

# Albuquerque Region Weekly Market Activity Report

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

## For Week Ending September 20, 2025

Data current as of September 29, 2025

The number of homes actively for sale increased for the 22nd consecutive month, rising 20.9% year-over-year in August, according to Realtor.com's August 2025 Monthly Housing Market Trends Report. At the same time, the national median list price declined 2.2% from the previous month to \$429,990, with 20.3% of listings receiving price cuts as sellers responded to changing market conditions.

For the week ending September 20:

- New Listings decreased 26.4% to 203
- Pending Sales increased 16.0% to 218
- Inventory increased 16.6% to 2,440

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 15.4% to 3.0

## Quick Facts

<b>- 26.4%</b>	<b>+ 16.0%</b>	<b>+ 16.6%</b>
Change in <b>New Listings</b>	Change in <b>Pending Sales</b>	Change in <b>Inventory</b>

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

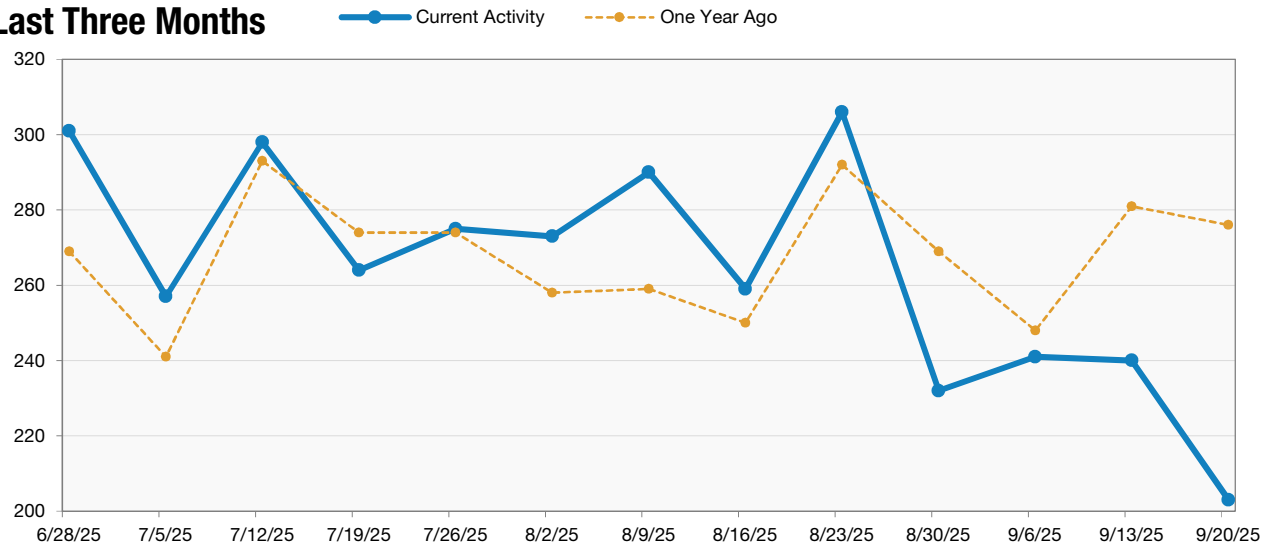
Days on Market	<b>5</b>
Median Sales Price	<b>6</b>
Percent of List Price Received	<b>7</b>
Housing Affordability Index	<b>8</b>
Months Supply of Homes for Sale	<b>9</b>

