

Albuquerque Region Weekly Market Activity Report

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

For Week Ending December 6, 2025

Data current as of December 15, 2025

At last measure, 34% of older households (those led by someone age 65 or over) were cost burdened, according to Harvard University's Joint Center for Housing Studies' State of the Nation's Housing 2025 report. Over 12.4 million of these households spent more than 30% of their income on housing, and more than half of them (6.7 million) paid over 50% in 2023.

For the week ending December 6:

- New Listings increased 0.5% to 186
- Pending Sales increased 6.3% to 170
- Inventory increased 9.7% to 2,208

For the month of November:

- Median Sales Price decreased 1.3% to \$355,000
- Percent of List Price Received decreased 0.2% to 98.2%
- Months Supply of Inventory increased 4.0% to 2.6

Quick Facts

+ 0.5%	+ 6.3%	+ 9.7%
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.

Metrics by Week

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Metrics by Month

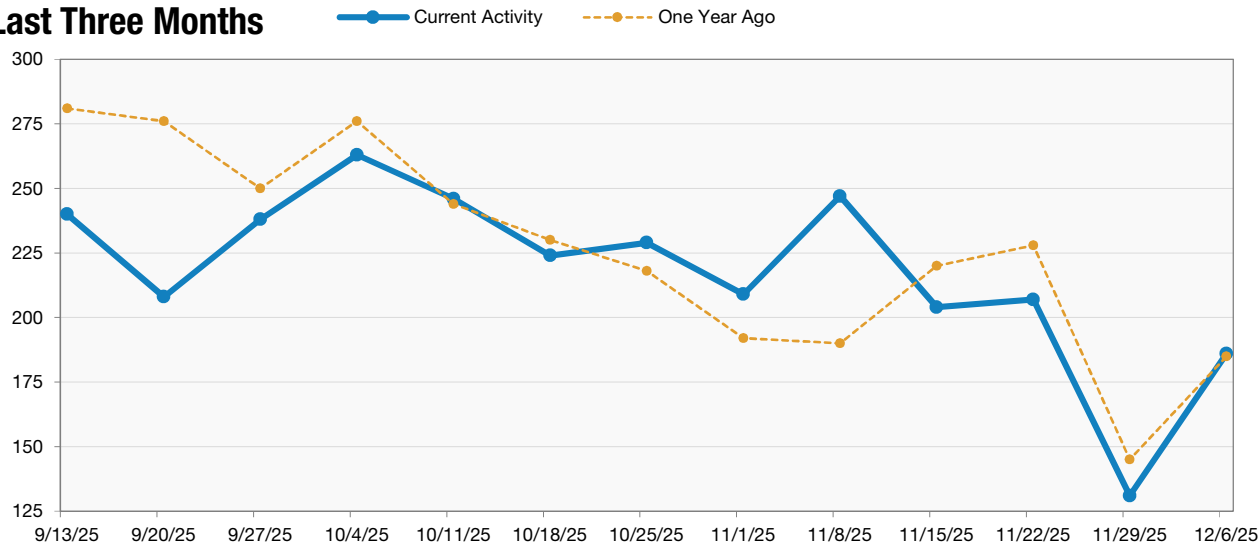
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New Listings

