

Albuquerque Region Weekly Market Activity Report

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

For Week Ending January 10, 2026

Data current as of January 20, 2026

The U.S. homeownership rate climbed to 65.3% in the third quarter of 2025, up from 65% in the second quarter, according to the U.S. Census Bureau. The homeownership rate remains below the 25-year average rate of 66.3% and is 3.9 percentage points lower than the peak of 69.2% in 2004. Nearly 90% of housing units were occupied in the third quarter, and just over 10% were vacant.

For the week ending January 10:

- New Listings decreased 22.4% to 170
- Pending Sales increased 28.6% to 180
- Inventory increased 8.7% to 1,923

For the month of December:

- Median Sales Price increased 2.4% to \$363,595
- Percent of List Price Received decreased 0.2% to 98.3%
- Months Supply of Inventory increased 9.5% to 2.3

Quick Facts

- 22.4%	+ 28.6%	+ 8.7%
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

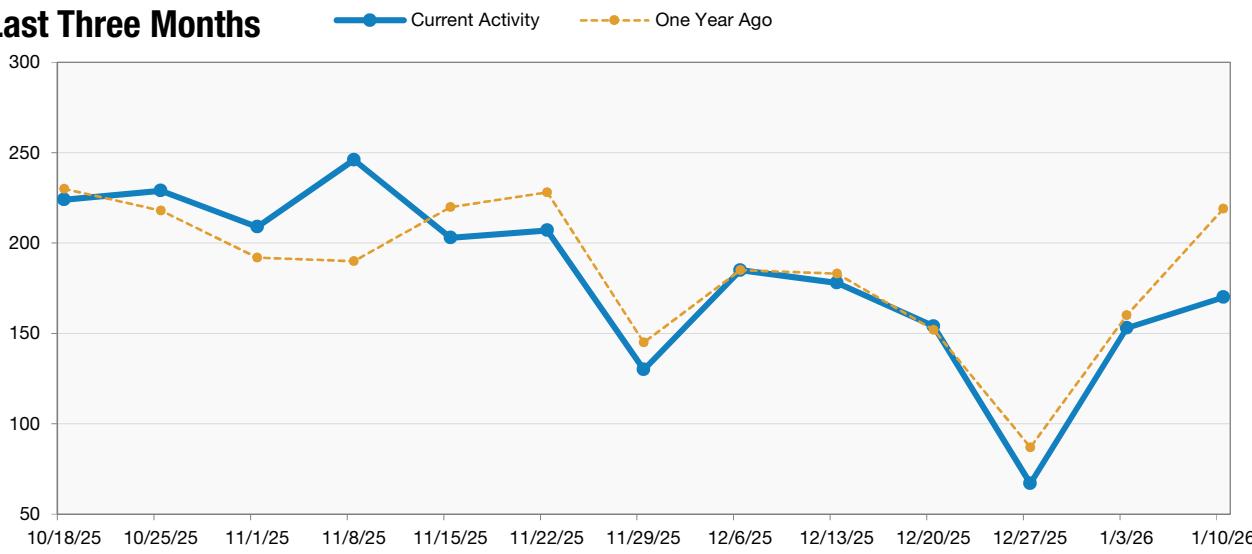
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New Listings

