Albuquerque Region Weekly Market Activity Report

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

For Week Ending November 15, 2025

Data current as of November 24, 2025

The U.S. housing supply gap reached 3.8 million units in 2024, according to an analysis by Realtor.com. For the first time since 2016, new construction outpaced household formations, with more than 1.6 million units completed last year, the highest level in nearly two decades. While builders are making progress, it would still take about 7.5 years to close the housing gap at the 2024 pace of construction.

For the week ending November 15:

- New Listings decreased 7.7% to 203
- Pending Sales increased 29.1% to 213
- Inventory increased 15.2% to 2,376

For the month of October:

- Median Sales Price increased 0.7% to $362,500
- Percent of List Price Received decreased 0.1% to 98.5%
- Months Supply of Inventory increased 11.5% to 2.9

Quick Facts

- 7.7%	+ 29.1%	+ 15.2%
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.

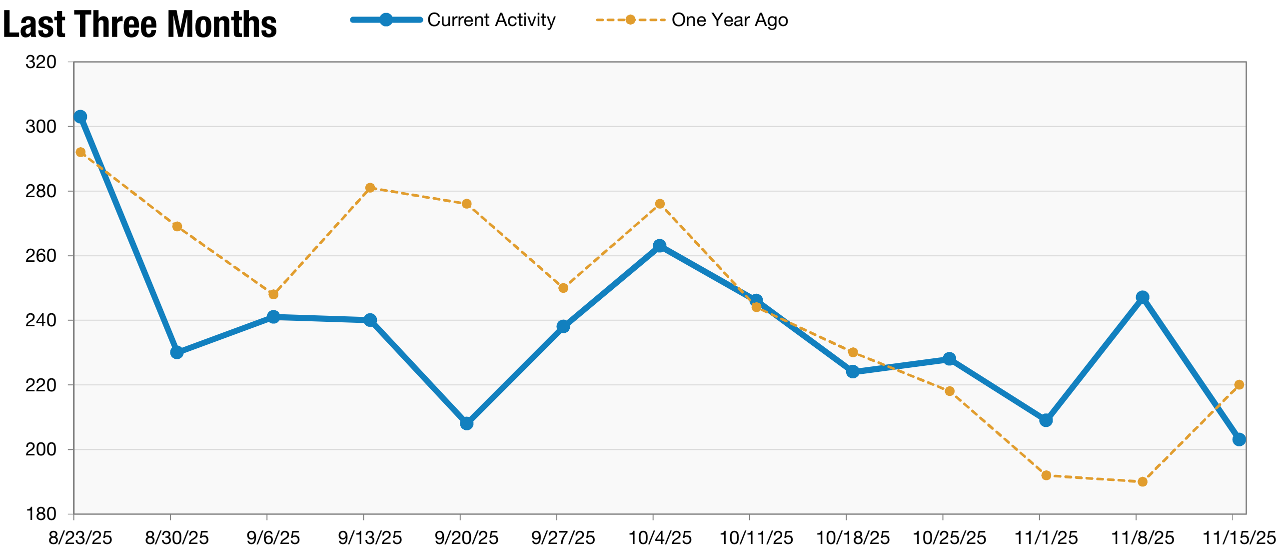
Metrics by Week

Metrics by Month

New Listings

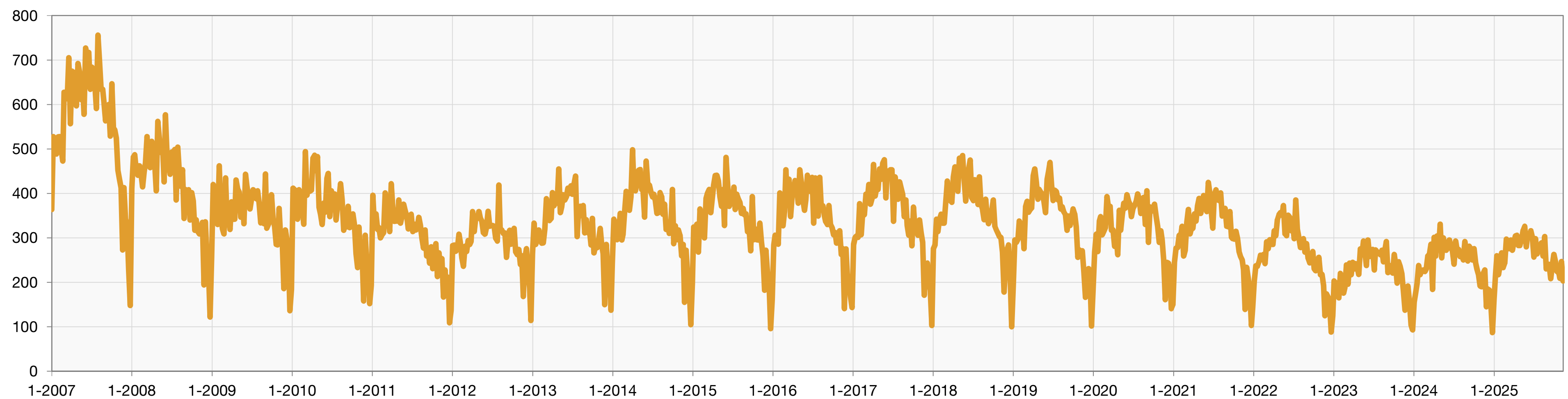
A count of the properties that have been newly listed on the market in a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / –
8/23/2025	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	228	218	+ 4.6%
11/1/2025	209	192	+ 8.9%
11/8/2025	247	190	+ 30.0%
11/15/2025	**203**	**220**	**- 7.7%**
3-Month Total	3,080	3,186	- 3.3%

