Albuquerque Region Weekly Market Activity Report

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

For Week Ending October 25, 2025

Data current as of November 3, 2025

According to Realtor.com's September 2025 Monthly Housing Market Trends Report, active listings nationwide rose 17% year-over-year, with the total number of homes for sale surpassing one million for the fifth consecutive month. Inventory in the South and West now exceeds pre-pandemic levels, while the Midwest and Northeast continue to lag behind. Nationally, housing supply remains 13.9% lower than pre-pandemic levels.

For the week ending October 25:
- New Listings increased 4.1% to 227
- Pending Sales increased 7.4% to 188
- Inventory increased 10.7% to 2,389

For the month of September:
- Median Sales Price increased 7.2% to $370,000
- Percent of List Price Received decreased 0.1% to 98.6%
- Months Supply of Inventory increased 11.5% to 2.9

Quick Facts

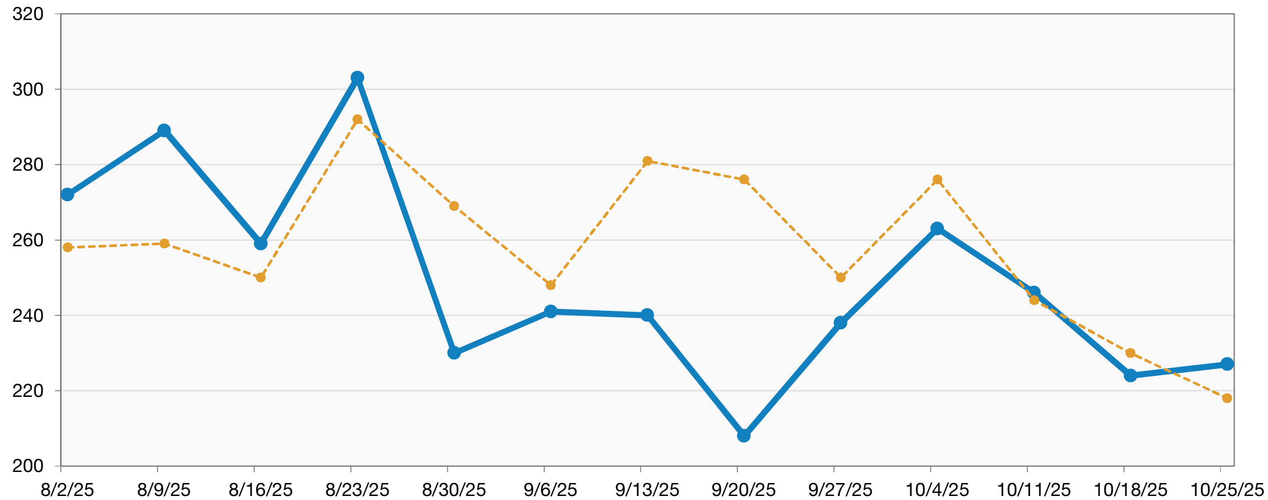
+ 4.1%	+ 7.4%	+ 10.7%
Change in **New Listings**	Change in **Pending Sales**	Change in **Inventory**

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.