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

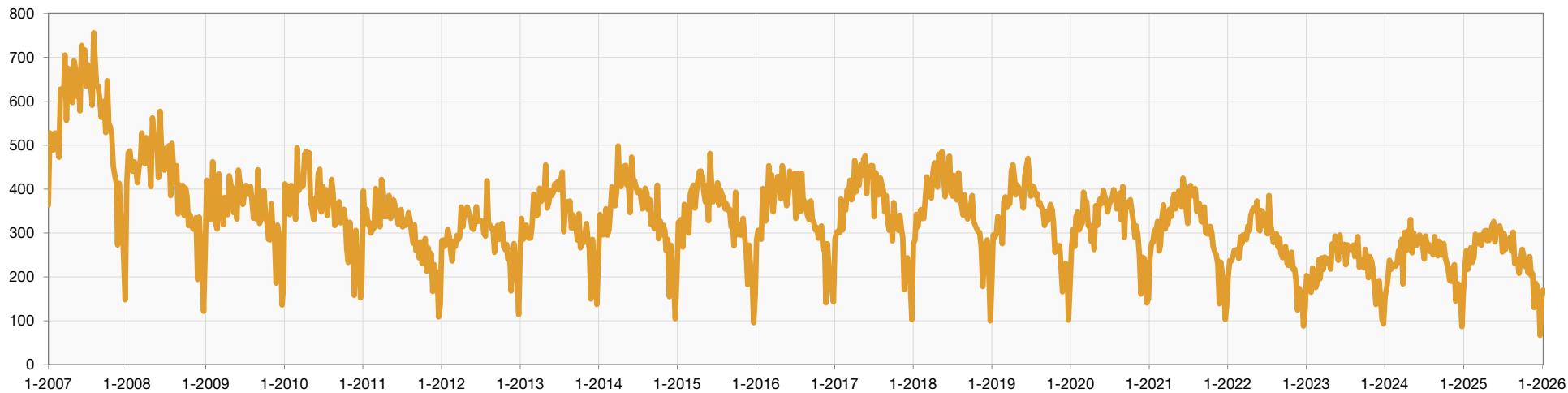


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
10/18/2025	224	230	- 2.6%
10/25/2025	229	218	+ 5.0%
11/1/2025	209	192	+ 8.9%
11/8/2025	246	190	+ 29.5%
11/15/2025	203	220	- 7.7%
11/22/2025	207	228	- 9.2%
11/29/2025	130	145	- 10.3%
12/6/2025	185	185	0.0%
12/13/2025	178	183	- 2.7%
12/20/2025	154	152	+ 1.3%
12/27/2025	67	87	- 23.0%
1/3/2026	153	160	- 4.4%
1/10/2026	170	219	- 22.4%
3-Month Total	2,355	2,409	- 2.2%

Historical New Listing Activity

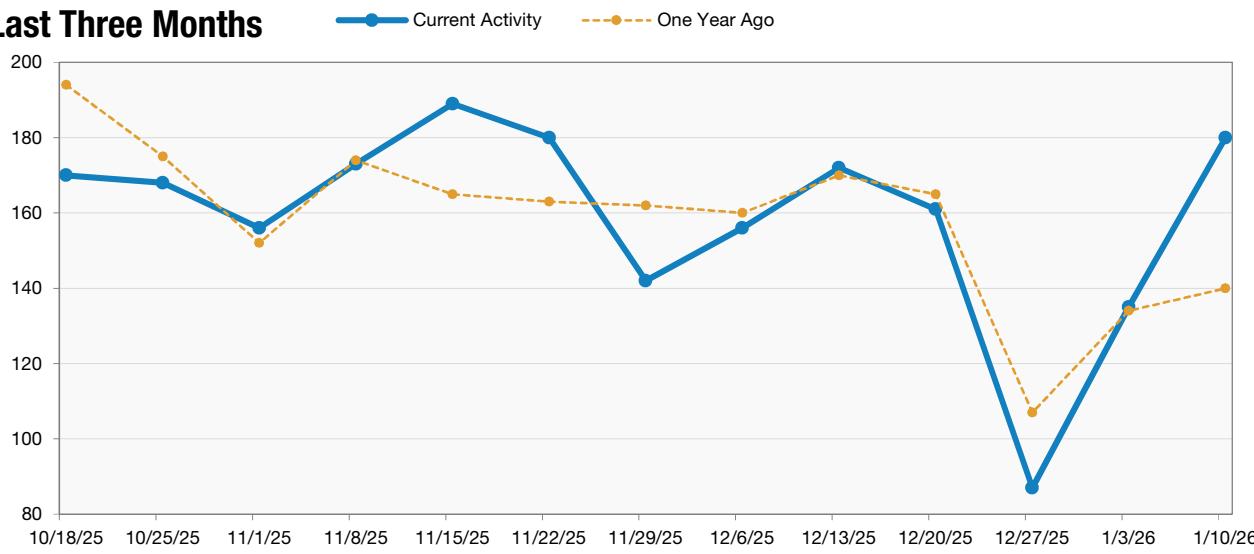


Pending Sales

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.