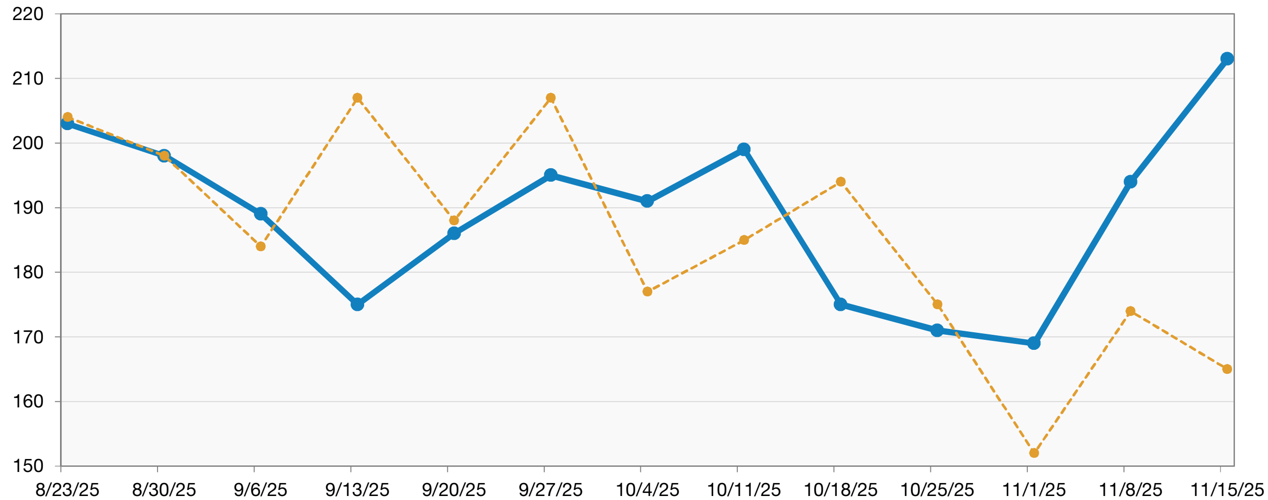
Historical New Listing Activity



Pending Sales

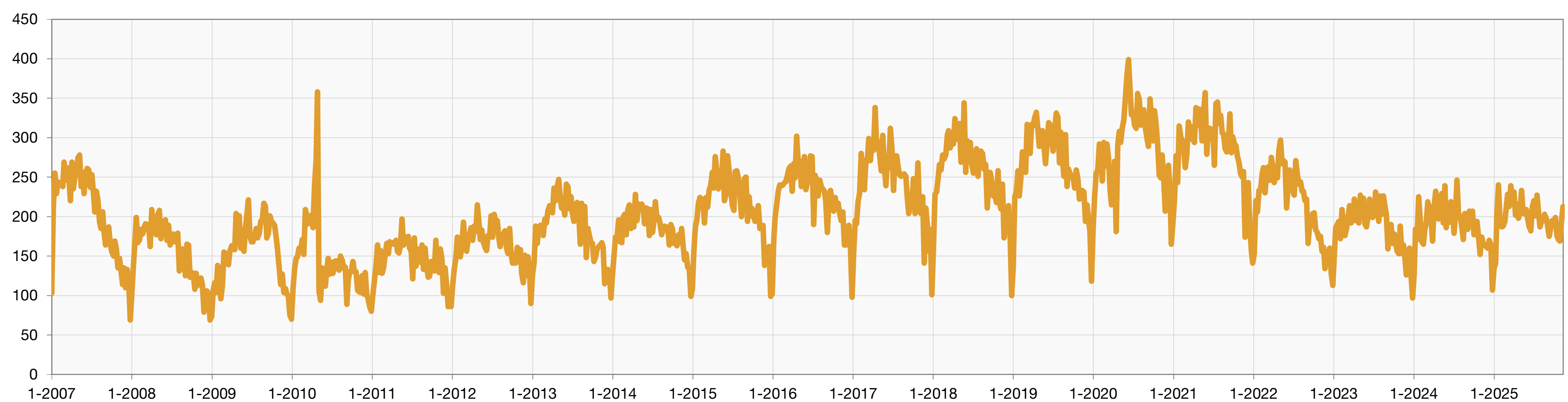
A count of the properties on which contracts have been accepted in a given week.
Pending contracts include "Under Contract-Show" and "Under Contract-No Show" statuses.

Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / –
8/23/2025	203	204	- 0.5%
8/30/2025	198	198	0.0%
9/6/2025	189	184	+ 2.7%
9/13/2025	175	207	- 15.5%
9/20/2025	186	188	- 1.1%
9/27/2025	195	207	- 5.8%
10/4/2025	191	177	+ 7.9%
10/11/2025	199	185	+ 7.6%
10/18/2025	175	194	- 9.8%
10/25/2025	171	175	- 2.3%
11/1/2025	169	152	+ 11.2%
11/8/2025	194	174	+ 11.5%
11/15/2025	**213**	**165**	**+ 29.1%**
3-Month Total	2,458	2,410	+ 2.0%