New Listings

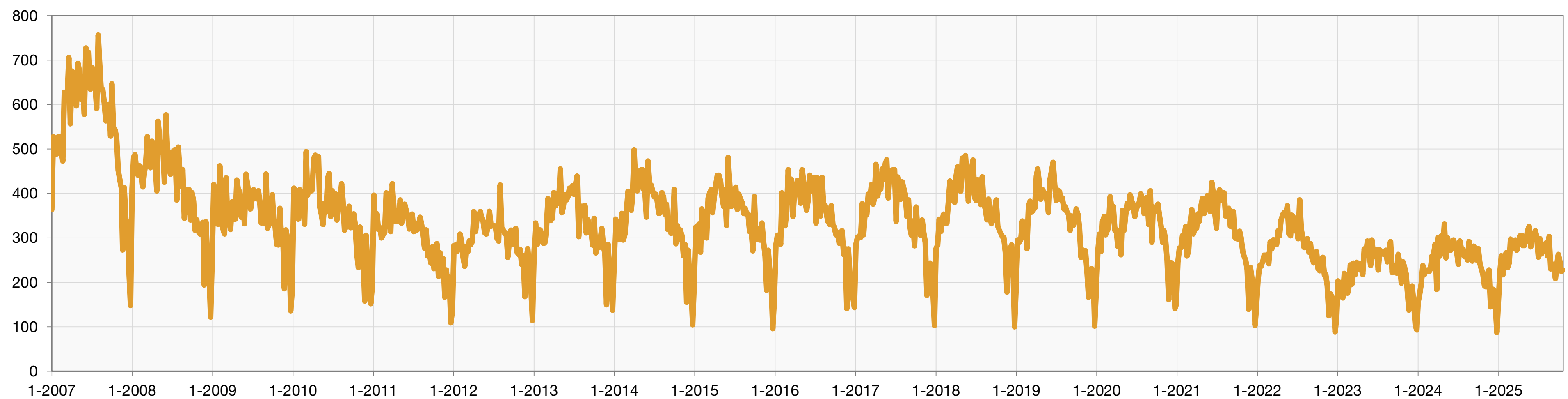
A count of the properties that have been newly listed on the market in a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / –
8/2/2025	272	258	+ 5.4%
8/9/2025	289	259	+ 11.6%
8/16/2025	259	250	+ 3.6%
8/23/2025	303	292	+ 3.8%
8/30/2025	230	269	- 14.5%
9/6/2025	241	248	- 2.8%
9/13/2025	240	281	- 14.6%
9/20/2025	208	276	- 24.6%
9/27/2025	238	250	- 4.8%
10/4/2025	263	276	- 4.7%
10/11/2025	246	244	+ 0.8%
10/18/2025	224	230	- 2.6%
10/25/2025	**227**	**218**	**+ 4.1%**
3-Month Total	3,240	3,351	- 3.3%