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

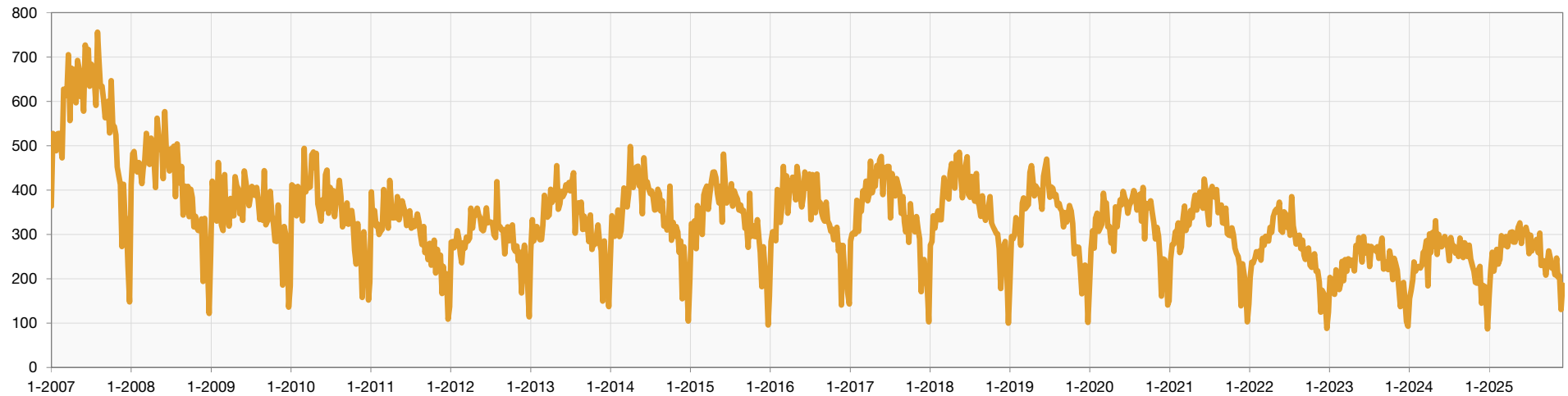


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
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	229	218	+ 5.0%
11/1/2025	209	192	+ 8.9%
11/8/2025	247	190	+ 30.0%
11/15/2025	204	220	- 7.3%
11/22/2025	207	228	- 9.2%
11/29/2025	131	145	- 9.7%
12/6/2025	186	185	+ 0.5%
3-Month Total	2,832	2,935	- 3.5%

Historical New Listing Activity

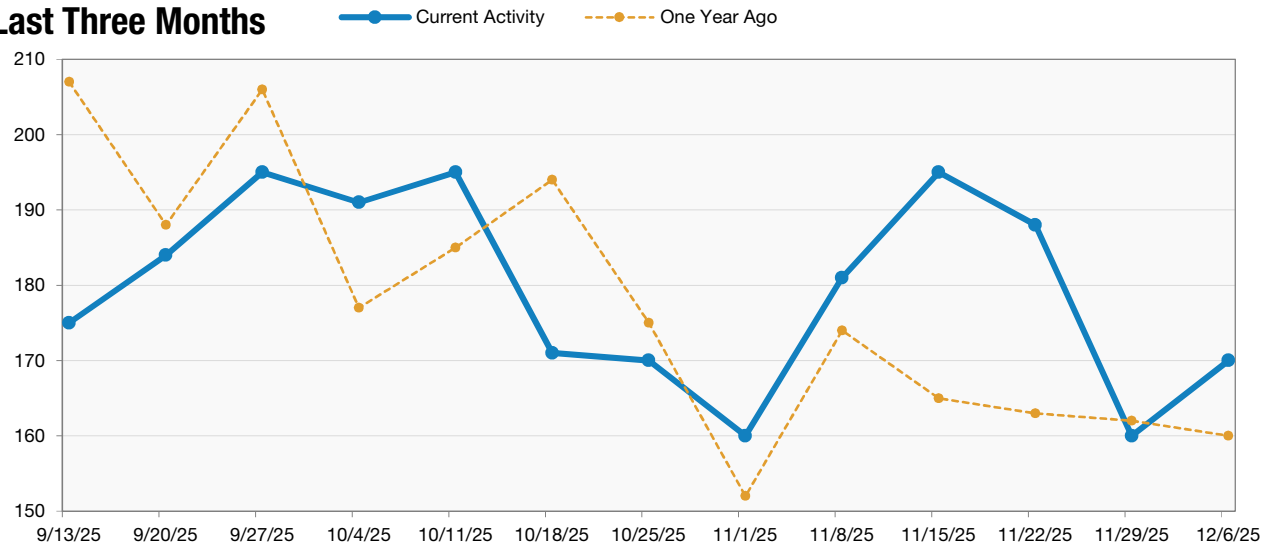


Pending Sales

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.