# New Listings

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

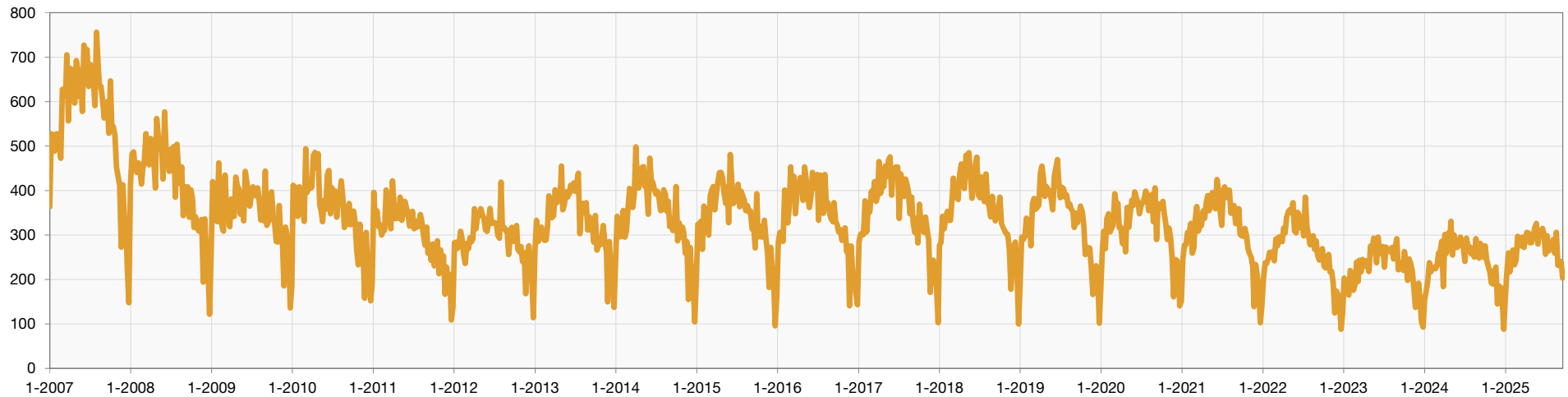


## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
6/28/2025	301	269	+ 11.9%
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	241	248	- 2.8%
9/13/2025	240	281	- 14.6%
9/20/2025	203	276	- 26.4%
3-Month Total	3,439	3,484	- 1.3%

## Historical New Listing Activity

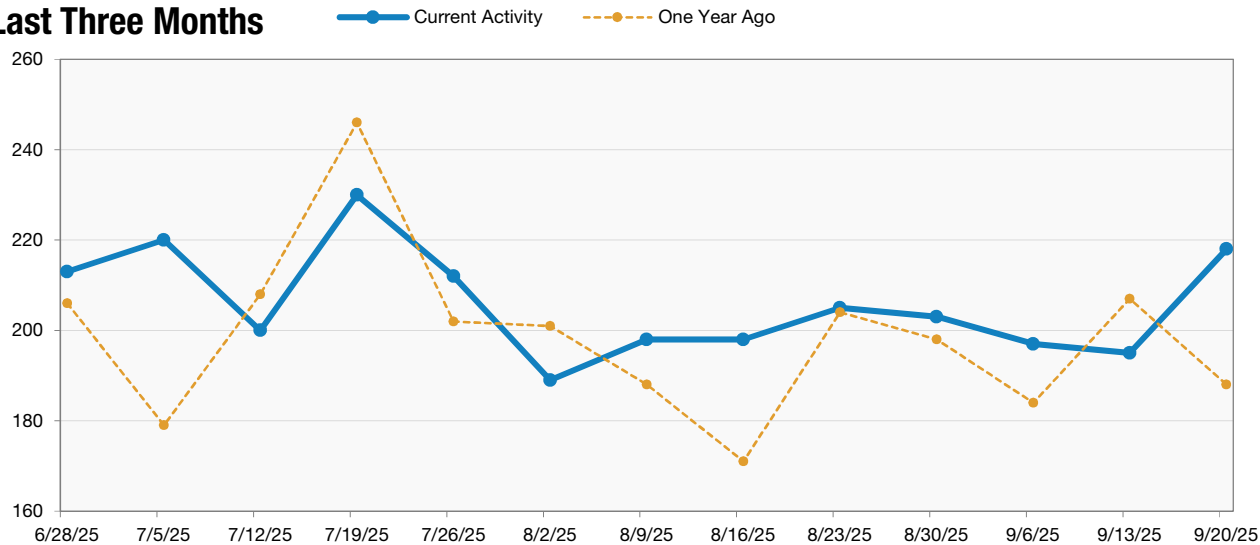


# Pending Sales

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.