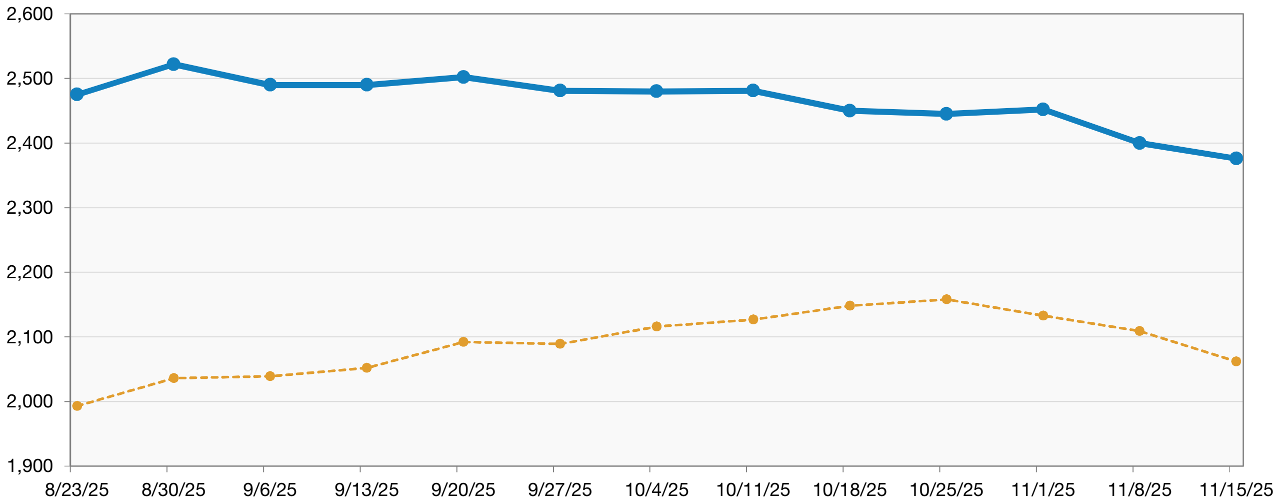
Historical Pending Sales Activity



Inventory of Homes for Sale

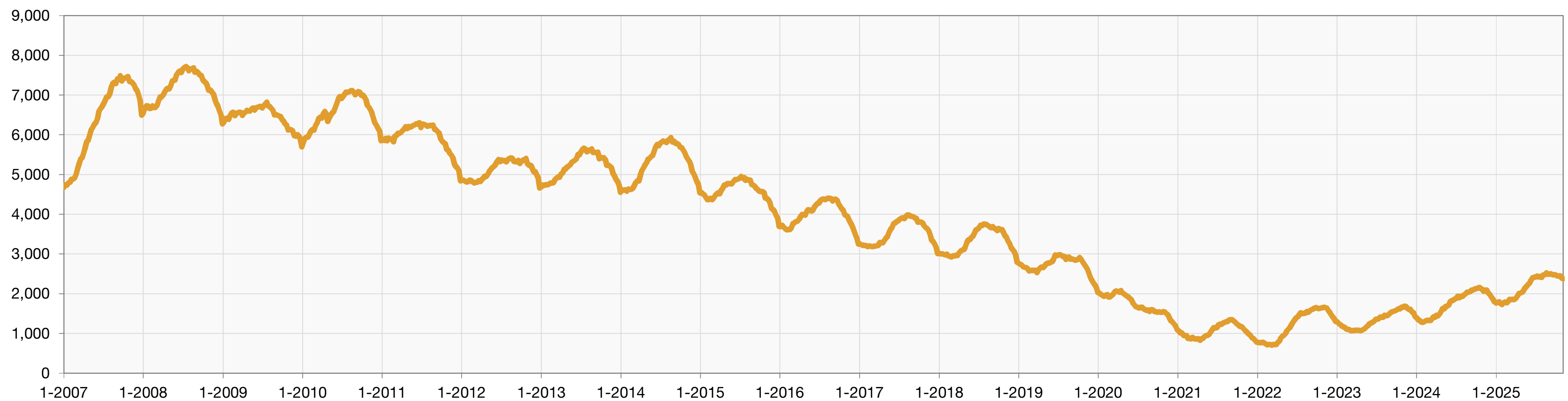
The number of properties available for sale in active status at the end of a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / –
8/23/2025	2,475	1,993	+ 24.2%
8/30/2025	2,522	2,036	+ 23.9%
9/6/2025	2,490	2,039	+ 22.1%
9/13/2025	2,490	2,052	+ 21.3%
9/20/2025	2,502	2,092	+ 19.6%
9/27/2025	2,481	2,089	+ 18.8%
10/4/2025	2,480	2,116	+ 17.2%
10/11/2025	2,481	2,127	+ 16.6%
10/18/2025	2,450	2,148	+ 14.1%
10/25/2025	2,445	2,158	+ 13.3%
11/1/2025	2,452	2,133	+ 15.0%
11/8/2025	2,400	2,109	+ 13.8%
11/15/2025	**2,376**	**2,062**	**+ 15.2%**
3-Month Avg	2,465	2,089	+ 18.0%