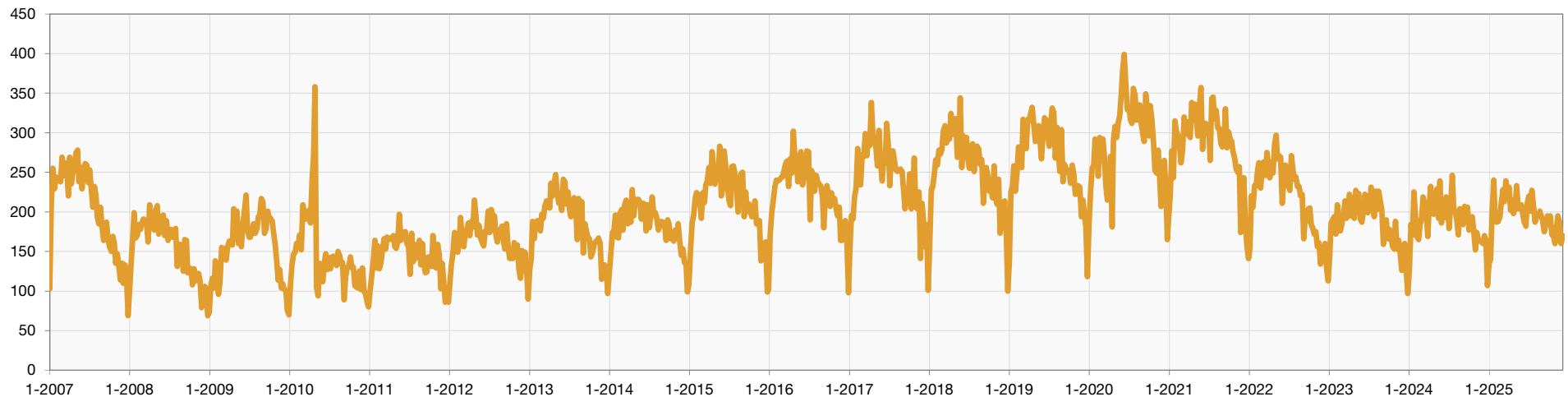


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
9/13/2025	175	207	- 15.5%
9/20/2025	184	188	- 2.1%
9/27/2025	195	206	- 5.3%
10/4/2025	191	177	+ 7.9%
10/11/2025	195	185	+ 5.4%
10/18/2025	171	194	- 11.9%
10/25/2025	170	175	- 2.9%
11/1/2025	160	152	+ 5.3%
11/8/2025	181	174	+ 4.0%
11/15/2025	195	165	+ 18.2%
11/22/2025	188	163	+ 15.3%
11/29/2025	160	162	- 1.2%
12/6/2025	170	160	+ 6.3%
3-Month Total	2,335	2,308	+ 1.2%