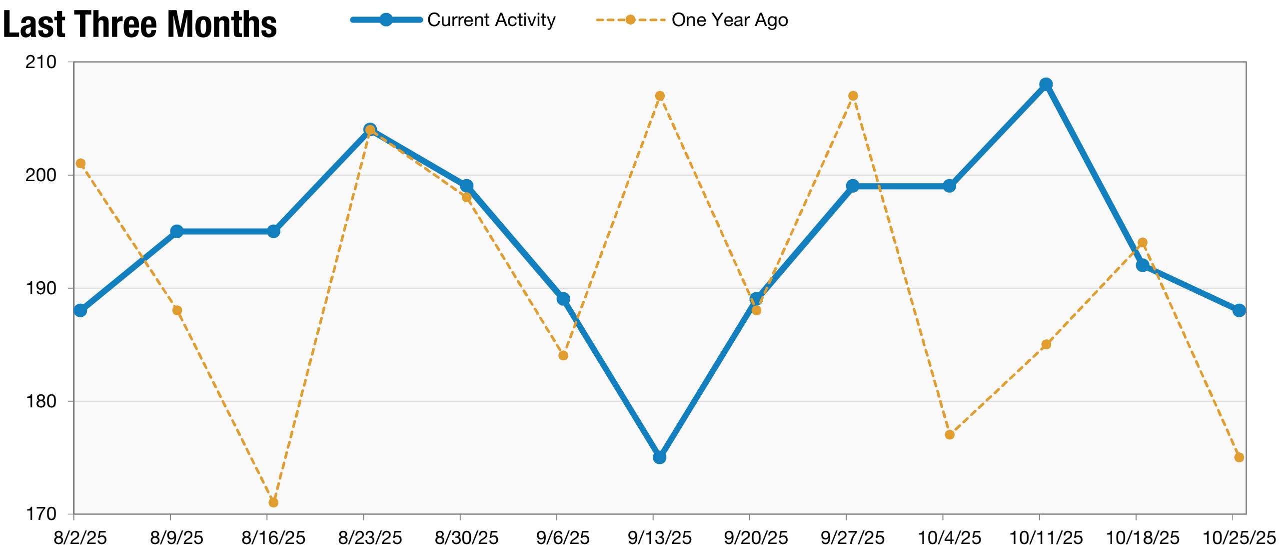
Historical New Listing Activity



Pending Sales

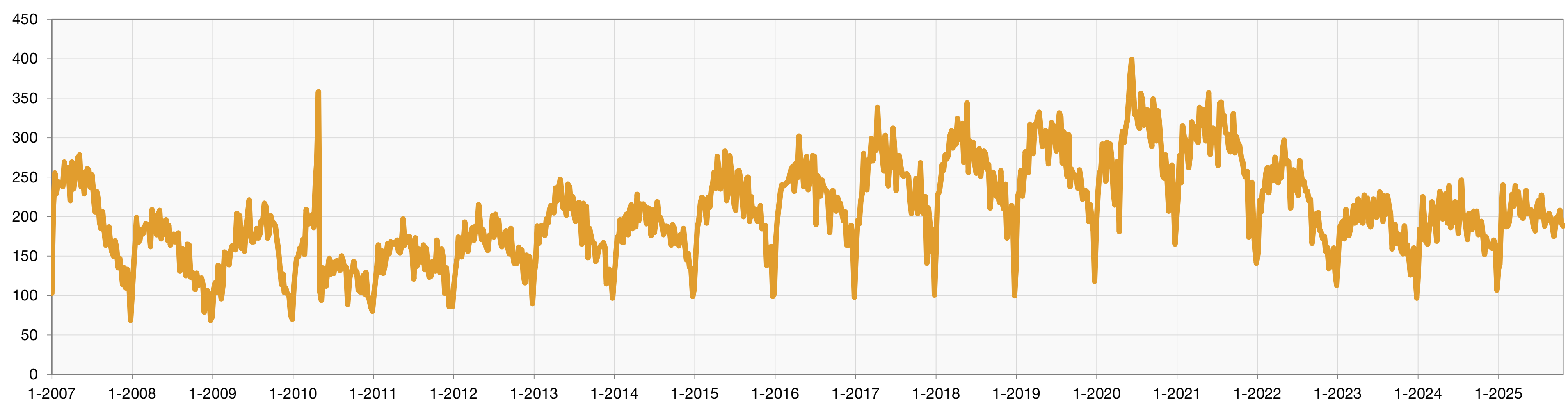
A count of the properties on which contracts have been accepted in a given week.
Pending contracts include “Under Contract-Show” and “Under Contract-No Show” statuses.

Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / –
8/2/2025	188	201	- 6.5%
8/9/2025	195	188	+ 3.7%
8/16/2025	195	171	+ 14.0%
8/23/2025	204	204	0.0%
8/30/2025	199	198	+ 0.5%
9/6/2025	189	184	+ 2.7%
9/13/2025	175	207	- 15.5%
9/20/2025	189	188	+ 0.5%
9/27/2025	199	207	- 3.9%
10/4/2025	199	177	+ 12.4%
10/11/2025	208	185	+ 12.4%
10/18/2025	192	194	- 1.0%
10/25/2025	**188**	**175**	**+ 7.4%**
3-Month Total	2,520	2,479	+ 1.7%