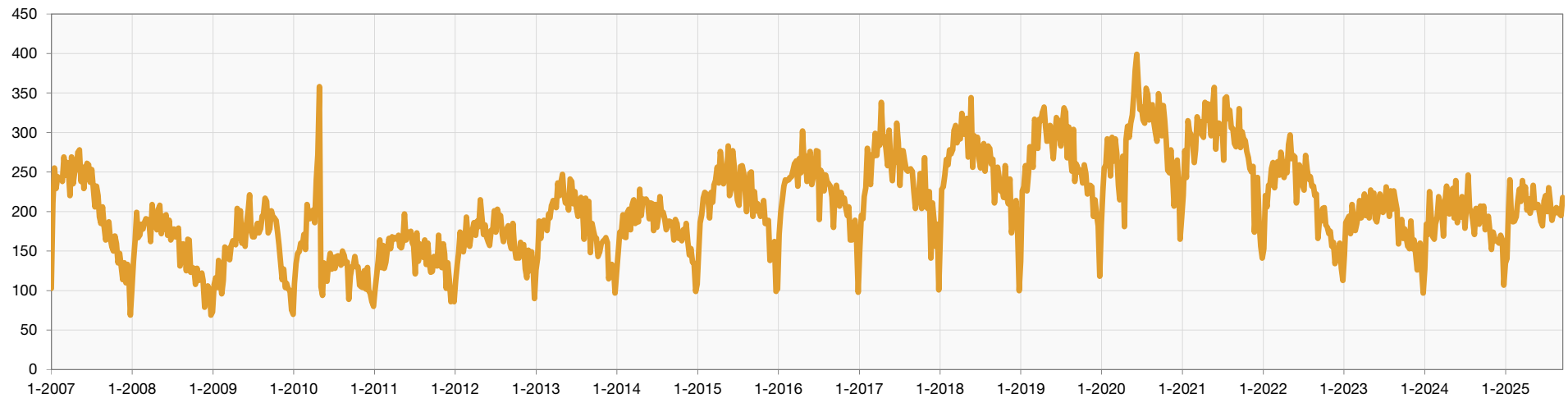


## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
6/28/2025	213	206	+ 3.4%
7/5/2025	220	179	+ 22.9%
7/12/2025	200	208	- 3.8%
7/19/2025	230	246	- 6.5%
7/26/2025	212	202	+ 5.0%
8/2/2025	189	201	- 6.0%
8/9/2025	198	188	+ 5.3%
8/16/2025	198	171	+ 15.8%
8/23/2025	205	204	+ 0.5%
8/30/2025	203	198	+ 2.5%
9/6/2025	197	184	+ 7.1%
9/13/2025	195	207	- 5.8%
9/20/2025	218	188	+ 16.0%
3-Month Total	2,678	2,582	+ 3.7%