Historical Pending Sales Activity

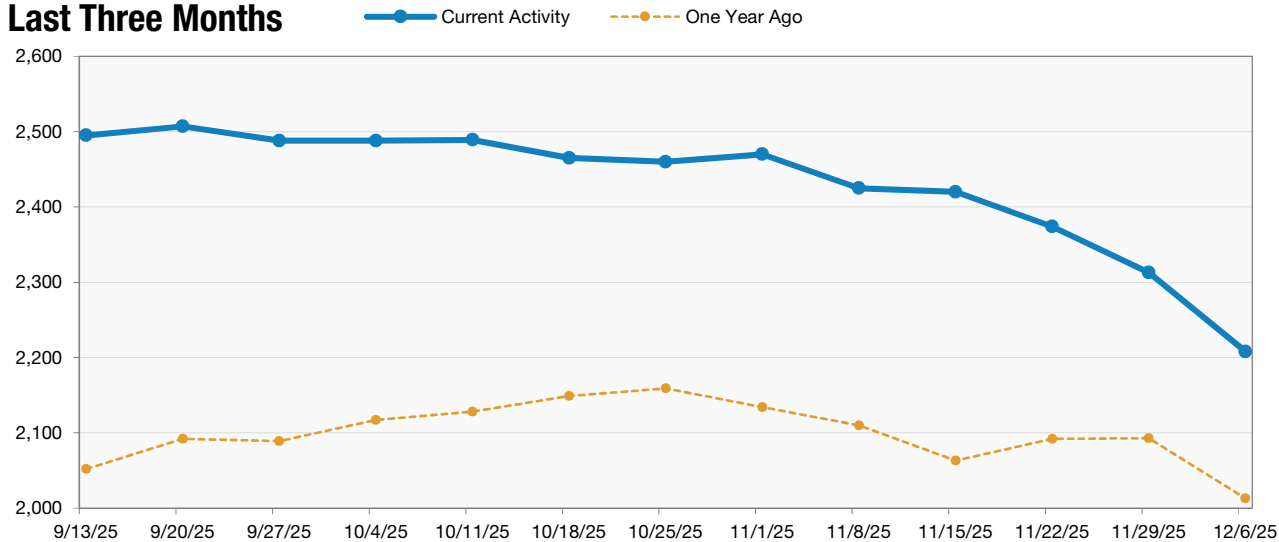


Inventory of Homes for Sale

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

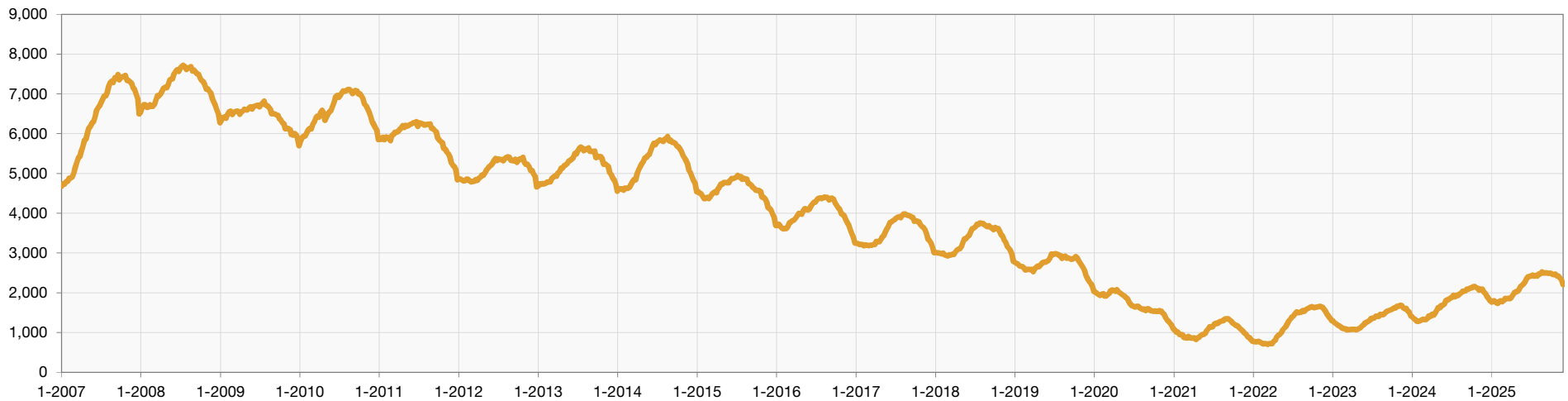


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
9/13/2025	2,495	2,052	+ 21.6%
9/20/2025	2,507	2,092	+ 19.8%
9/27/2025	2,488	2,089	+ 19.1%
10/4/2025	2,488	2,117	+ 17.5%
10/11/2025	2,489	2,128	+ 17.0%
10/18/2025	2,465	2,149	+ 14.7%
10/25/2025	2,460	2,159	+ 13.9%
11/1/2025	2,470	2,134	+ 15.7%
11/8/2025	2,425	2,110	+ 14.9%
11/15/2025	2,420	2,063	+ 17.3%
11/22/2025	2,374	2,092	+ 13.5%
11/29/2025	2,313	2,093	+ 10.5%
12/6/2025	2,208	2,013	+ 9.7%
3-Month Avg	2,431	2,099	+ 15.8%