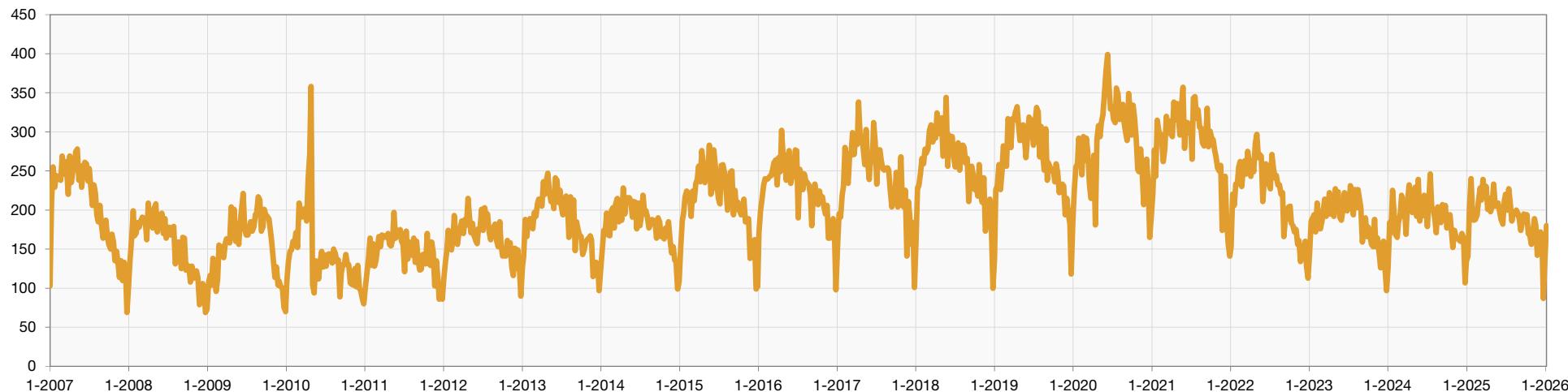


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
10/18/2025	170	194	- 12.4%
10/25/2025	168	175	- 4.0%
11/1/2025	156	152	+ 2.6%
11/8/2025	173	174	- 0.6%
11/15/2025	189	165	+ 14.5%
11/22/2025	180	163	+ 10.4%
11/29/2025	142	162	- 12.3%
12/6/2025	156	160	- 2.5%
12/13/2025	172	170	+ 1.2%
12/20/2025	161	165	- 2.4%
12/27/2025	87	107	- 18.7%
1/3/2026	135	134	+ 0.7%
1/10/2026	180	140	+ 28.6%
3-Month Total	2,069	2,061	+ 0.4%