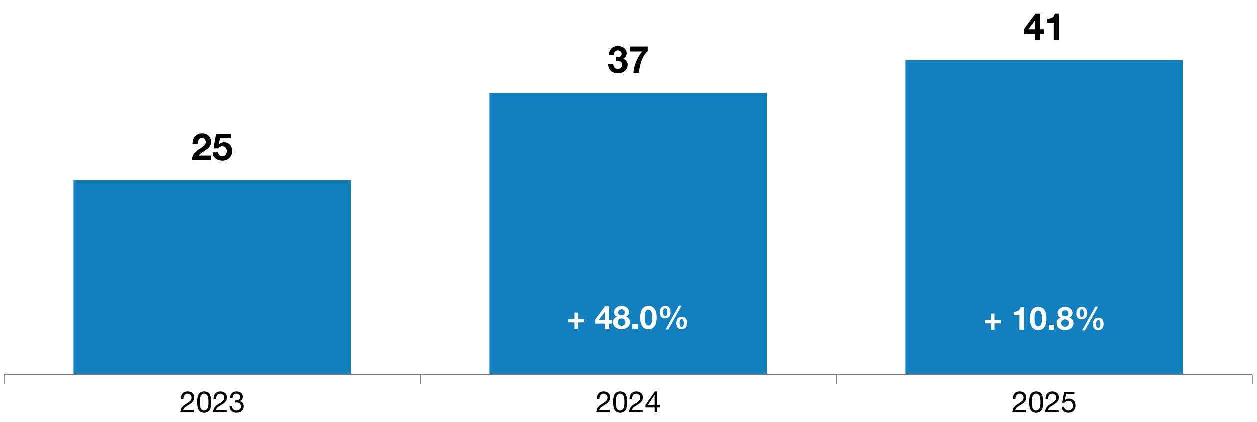
Historical Inventory Activity



Days on Market

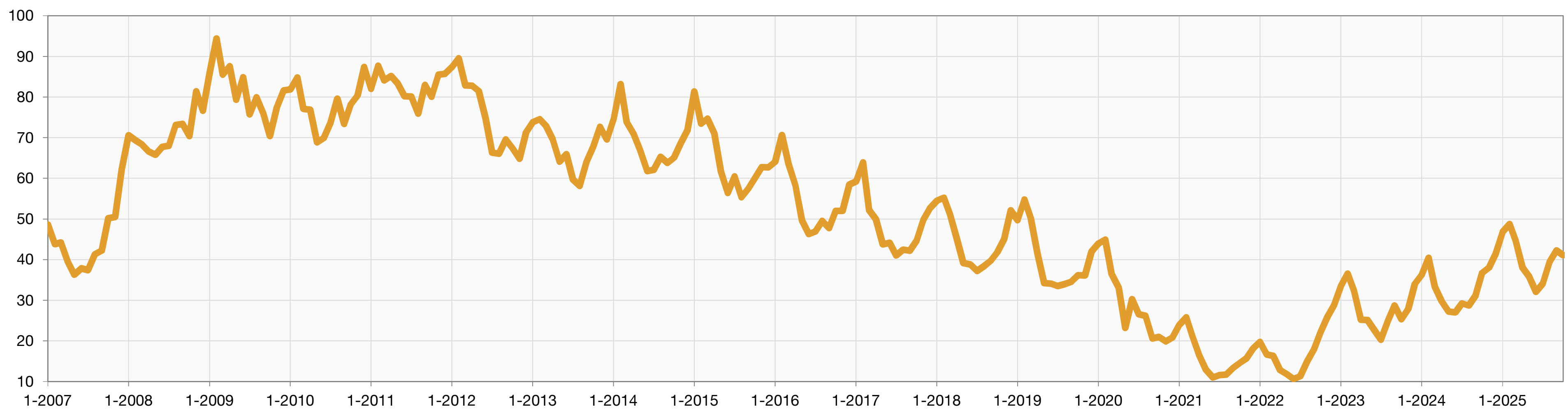
Days on Market (DOM) tracks the days on market for a property specific to the MLS number. DOM accrues for “Active” and “Under Contract-Show” statuses. DOM does not include any days that the listing is in “Under Contract-No Show,” “Temporarily off Market,” “Closed/Sold,” “Expired” and “Withdrawn” statuses.

October



Month	Current Activity	One Year Previous	+/-
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%
October 2025	**41**	**37**	**+ 10.8%**
12-Month Avg	40	32	+ 25.0%

