

Albuquerque Region Weekly Market Activity Report

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

For Week Ending September 6, 2025

Data current as of September 15, 2025

U.S. housing starts rose to a five-month high, climbing 5.2% month-over-month and 12.9% year-over-year to a seasonally adjusted annual rate of 1,428,000 units, according to the U.S. Census Bureau. The gain was driven primarily by multi-family starts, which surged 11.6% from the previous month to 470,000 units, while single-family starts increased 2.8% to 939,000 units.

For the week ending September 6:

- New Listings decreased 4.4% to 237
- Pending Sales increased 16.8% to 215
- Inventory increased 18.9% to 2,424

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 11.5% to 2.9

Quick Facts

- 4.4%	+ 16.8%	+ 18.9%
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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Inventory of Homes for Sale	4

Metrics by Month

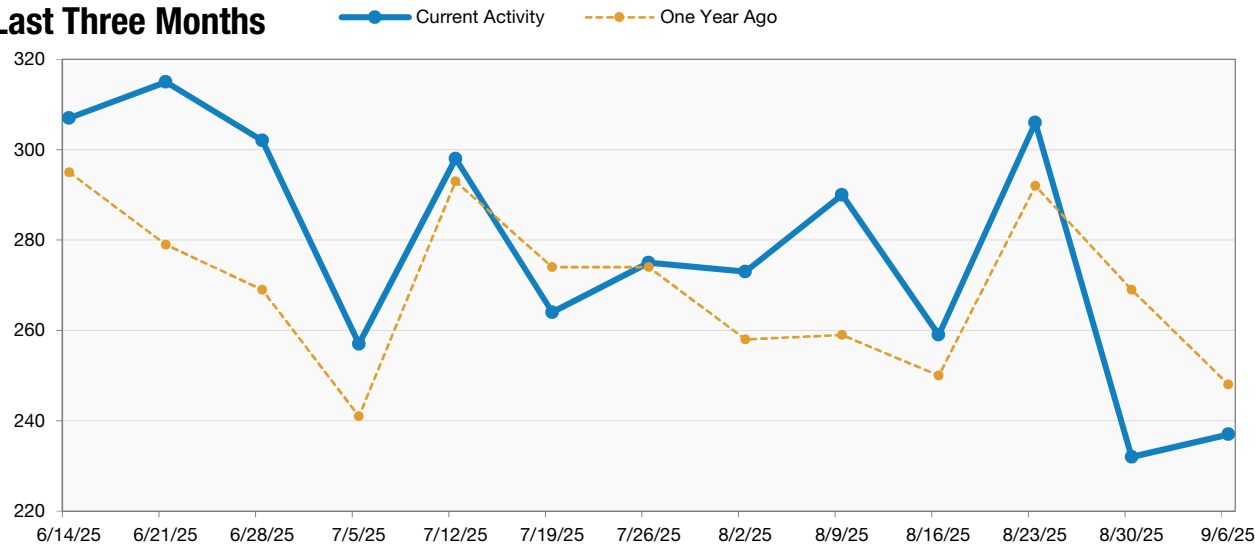
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New Listings