## Historical Pending Sales Activity

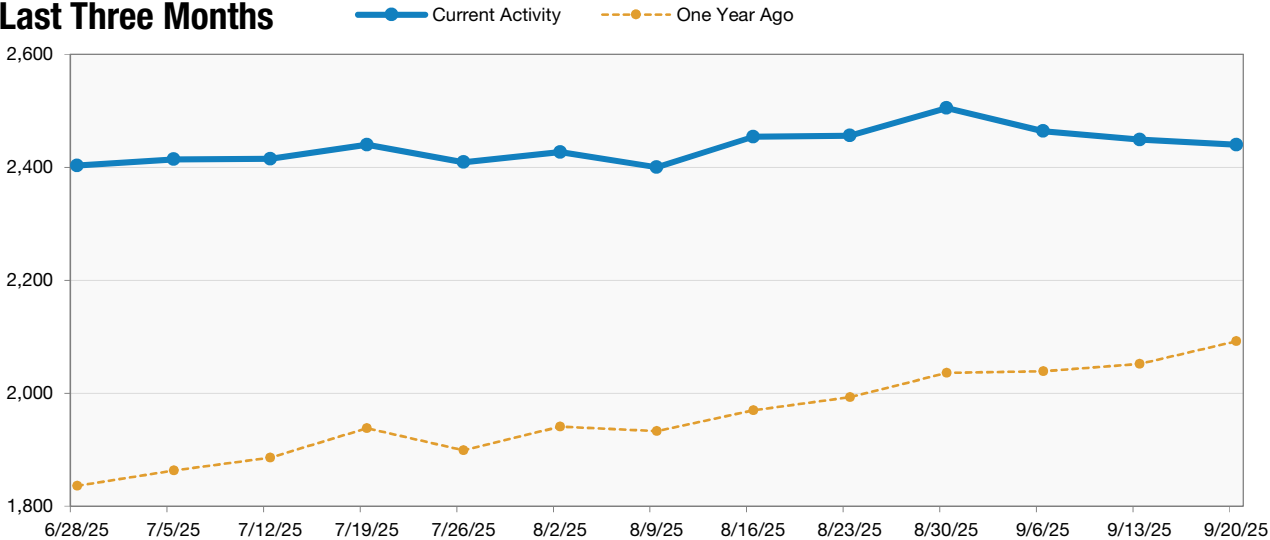


# Inventory of Homes for Sale

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

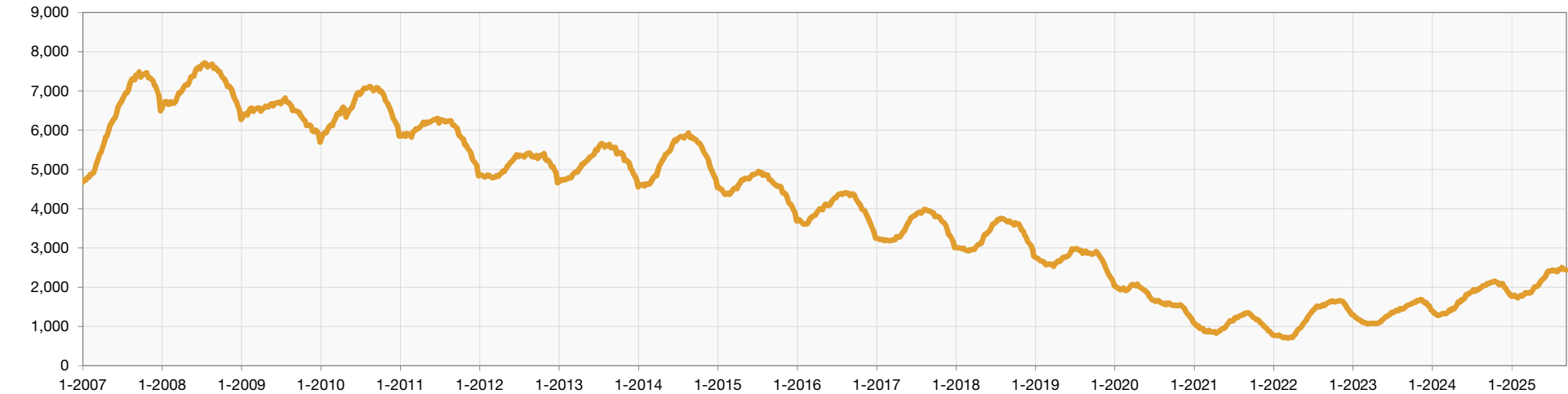


## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
6/28/2025	2,403	1,836	+ 30.9%
7/5/2025	2,414	1,863	+ 29.6%
7/12/2025	2,415	1,886	+ 28.0%
7/19/2025	2,440	1,938	+ 25.9%
7/26/2025	2,409	1,899	+ 26.9%
8/2/2025	2,427	1,941	+ 25.0%
8/9/2025	2,400	1,933	+ 24.2%
8/16/2025	2,454	1,970	+ 24.6%
8/23/2025	2,456	1,993	+ 23.2%
8/30/2025	2,505	2,036	+ 23.0%
9/6/2025	2,464	2,039	+ 20.8%
9/13/2025	2,449	2,052	+ 19.3%
9/20/2025	2,440	2,092	+ 16.6%
3-Month Avg	2,437	1,960	+ 24.3%