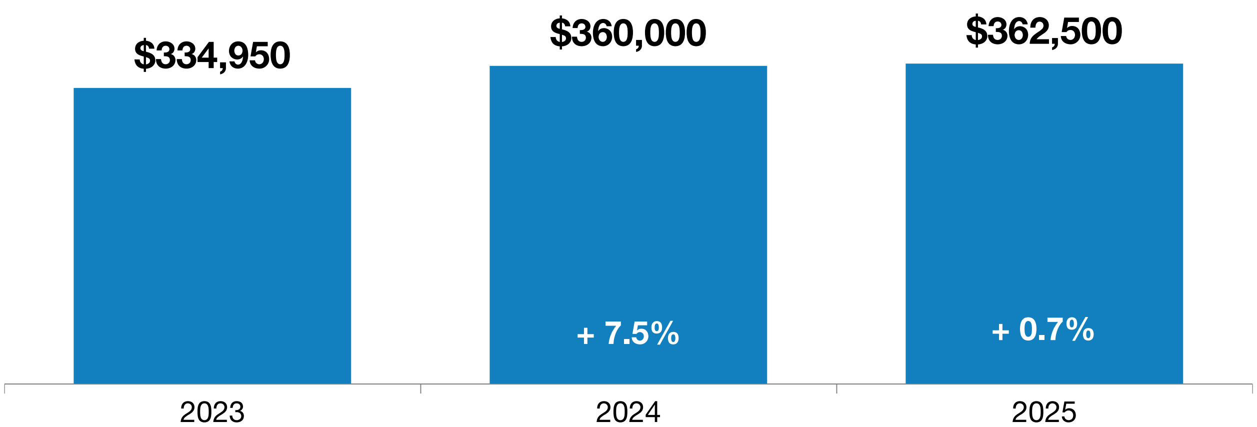
Historical Days on Market



Median Sales Price

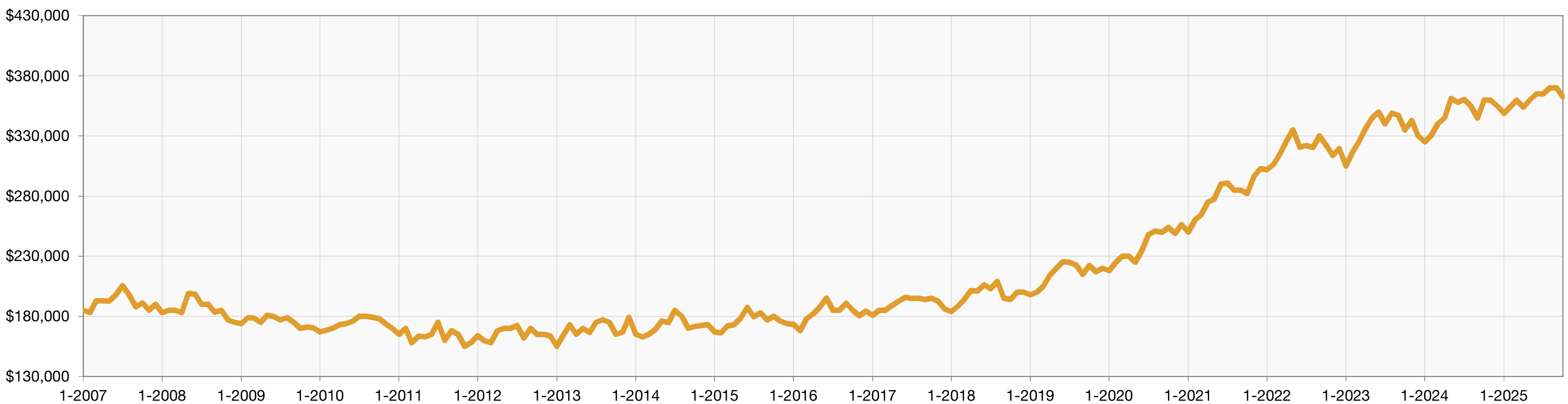
Median price point for all closed sales, not accounting for seller concessions, in a given month.

October



Month	Current Activity	One Year Previous	+ / –
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%
October 2025	**$362,500**	**$360,000**	**+ 0.7%**
12-Month Avg	$355,000	$343,995	+ 3.2%