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

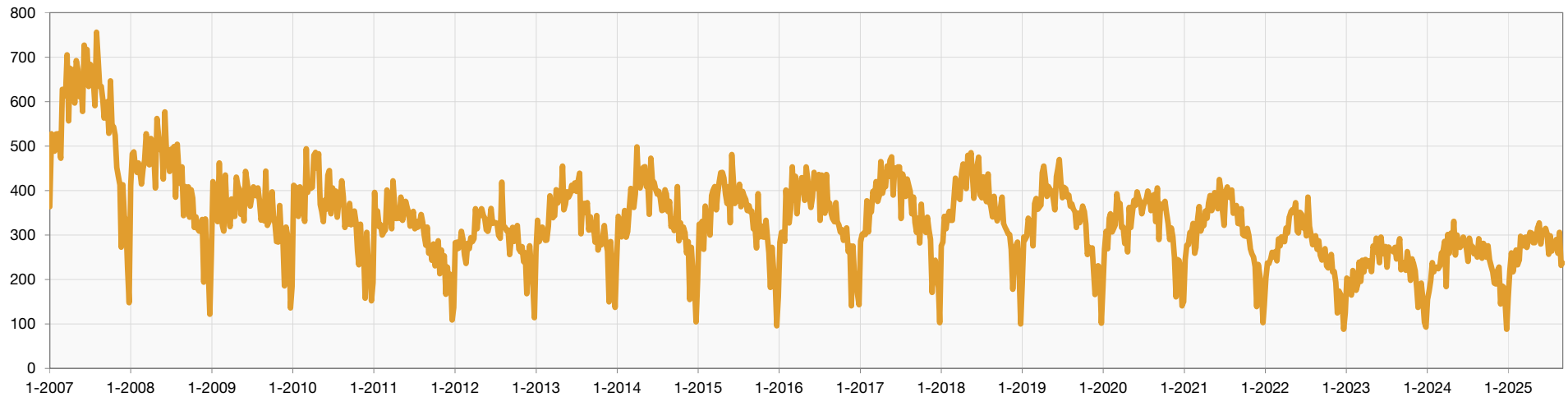


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
6/14/2025	307	295	+ 4.1%
6/21/2025	315	279	+ 12.9%
6/28/2025	302	269	+ 12.3%
7/5/2025	257	241	+ 6.6%
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%
8/30/2025	232	269	- 13.8%
9/6/2025	237	248	- 4.4%
3-Month Total	3,615	3,501	+ 3.3%

Historical New Listing Activity

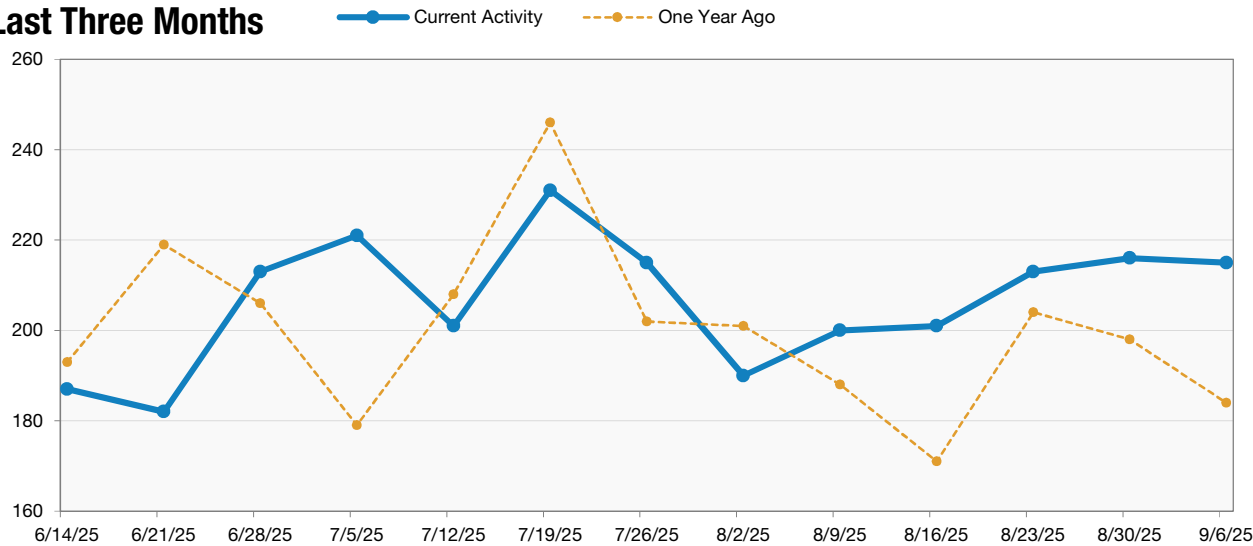


Pending Sales

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.