Historical Inventory Activity

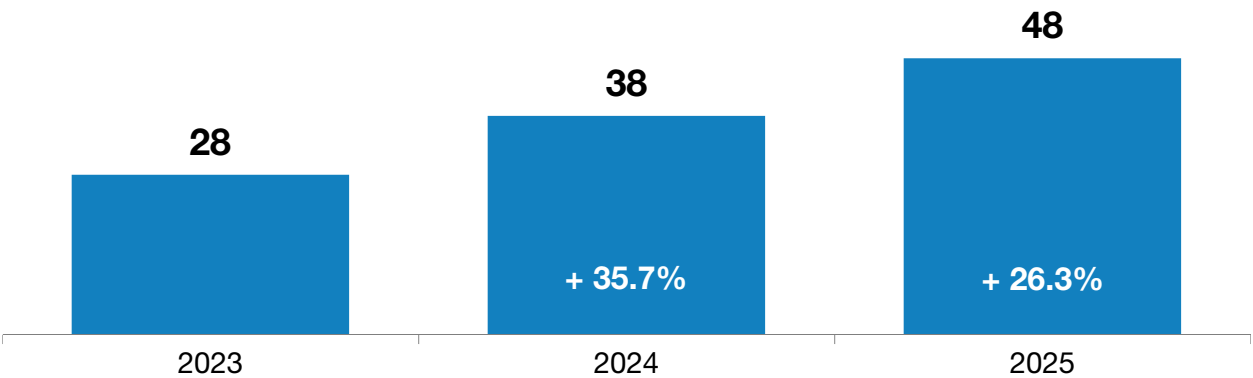


Days on Market



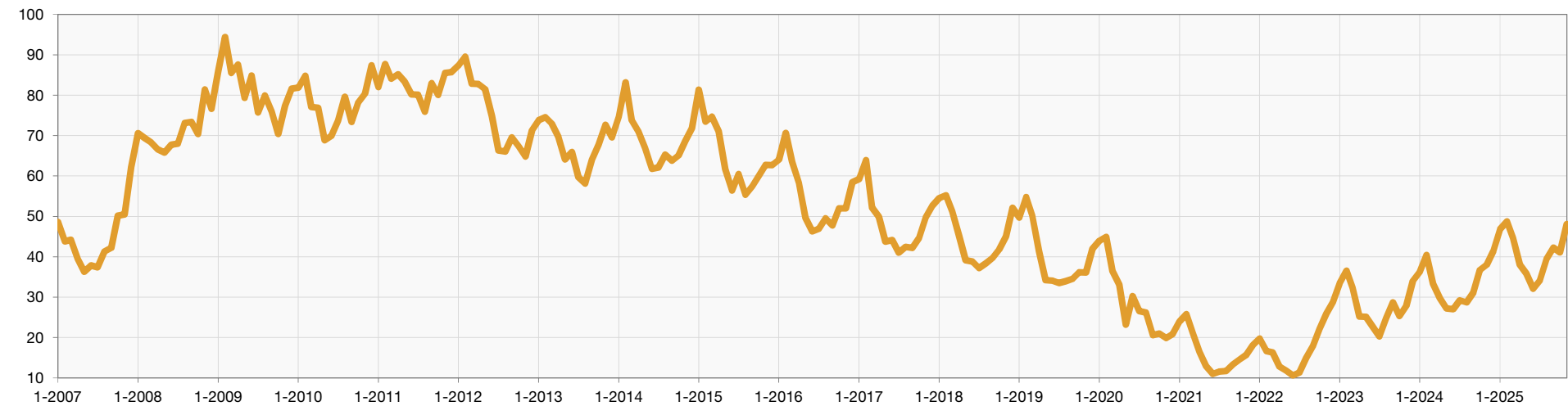
Days on Market (DOM) tracks the days on market for a property specific to the MLS number. DOM accrues for "Active" and "Under Contract-Show" statuses. DOM does not include any days that the listing is in "Under Contract-No Show," "Temporarily off Market," "Closed/Sold," "Expired" and "Withdrawn" statuses.

November



Month	Current Activity	One Year Previous	+ / -
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%
November 2025	48	38	+ 26.3%
12-Month Avg	41	33	+ 24.2%