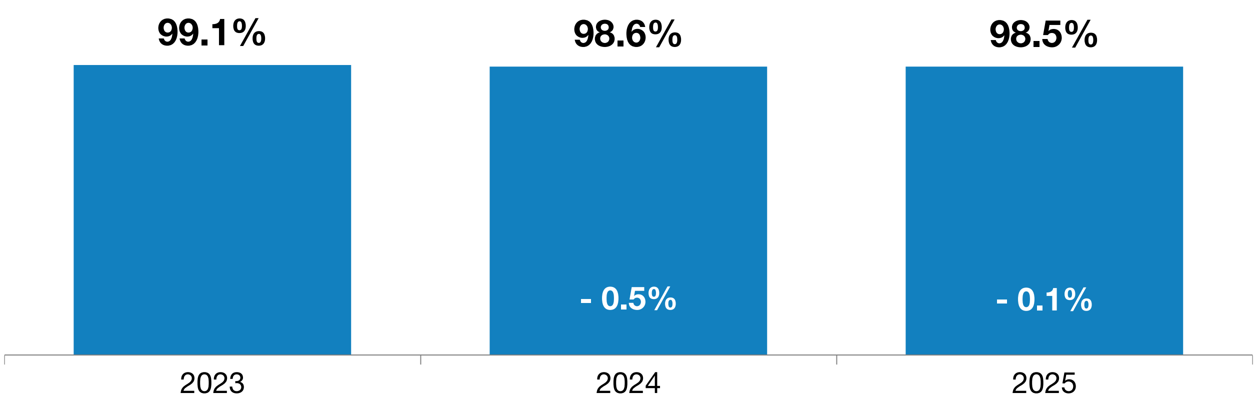
Historical Median Sales Price



Percent of List Price Received

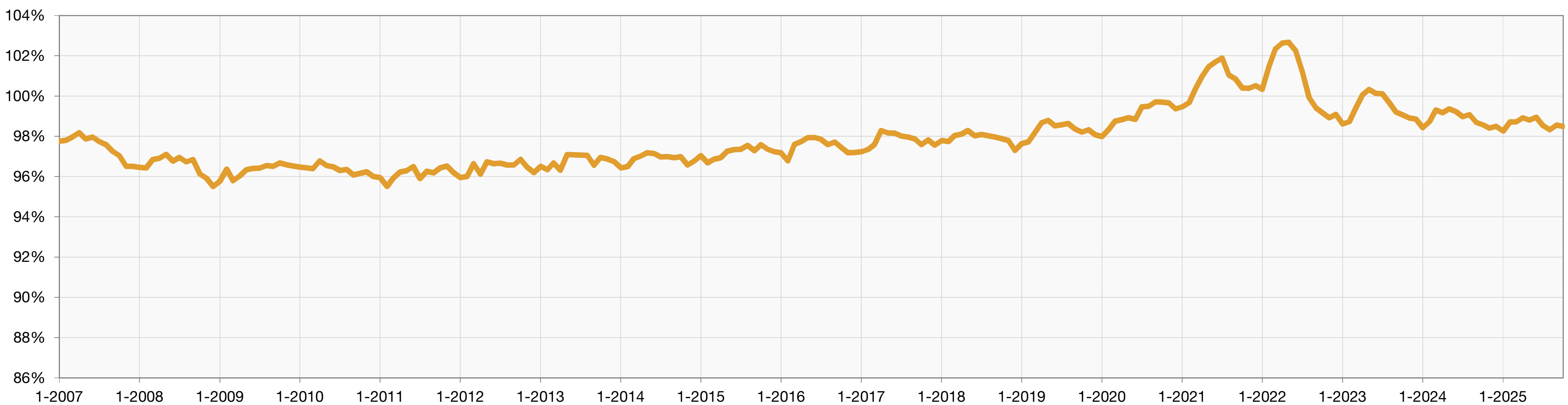
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