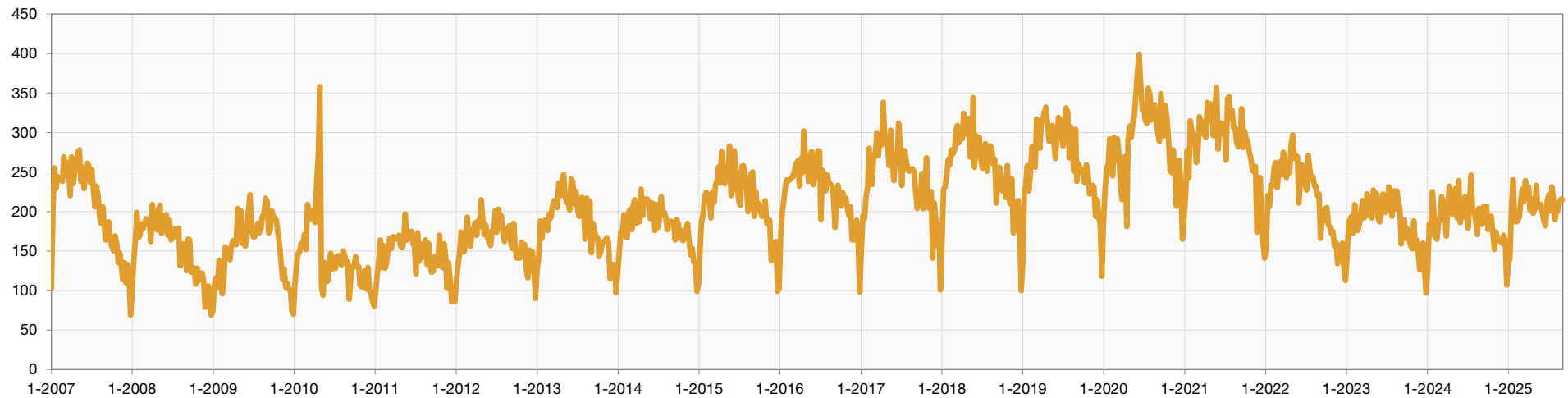


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
6/14/2025	187	193	- 3.1%
6/21/2025	182	219	- 16.9%
6/28/2025	213	206	+ 3.4%
7/5/2025	221	179	+ 23.5%
7/12/2025	201	208	- 3.4%
7/19/2025	231	246	- 6.1%
7/26/2025	215	202	+ 6.4%
8/2/2025	190	201	- 5.5%
8/9/2025	200	188	+ 6.4%
8/16/2025	201	171	+ 17.5%
8/23/2025	213	204	+ 4.4%
8/30/2025	216	198	+ 9.1%
9/6/2025	215	184	+ 16.8%
3-Month Total	2,685	2,599	+ 3.3%