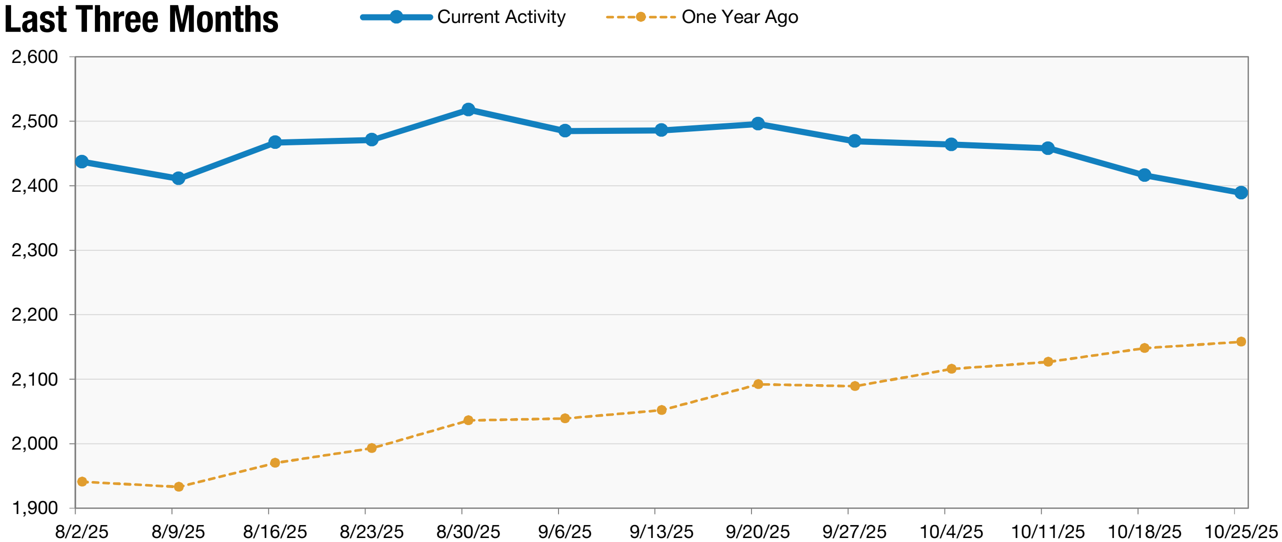
Historical Pending Sales Activity



Inventory of Homes for Sale

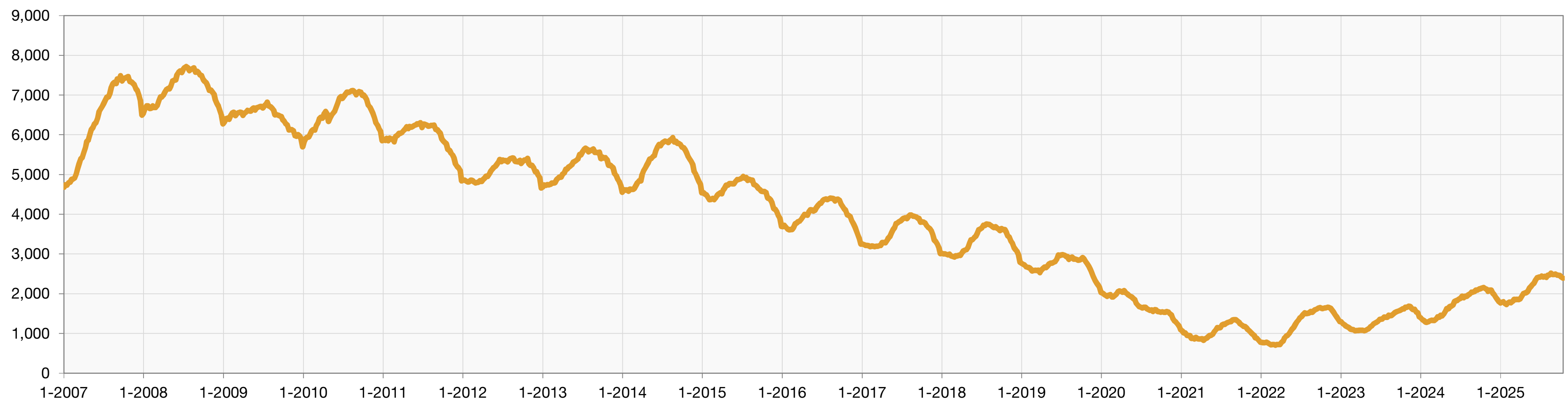
The number of properties available for sale in active status at the end of a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / –
8/2/2025	2,437	1,941	+ 25.6%
8/9/2025	2,411	1,933	+ 24.7%
8/16/2025	2,467	1,970	+ 25.2%
8/23/2025	2,471	1,993	+ 24.0%
8/30/2025	2,518	2,036	+ 23.7%
9/6/2025	2,485	2,039	+ 21.9%
9/13/2025	2,486	2,052	+ 21.2%
9/20/2025	2,496	2,092	+ 19.3%
9/27/2025	2,469	2,089	+ 18.2%
10/4/2025	2,464	2,116	+ 16.4%
10/11/2025	2,458	2,127	+ 15.6%
10/18/2025	2,416	2,148	+ 12.5%
10/25/2025	**2,389**	**2,158**	**+ 10.7%**
3-Month Avg	2,459	2,053	+ 19.8%

