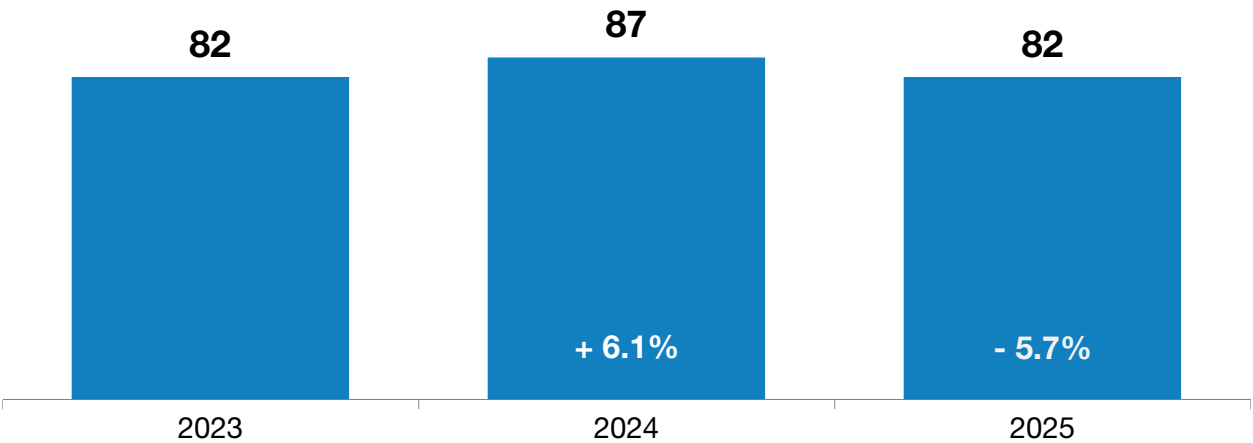


# Housing Affordability Index



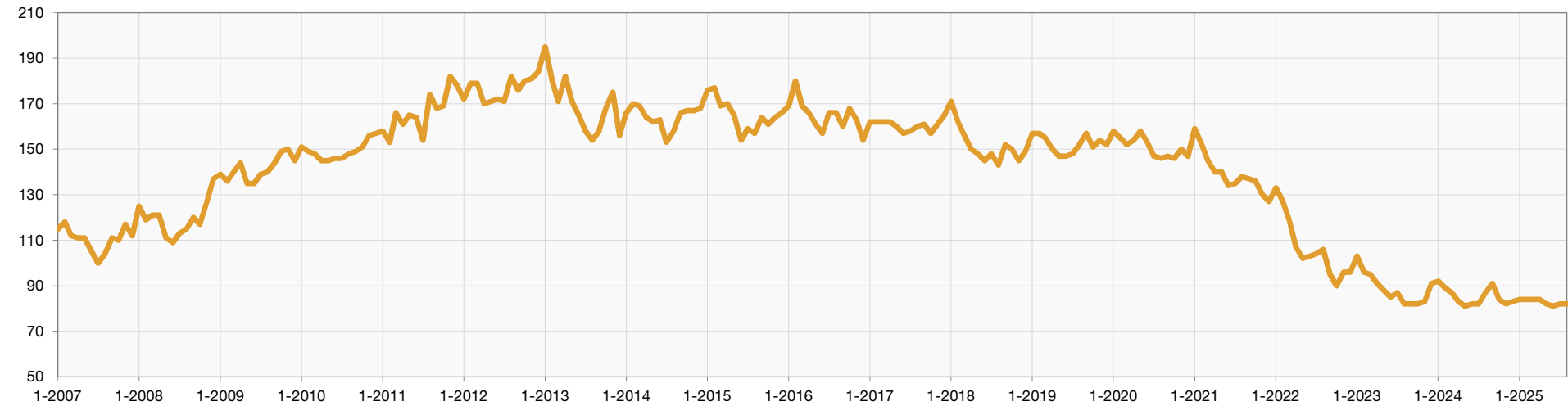
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

## August



| Month          | Current Activity | One Year Previous | + / -   |
|----------------|------------------|-------------------|---------|
| 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%  |
| May 2025       | 82               | 81                | + 1.2%  |
| June 2025      | 81               | 82                | - 1.2%  |
| July 2025      | 82               | 82                | 0.0%    |
| August 2025    | 82               | 87                | - 5.7%  |
| 12-Month Avg   | 84               | 85                | - 1.2%  |

## Historical Housing Affordability Index



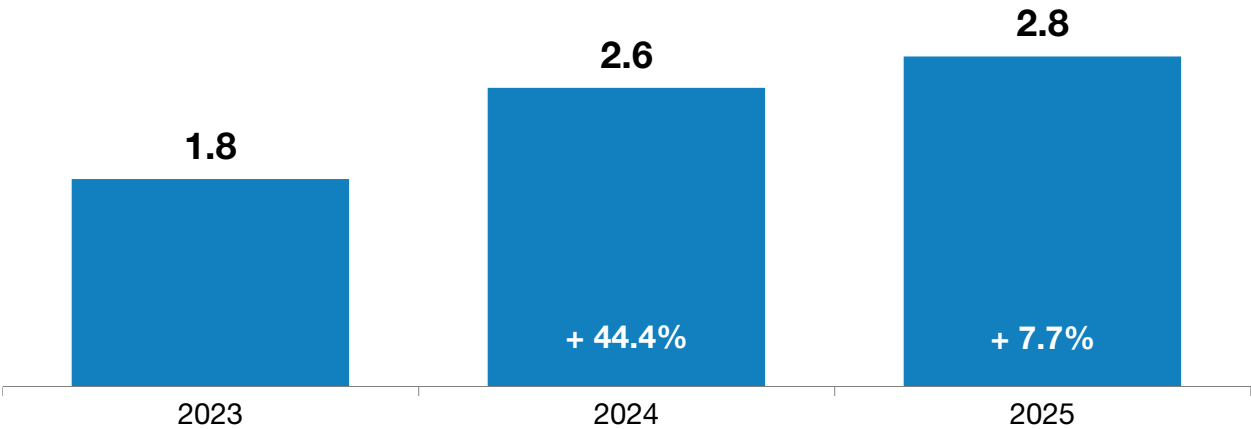


# Months Supply of Homes for Sale

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.



## August



| Month          | Current Activity | One Year Previous | + / -   |
|----------------|------------------|-------------------|---------|
| 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     | 2.4              | 1.9               | + 26.3% |
| May 2025       | 2.6              | 2.1               | + 23.8% |
| June 2025      | 2.9              | 2.3               | + 26.1% |
| July 2025      | 2.9              | 2.3               | + 26.1% |
| August 2025    | 2.8              | 2.6               | + 7.7%  |
| 12-Month Avg   | 2.5              | 2.0               | + 25.0% |

## Historical Months Supply of Inventory