Historical Pending Sales Activity

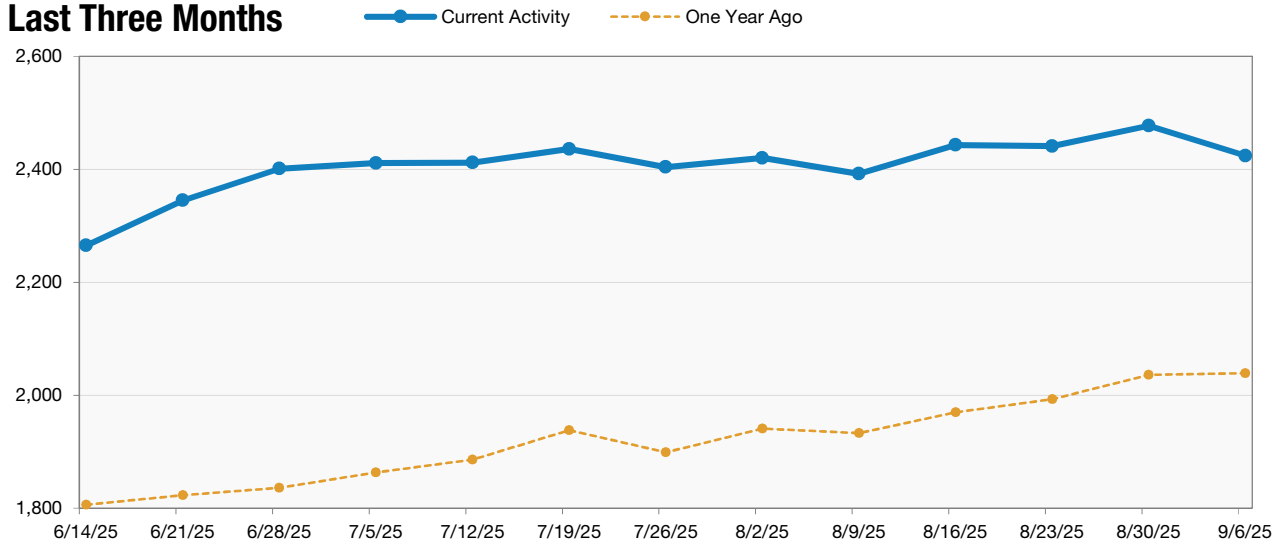


Inventory of Homes for Sale

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

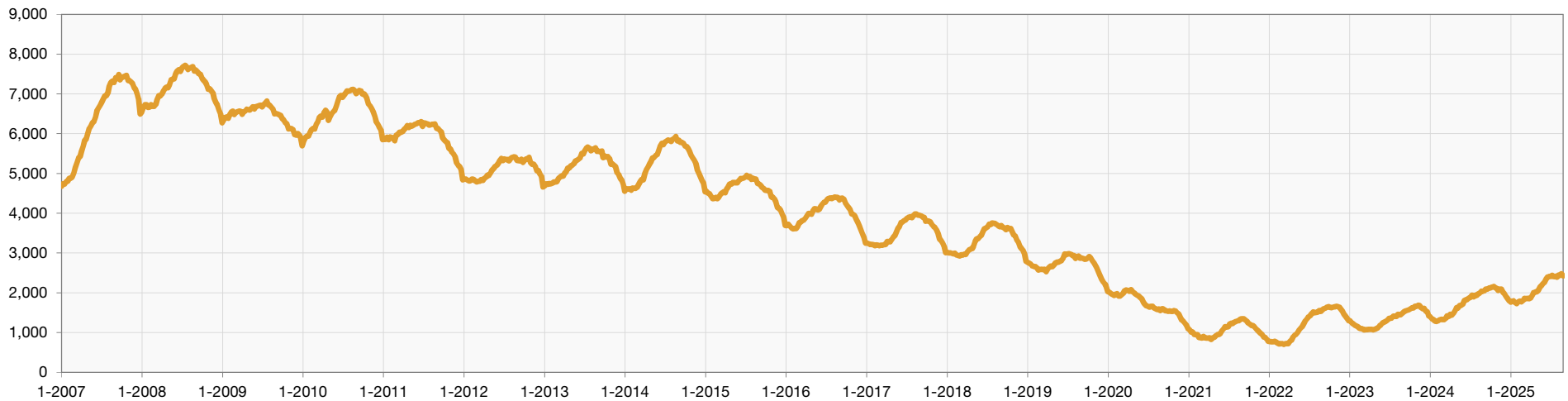


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
6/14/2025	2,265	1,806	+ 25.4%
6/21/2025	2,345	1,823	+ 28.6%
6/28/2025	2,401	1,836	+ 30.8%
7/5/2025	2,411	1,863	+ 29.4%
7/12/2025	2,412	1,886	+ 27.9%
7/19/2025	2,436	1,938	+ 25.7%
7/26/2025	2,404	1,899	+ 26.6%
8/2/2025	2,420	1,941	+ 24.7%
8/9/2025	2,392	1,933	+ 23.7%
8/16/2025	2,443	1,970	+ 24.0%
8/23/2025	2,441	1,993	+ 22.5%
8/30/2025	2,477	2,036	+ 21.7%
9/6/2025	2,424	2,039	+ 18.9%
3-Month Avg	2,405	1,920	+ 25.3%