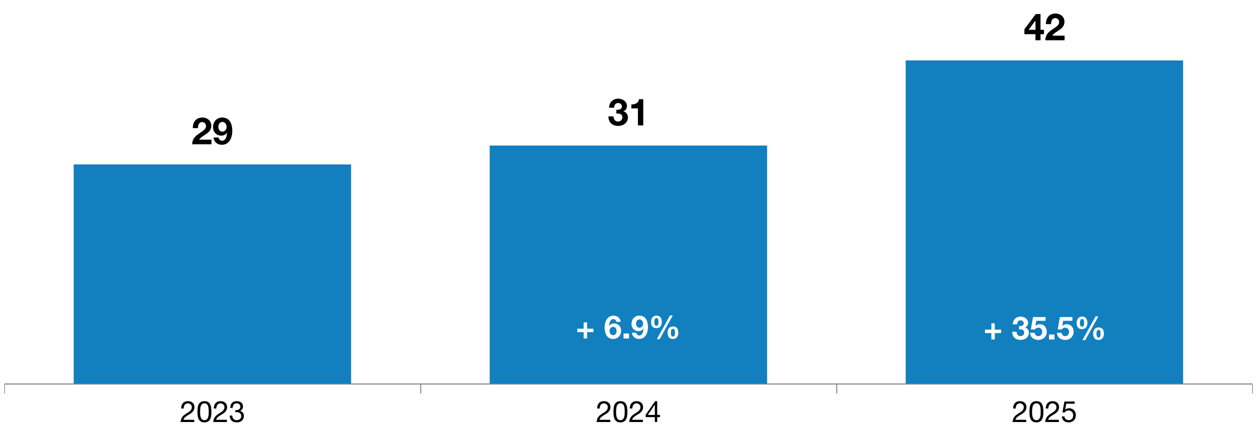
Historical Inventory Activity



Days on Market

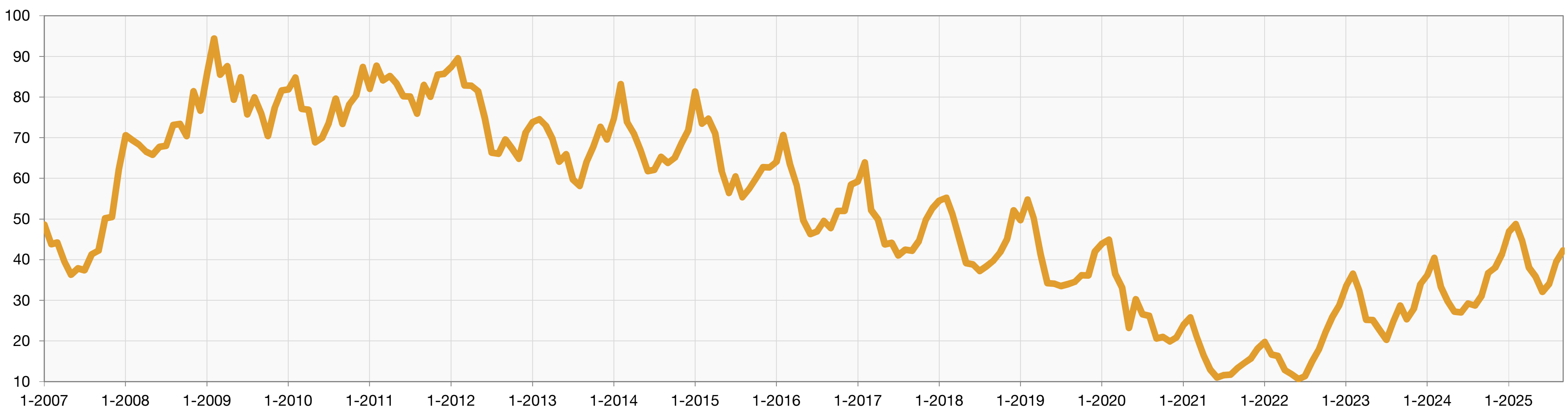
Days on Market (DOM) tracks the days on market for a property specific to the MLS number. DOM accrues for “Active” and “Under Contract-Show” statuses. DOM does not include any days that the listing is in “Under Contract-No Show,” “Temporarily off Market,” “Closed/Sold,” “Expired” and “Withdrawn” statuses.

September



Month	Current Activity	One Year Previous	+/-
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%
September 2025	**42**	**31**	**+ 35.5%**
12-Month Avg	40	31	+ 29.0%