## Historical Inventory Activity

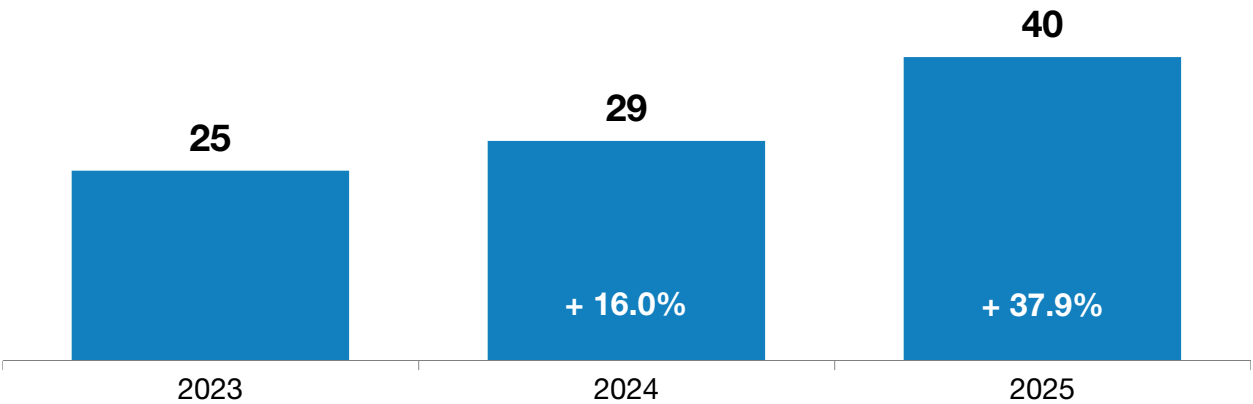


# Days on Market



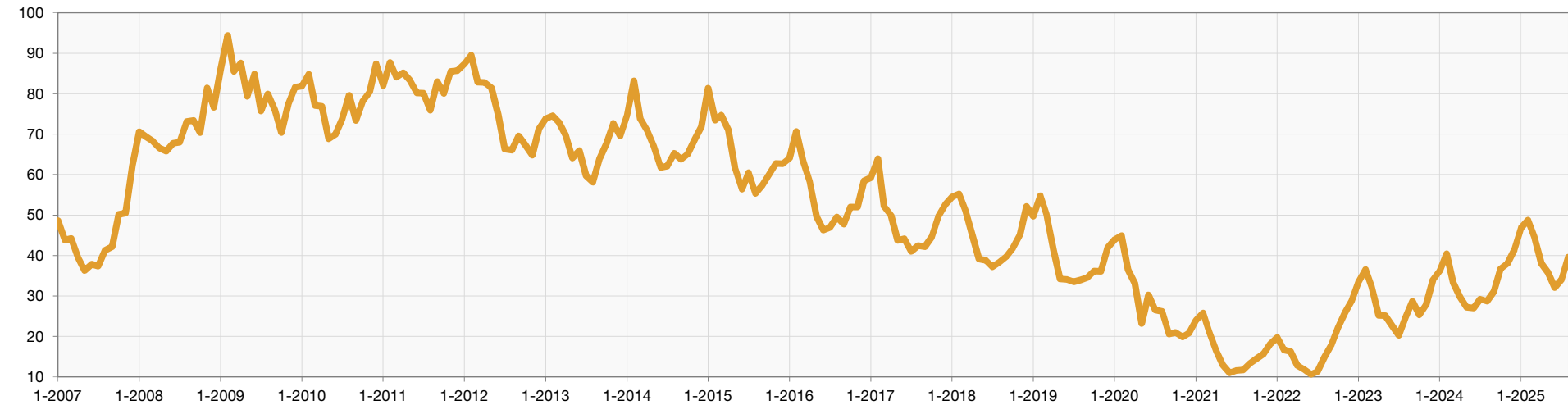
Days on Market (DOM) tracks the days on market for a property specific to the MLS number. DOM accrues for "Active" and "Under Contract-Show" statuses. DOM does not include any days that the listing is in "Under Contract-No Show," "Temporarily off Market," "Closed/Sold," "Expired" and "Withdrawn" statuses.