Historical Inventory Activity

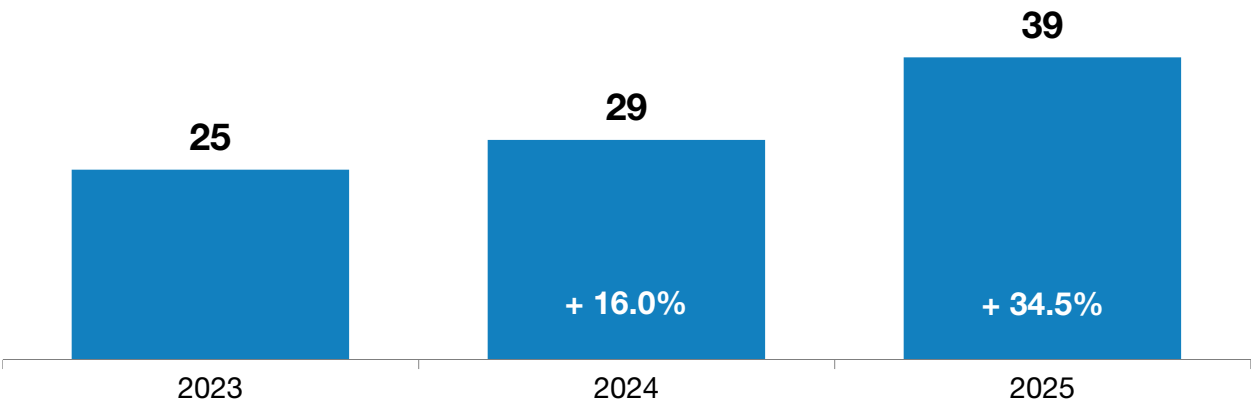


Days on Market



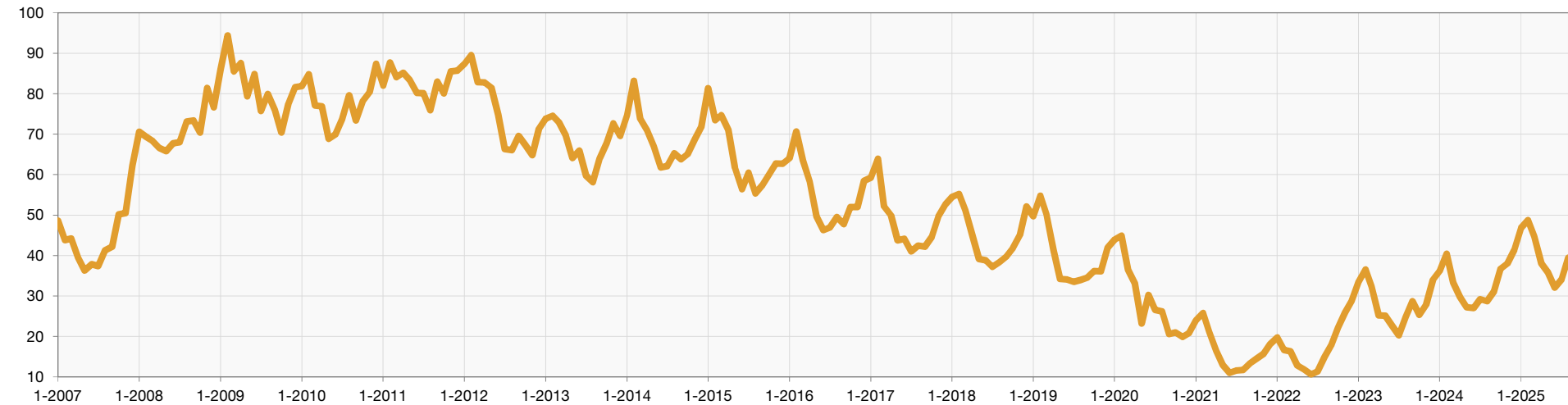
Days on Market (DOM) tracks the days on market for a property specific to the MLS number. DOM accrues for "Active" and "Under Contract-Show" statuses. DOM does not include any days that the listing is in "Under Contract-No Show," "Temporarily off Market," "Closed/Sold," "Expired" and "Withdrawn" statuses.