October



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

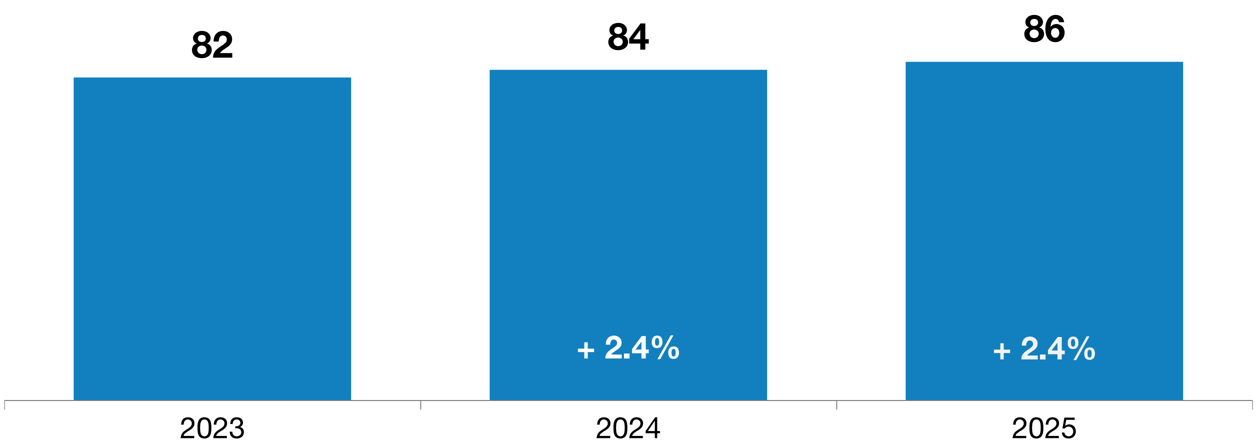
Historical Percent of Original List Price Received