Historical Days on Market

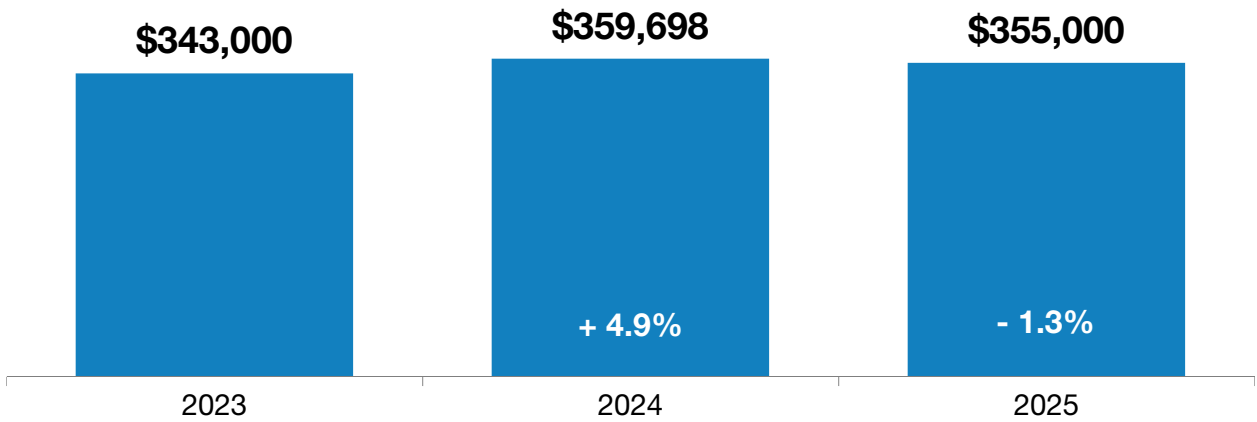


Median Sales Price

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

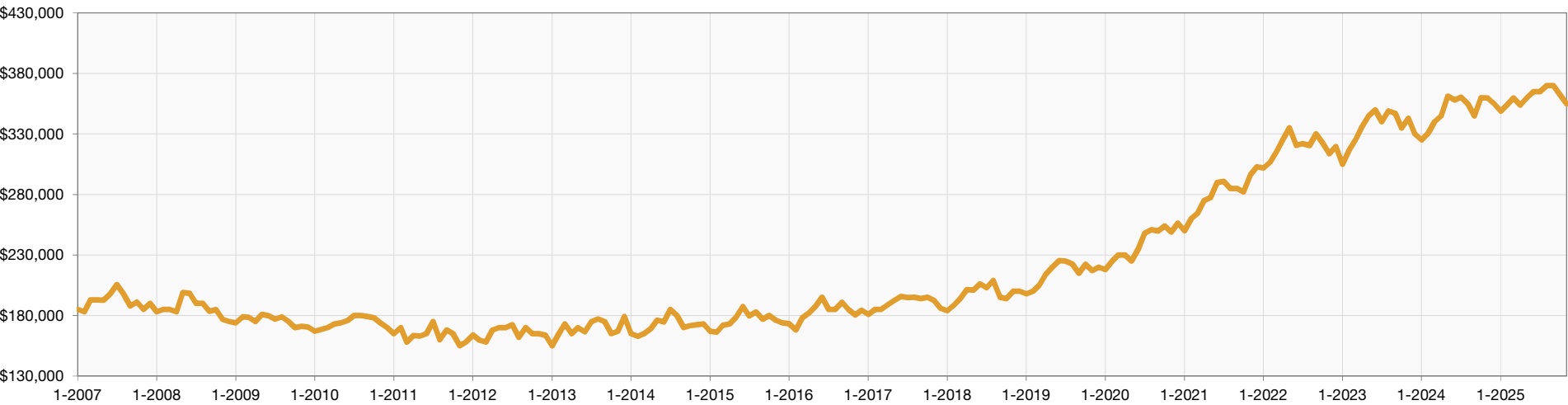


November



Month	Current Activity	One Year Previous	+ / -
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%
November 2025	\$355,000	\$359,698	- 1.3%
12-Month Avg	\$355,000	\$345,000	+ 2.9%

Historical Median Sales Price

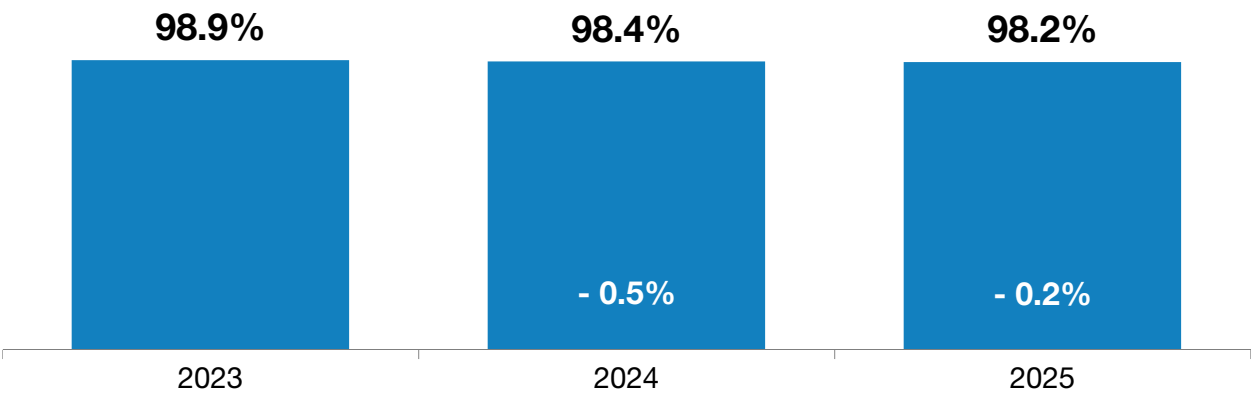


Percent of List Price Received

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.