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

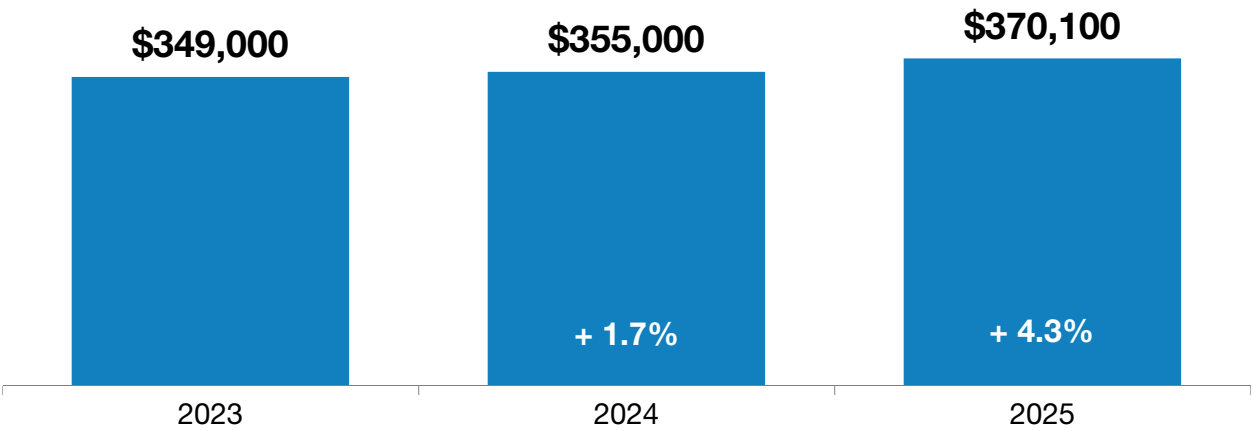


Median Sales Price

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

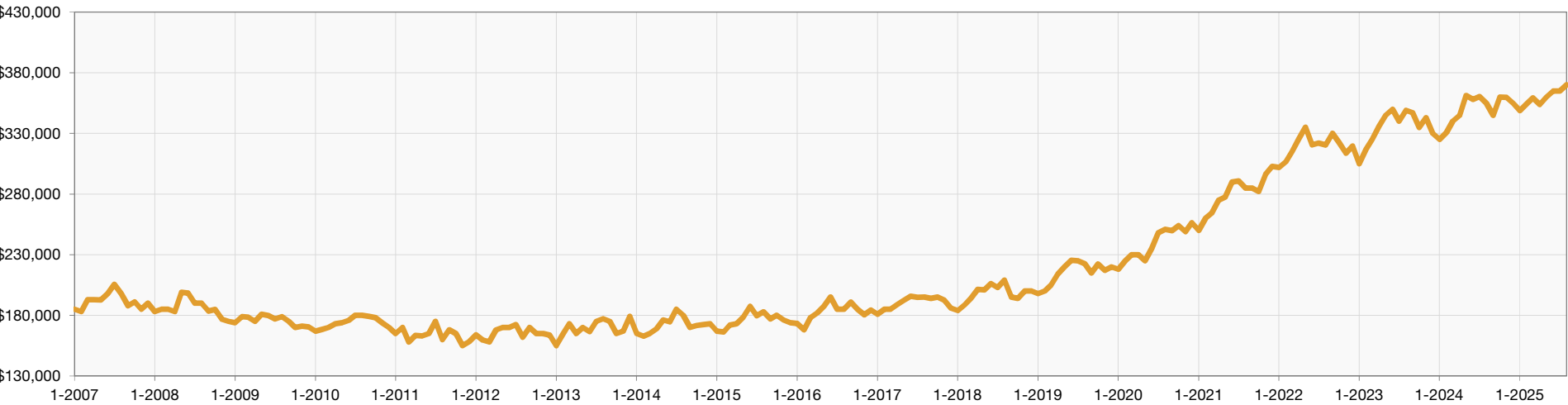


August



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	\$359,384	\$340,000	+ 5.7%
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	\$351,000	\$340,000	+ 3.2%

Historical Median Sales Price

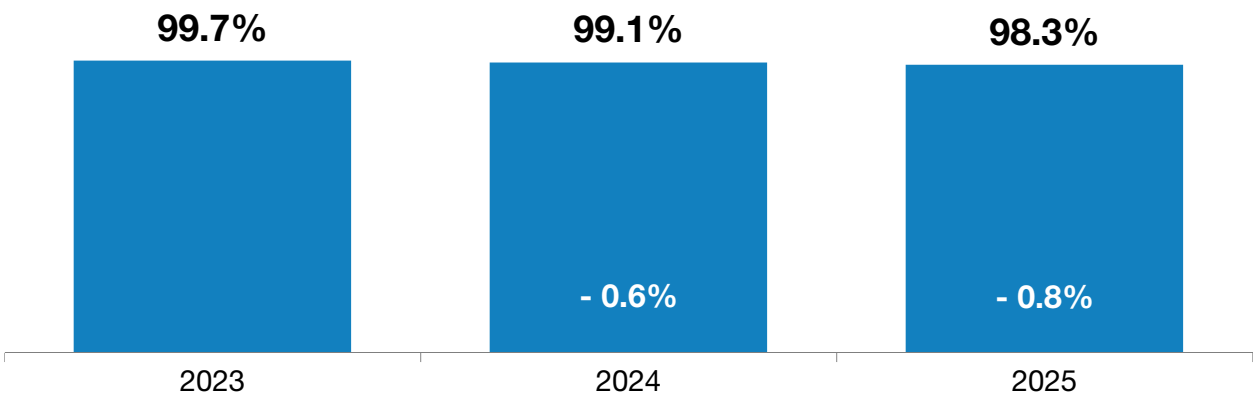


Percent of List Price Received

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.