## 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	40	29	+ 37.9%
12-Month Avg	39	31	+ 25.8%

## Historical Days on Market

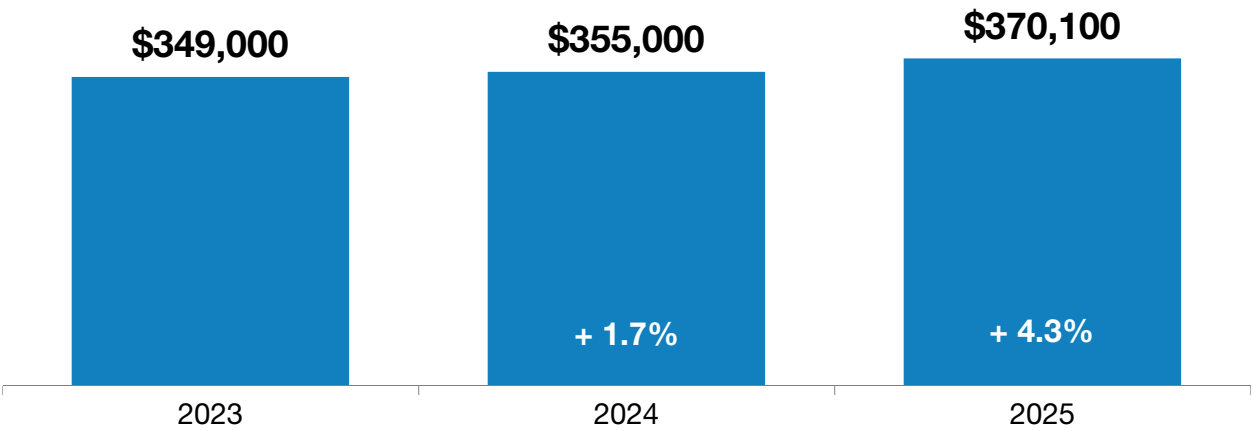


# Median Sales Price

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

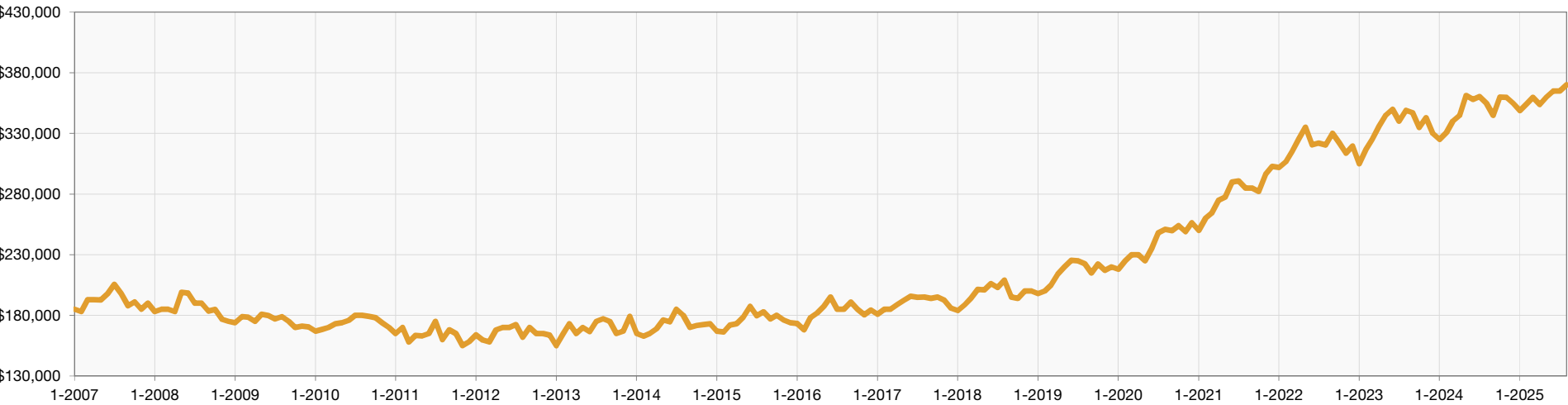


## August



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	\$359,777	\$340,000	+ 5.8%
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

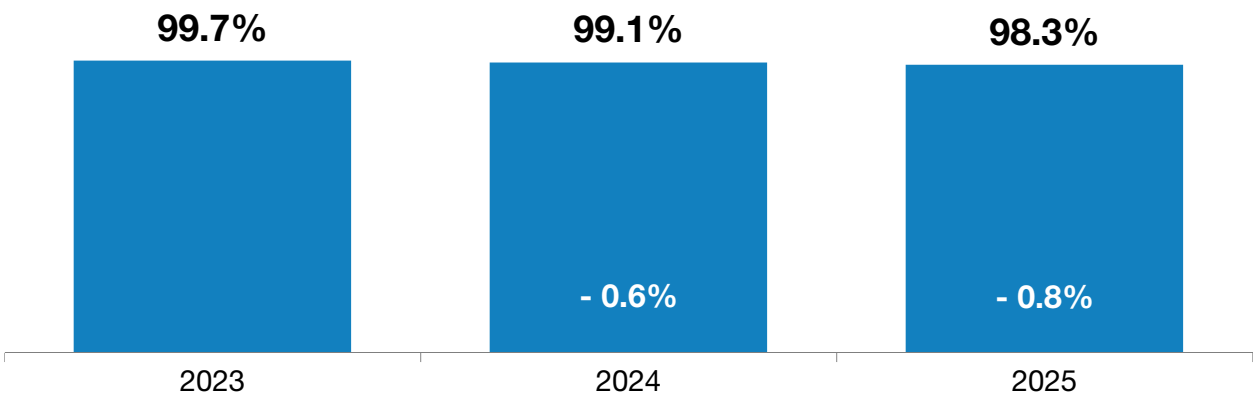


# Percent of List Price Received

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.