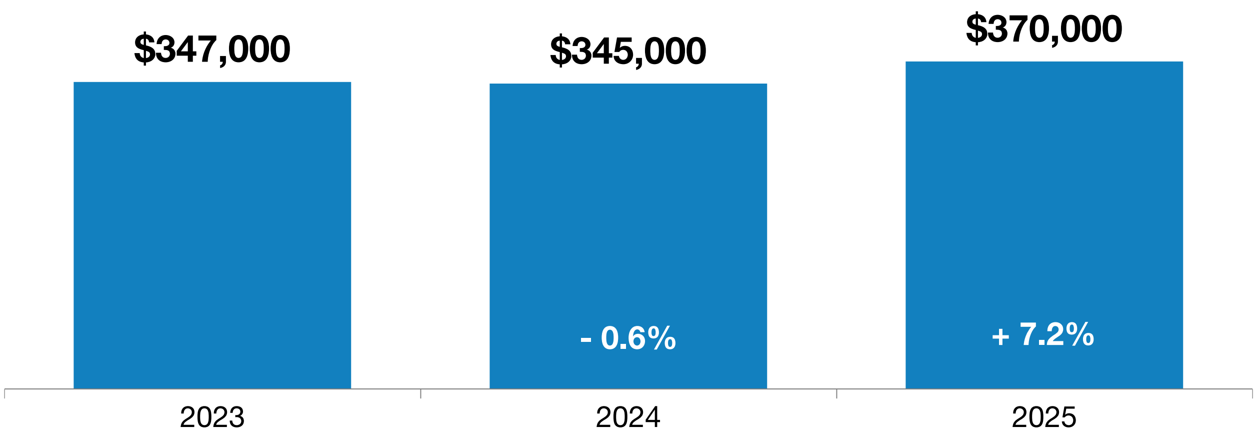
Historical Days on Market



Median Sales Price

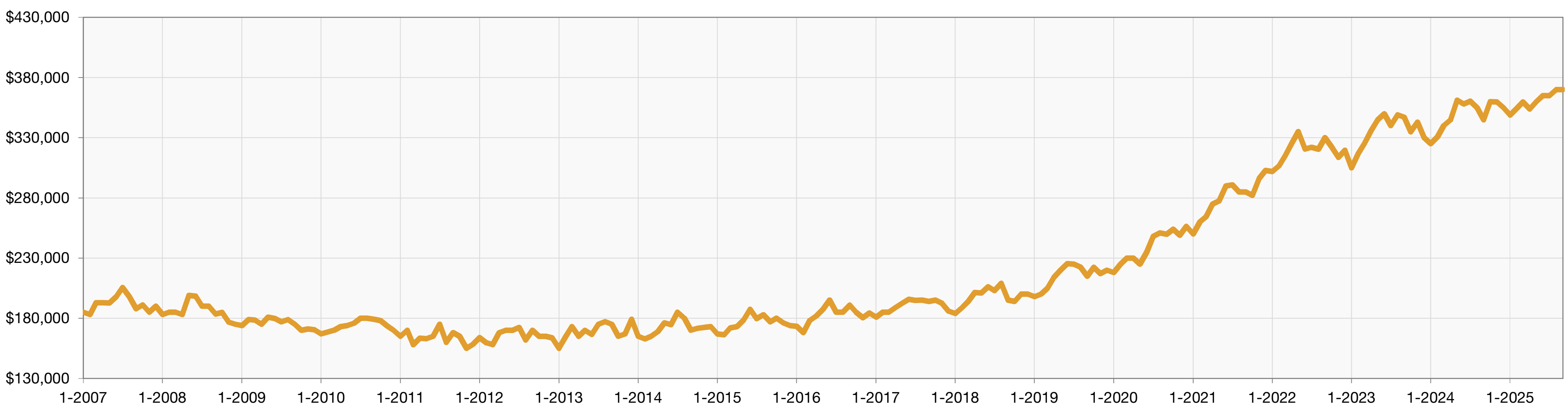
Median price point for all closed sales, not accounting for seller concessions, in a given month.

September



Month	Current Activity	One Year Previous	+ / –
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	$370,000	$355,000	+ 4.2%
September 2025	**$370,000**	**$345,000**	**+ 7.2%**
12-Month Avg	$355,000	$340,000	+ 4.4%