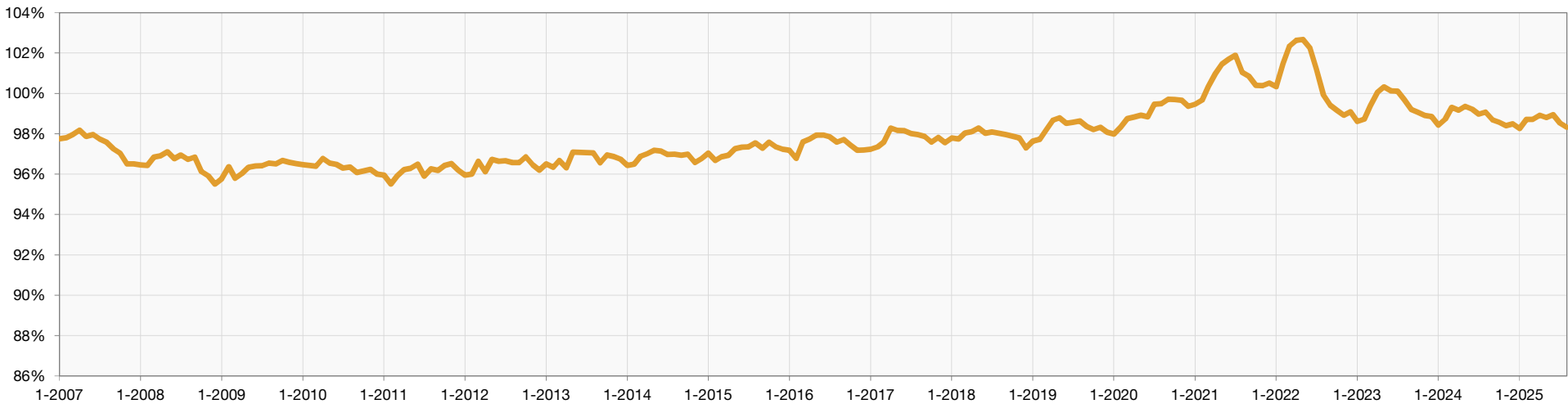


August



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

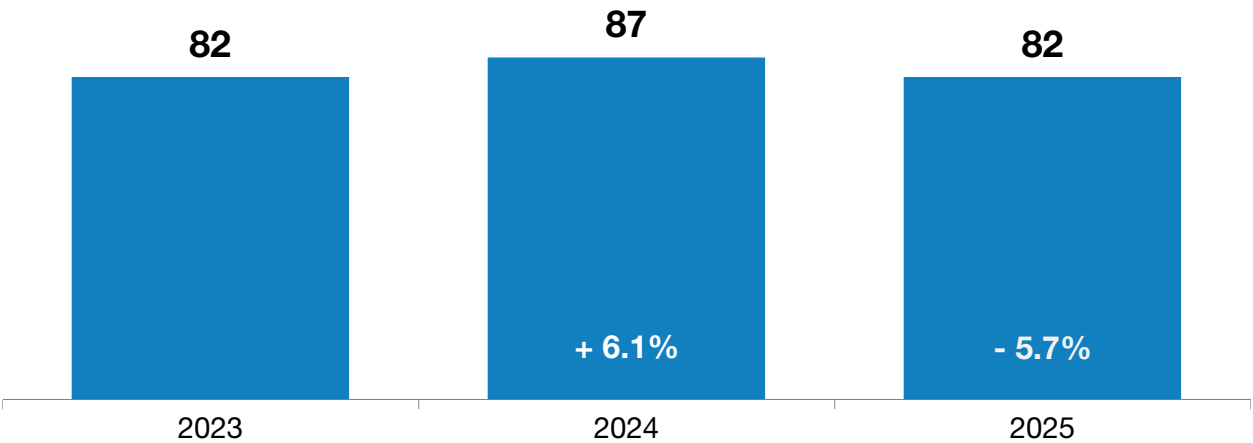


Housing Affordability Index



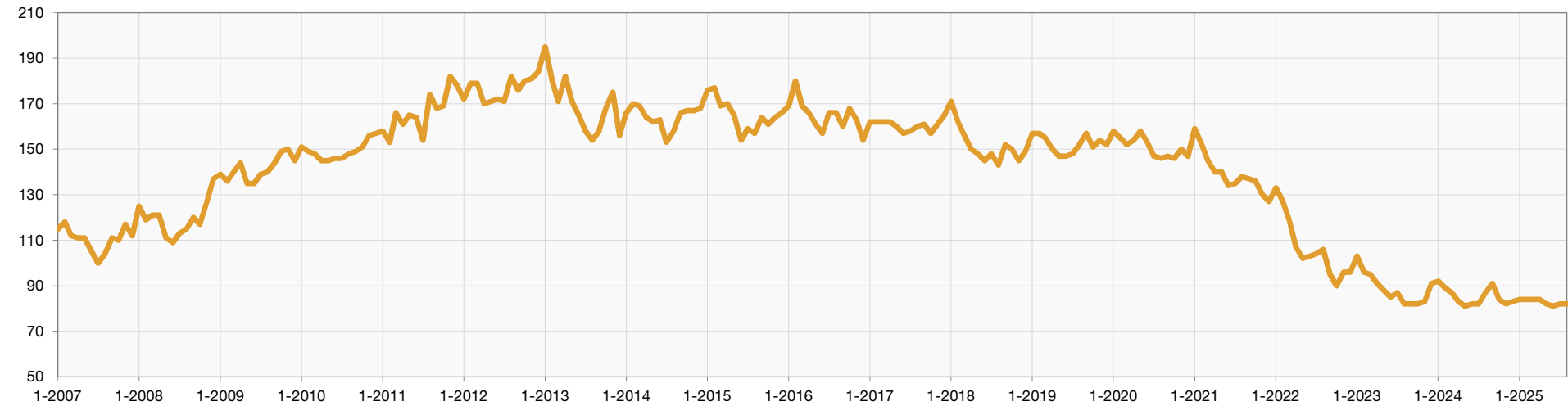
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