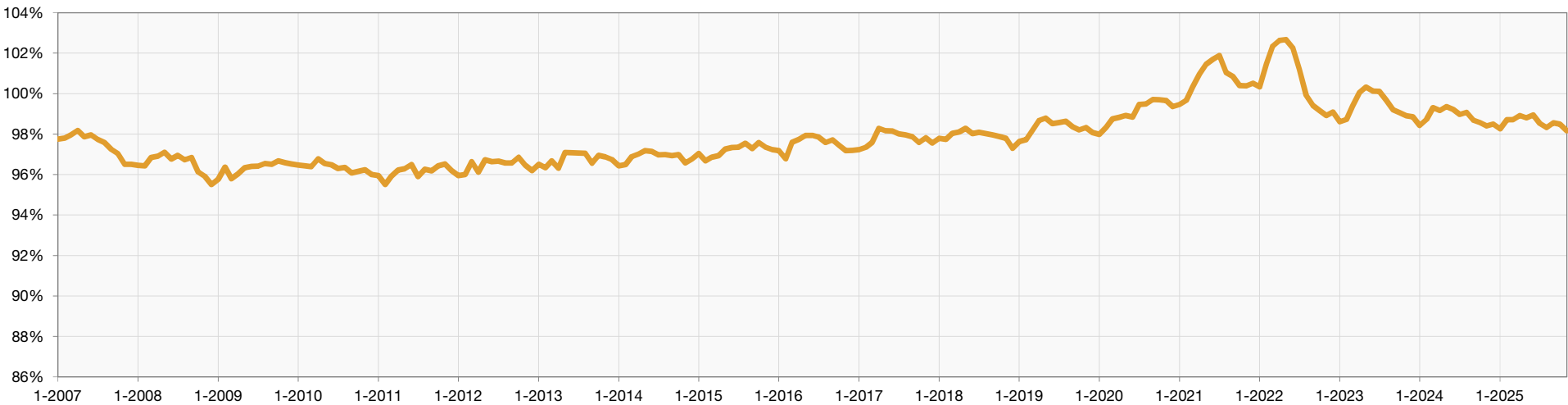


November



Month	Current Activity	One Year Previous	+ / -
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%
November 2025	98.2%	98.4%	- 0.2%
12-Month Avg	98.5%	98.9%	- 1.5%