Historical Pending Sales Activity

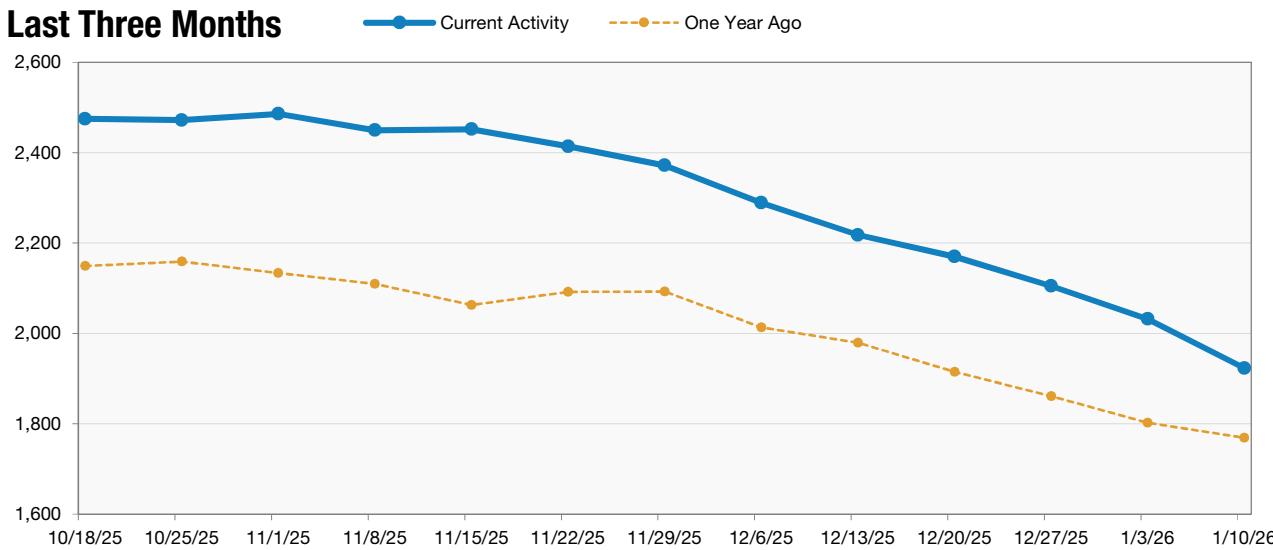


Inventory of Homes for Sale

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	+ / -
10/18/2025	2,475	2,149	+ 15.2%
10/25/2025	2,472	2,159	+ 14.5%
11/1/2025	2,486	2,134	+ 16.5%
11/8/2025	2,450	2,110	+ 16.1%
11/15/2025	2,452	2,063	+ 18.9%
11/22/2025	2,414	2,092	+ 15.4%
11/29/2025	2,372	2,093	+ 13.3%
12/6/2025	2,289	2,013	+ 13.7%
12/13/2025	2,218	1,979	+ 12.1%
12/20/2025	2,170	1,915	+ 13.3%
12/27/2025	2,105	1,861	+ 13.1%
1/3/2026	2,032	1,802	+ 12.8%
1/10/2026	1,923	1,769	+ 8.7%
3-Month Avg	2,297	2,011	+ 14.2%

Historical Inventory Activity

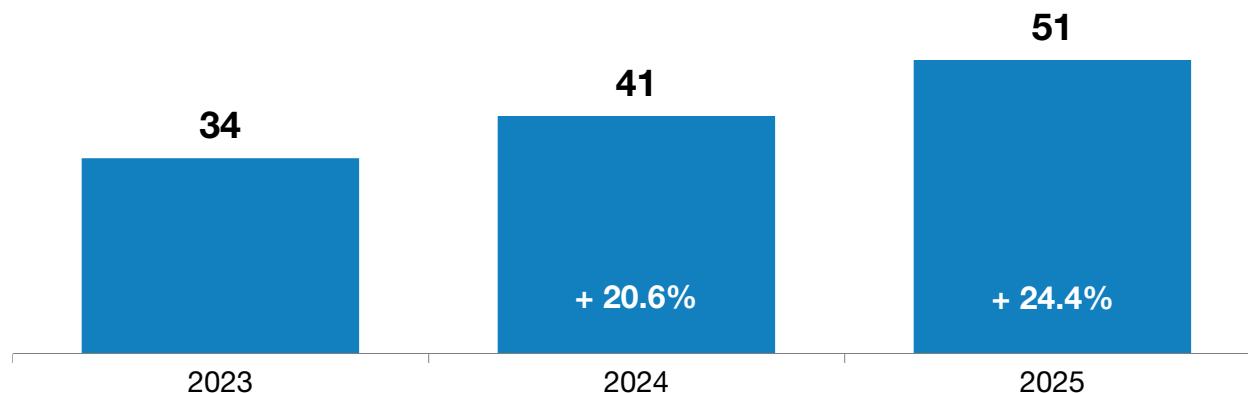


Days on Market

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.

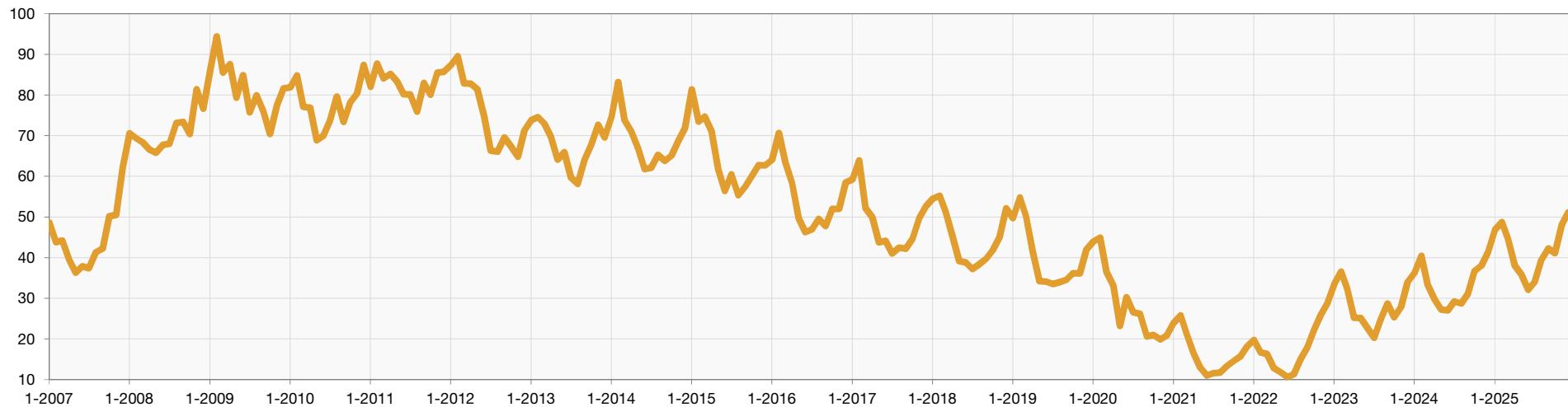


December



Month	Current Activity	One Year Previous	+ / -
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%
December 2025	51	41	+ 24.4%
12-Month Avg	42	33	+ 27.3%