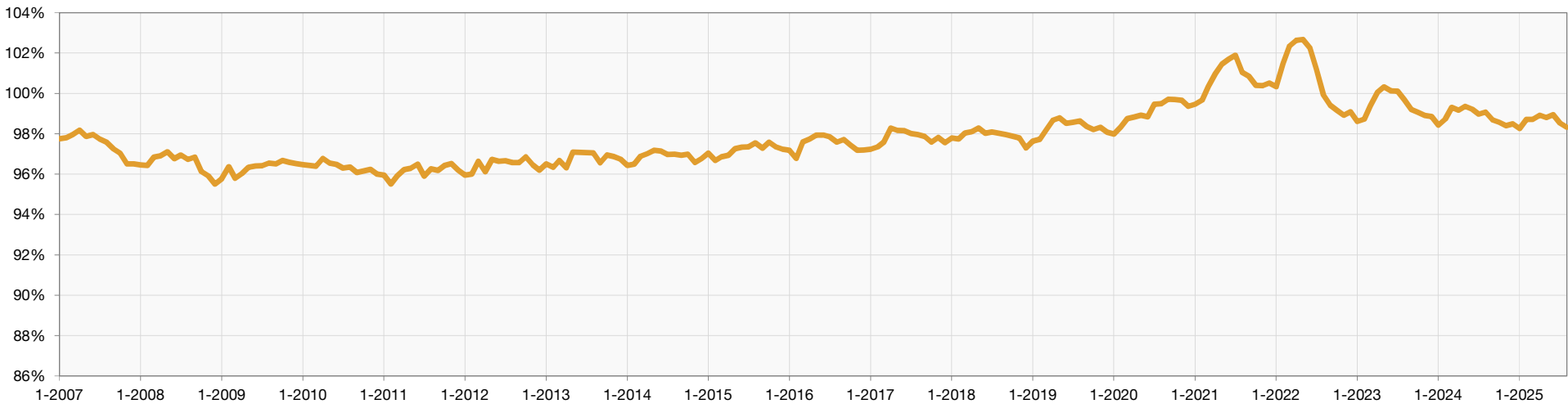


## August



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

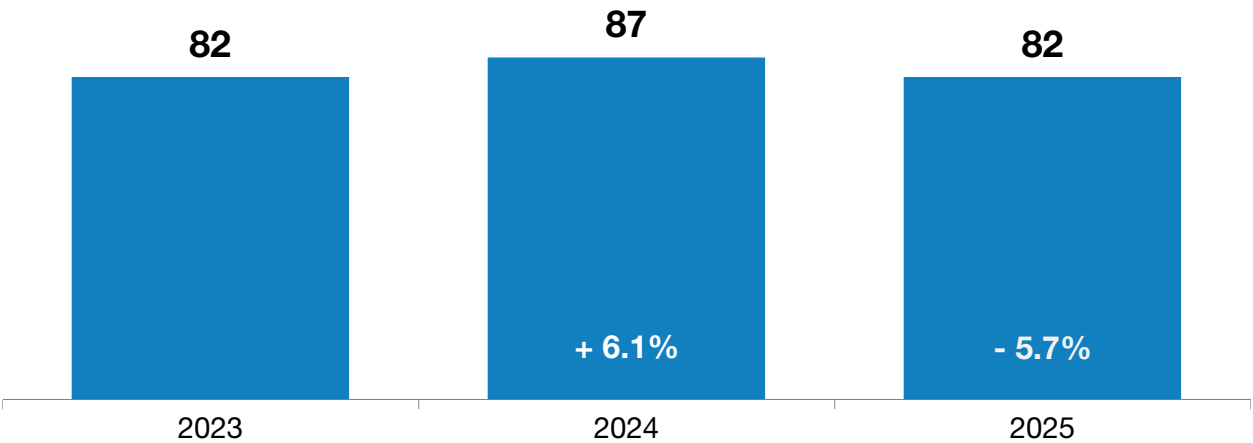


# Housing Affordability Index



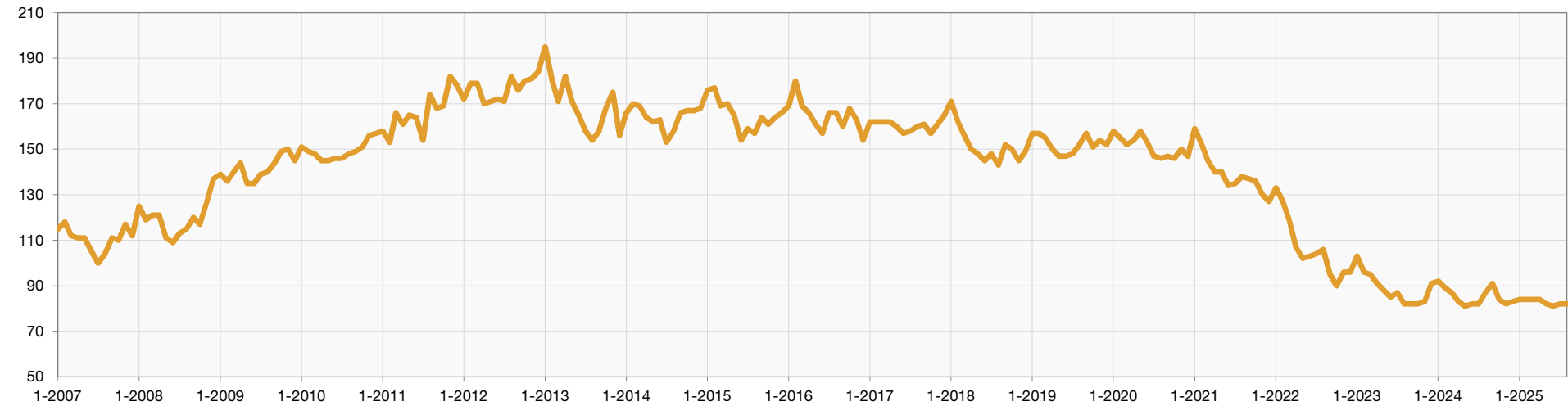
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