Historical Percent of Original List Price Received

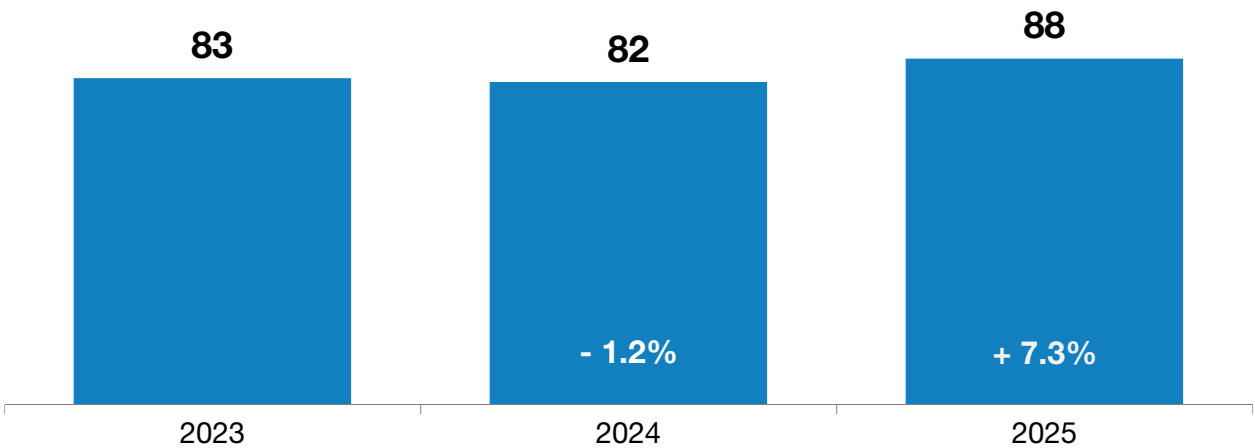


Housing Affordability Index

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.**

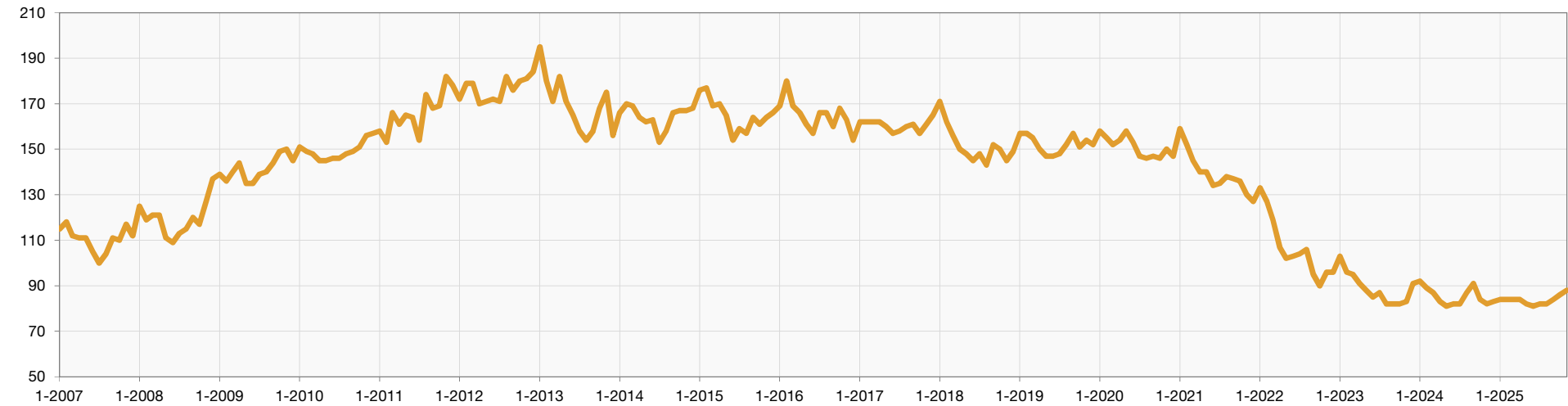


November



Month	Current Activity	One Year Previous	+ / -
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%
November 2025	88	82	+ 7.3%
12-Month Avg	84	86	- 2.3%

Historical Housing Affordability Index

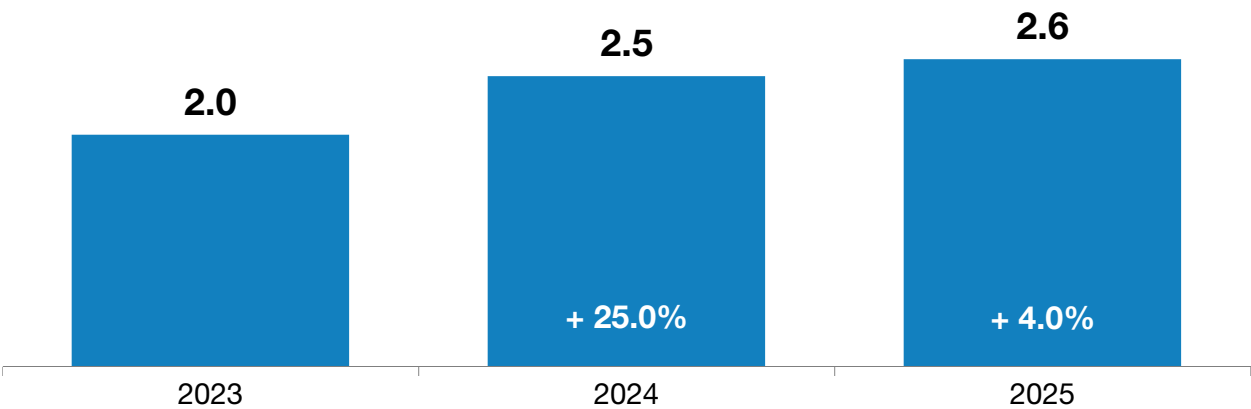


Months Supply of Homes for Sale

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.



November



Month	Current Activity	One Year Previous	+ / -
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%
November 2025	2.6	2.5	+ 4.0%
12-Month Avg	2.6	2.2	+ 18.2%

Historical Months Supply of Inventory