Historical Days on Market

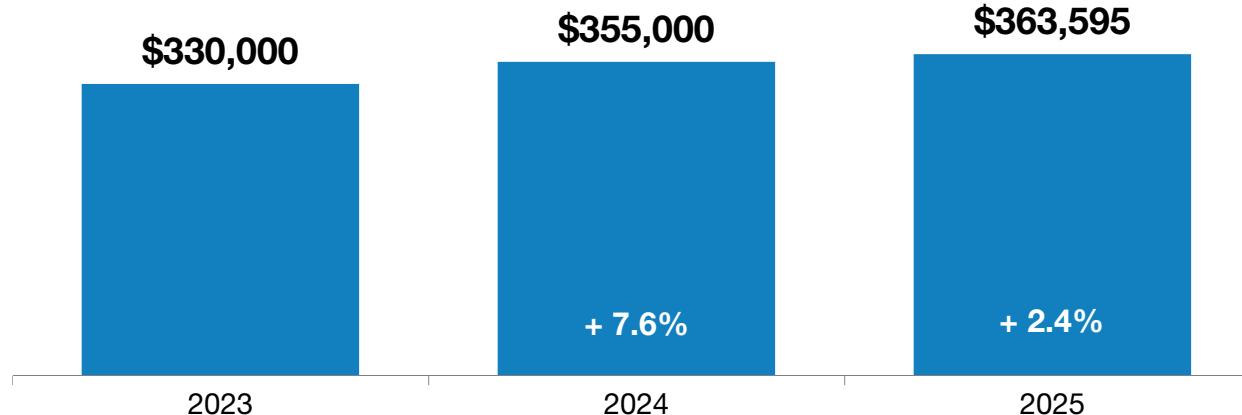


Median Sales Price

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

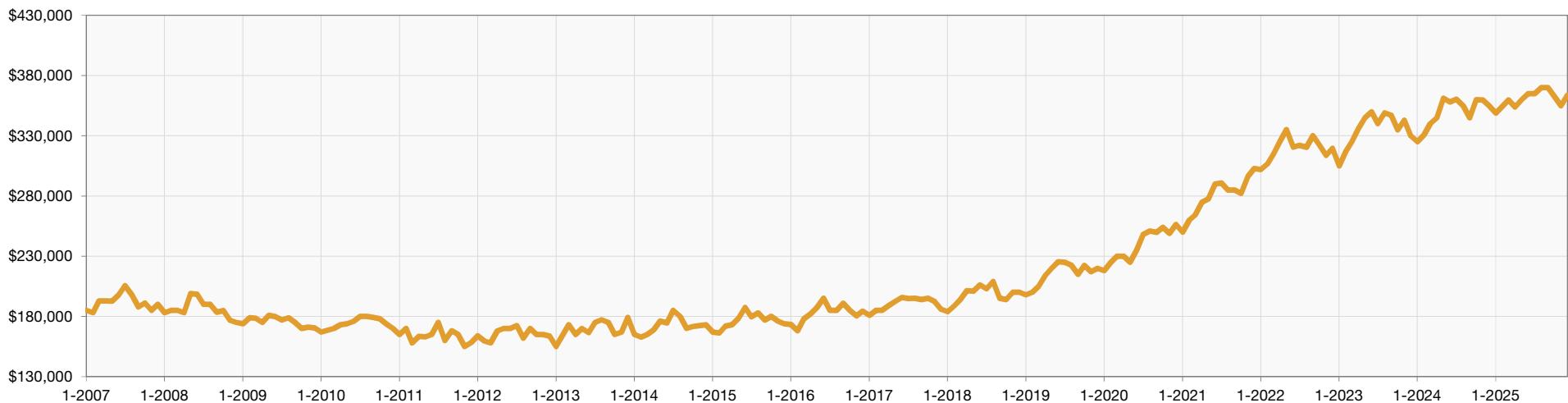


December



Month	Current Activity	One Year Previous	+ / -
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%
December 2025	\$363,595	\$355,000	+ 2.4%
12-Month Avg	\$355,000	\$347,000	+ 2.3%