Housing Affordability Index

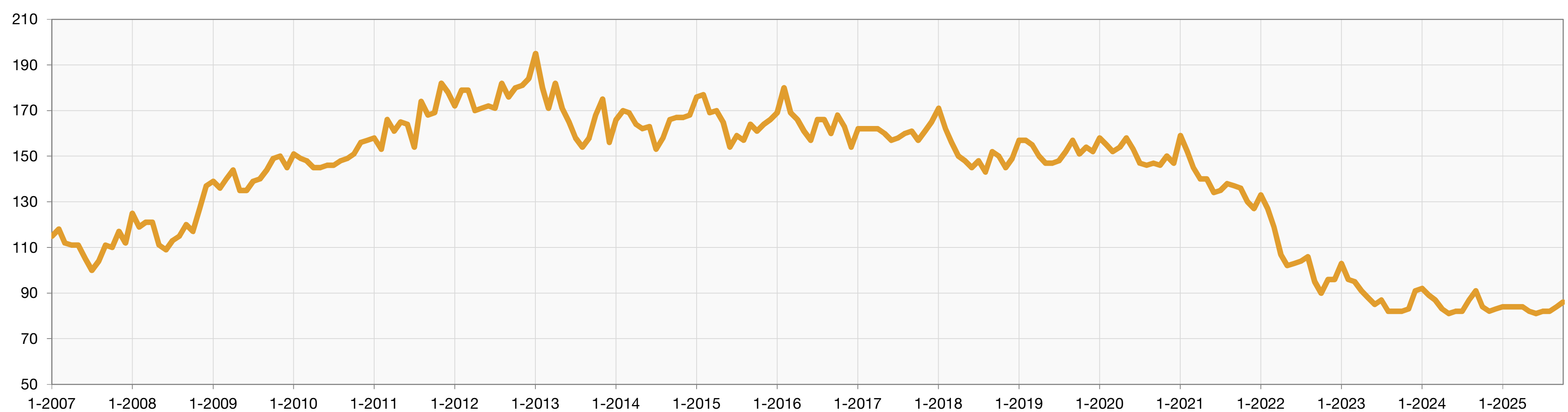
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

October



Month	Current Activity	One Year Previous	+ / –
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%
October 2025	**86**	**84**	**+ 2.4%**
12-Month Avg	83	86	- 3.5%

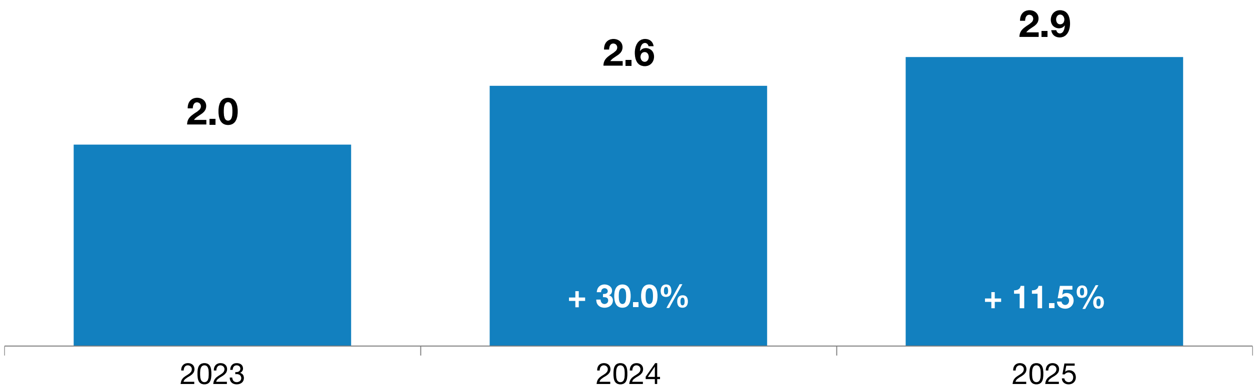
Historical Housing Affordability Index



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.

October



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

Historical Months Supply of Inventory