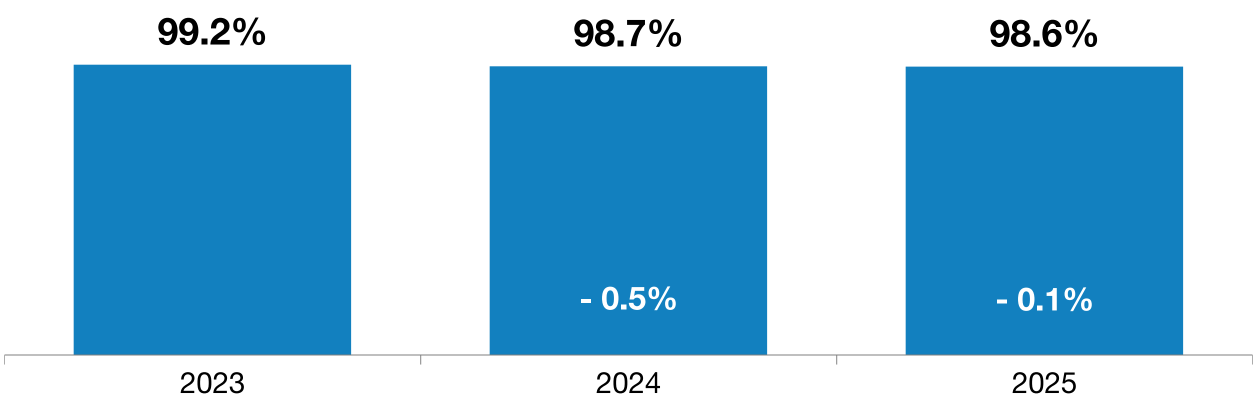
Historical Median Sales Price



Percent of List Price Received

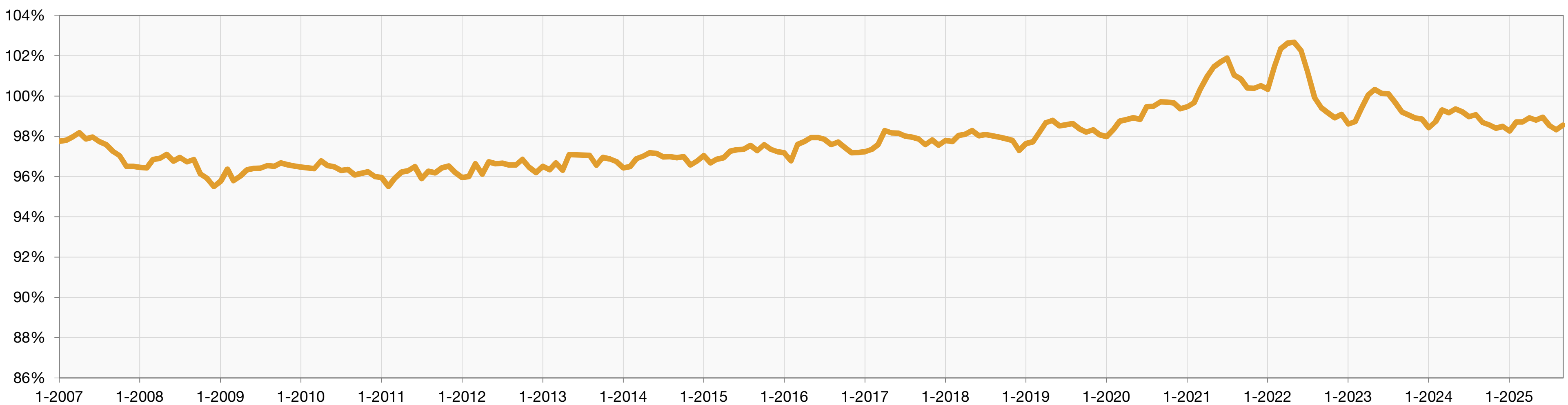
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

September



Month	Current Activity	One Year Previous	+ / –
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%
September 2025	**98.6%**	**98.7%**	**- 0.1%**
12-Month Avg	98.5%	98.9%	- 1.5%

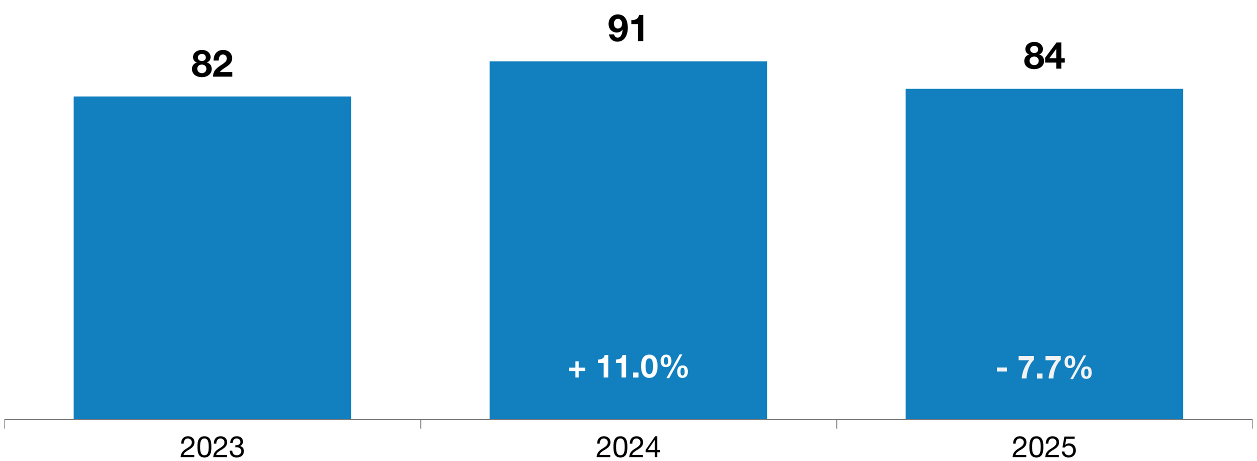
Historical Percent of Original List Price Received