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

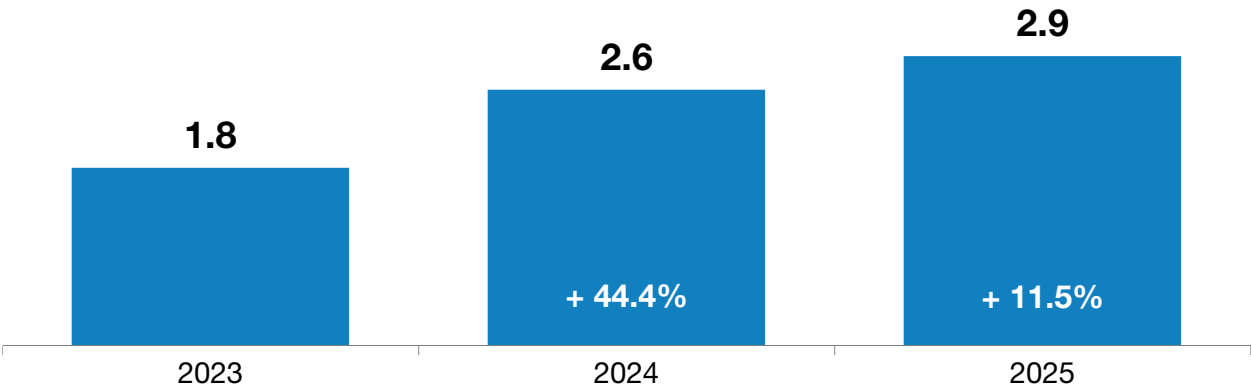


Months Supply of Homes for Sale

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	2.9	2.6	+ 11.5%
12-Month Avg	2.5	2.0	+ 25.0%

Historical Months Supply of Inventory