## 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



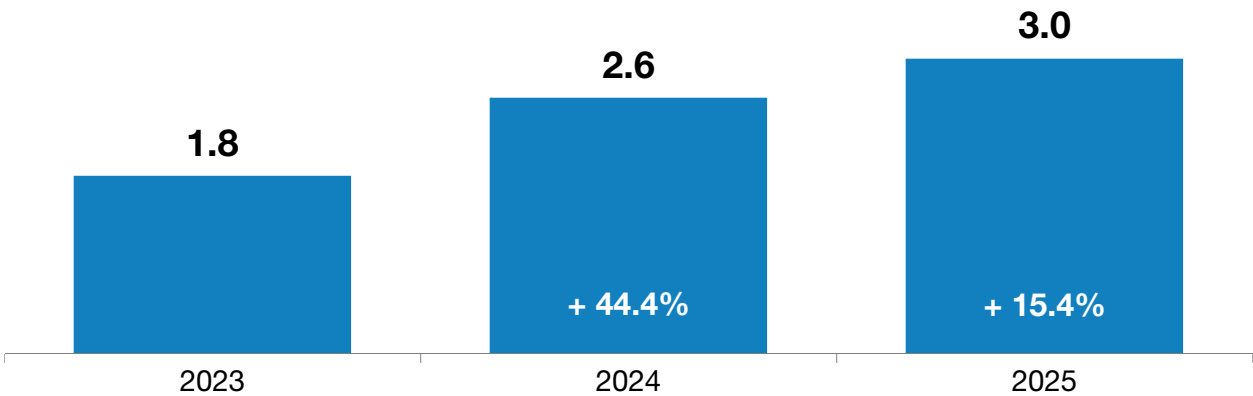


# Months Supply of Homes for Sale

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	2.7	2.1	+ 28.6%
June 2025	2.9	2.3	+ 26.1%
July 2025	2.9	2.3	+ 26.1%
August 2025	3.0	2.6	+ 15.4%
12-Month Avg	2.6	2.0	+ 30.0%

## Historical Months Supply of Inventory