Housing Affordability Index

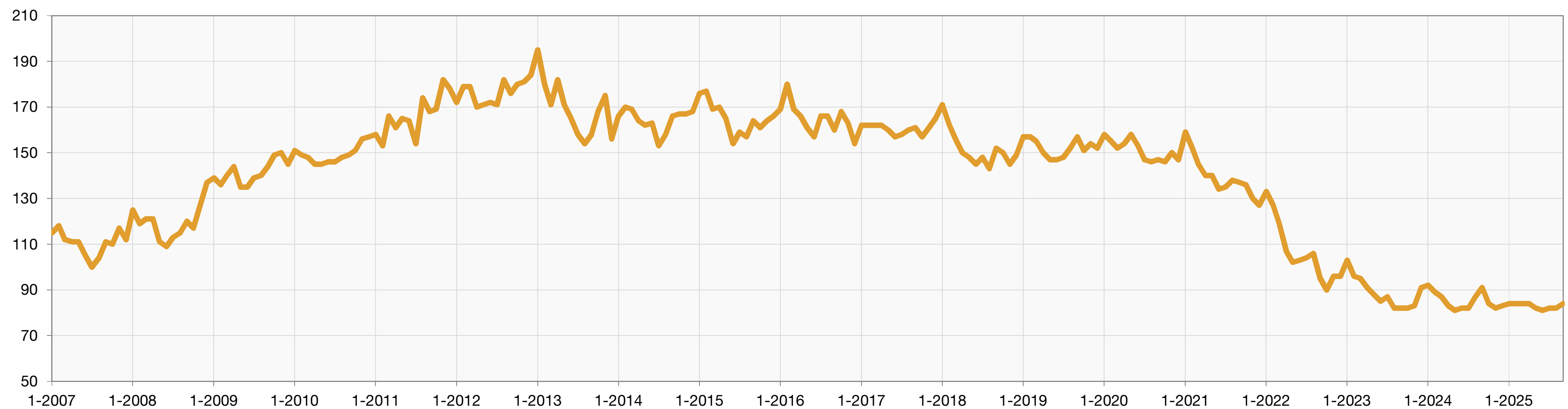
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

September



Month	Current Activity	One Year Previous	+ / –
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%
September 2025	**84**	**91**	**- 7.7%**
12-Month Avg	83	86	- 3.5%

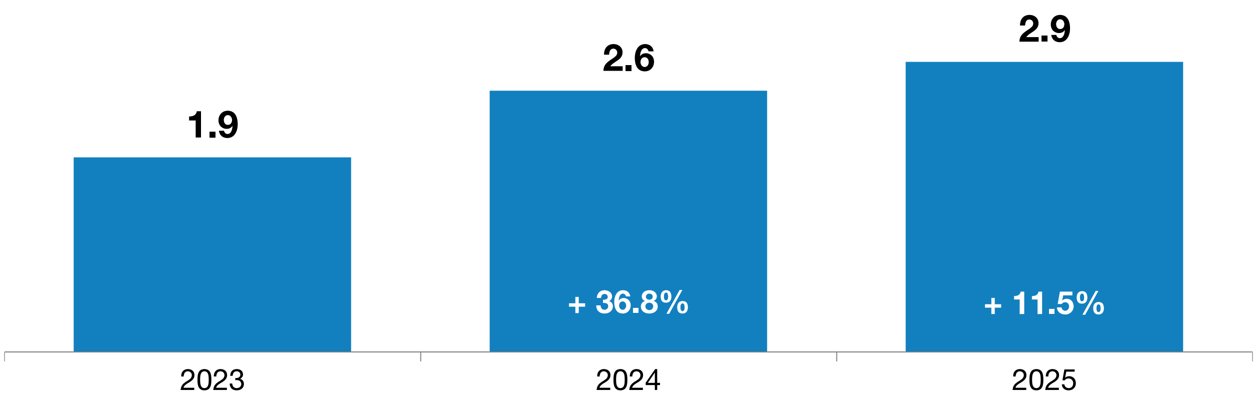
Historical Housing Affordability Index



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.

September



Month	Current Activity	One Year Previous	+ / –
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%
September 2025	**2.9**	**2.6**	**+ 11.5%**
12-Month Avg	2.6	2.1	+ 23.8%

Historical Months Supply of Inventory