Historical Median Sales Price

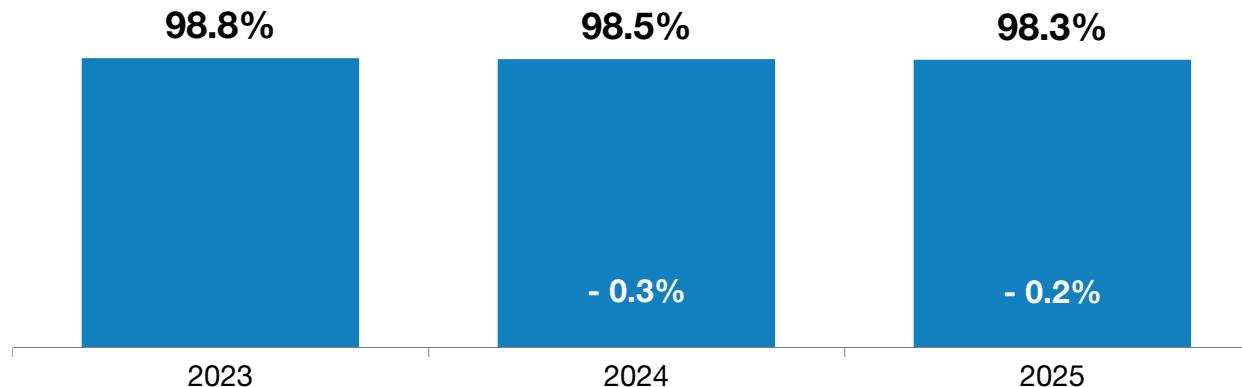


Percent of List Price Received

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.



December



Month	Current Activity	One Year Previous	+ / -
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	98.6%	99.0%	- 0.4%
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%
December 2025	98.3%	98.5%	- 0.2%
12-Month Avg	98.5%	98.8%	- 1.5%

Historical Percent of Original List Price Received

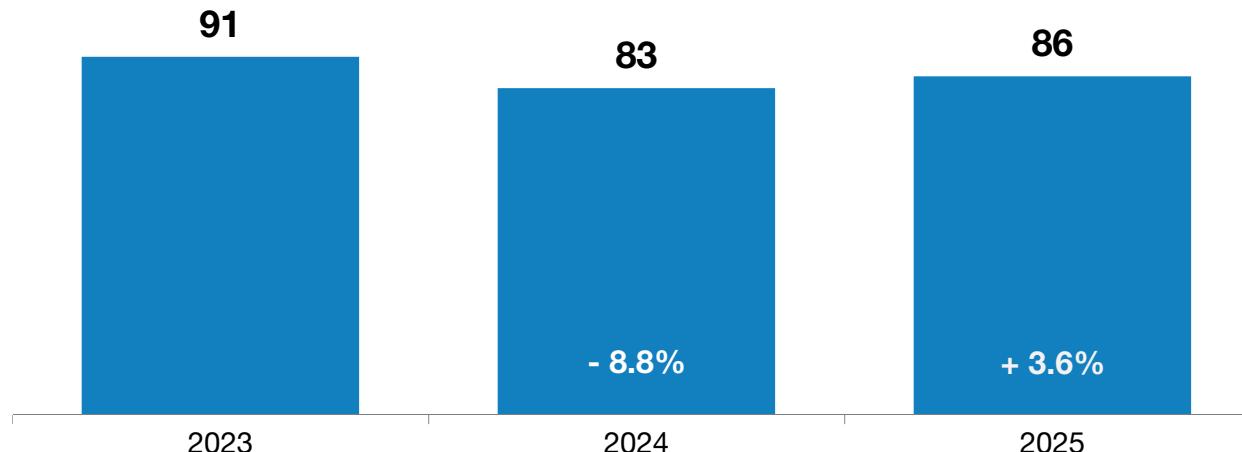


Housing Affordability Index

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.**



December



Month	Current Activity	One Year Previous	+ / -
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%
December 2025	86	83	+ 3.6%
12-Month Avg	84	85	- 1.2%

Historical Housing Affordability Index

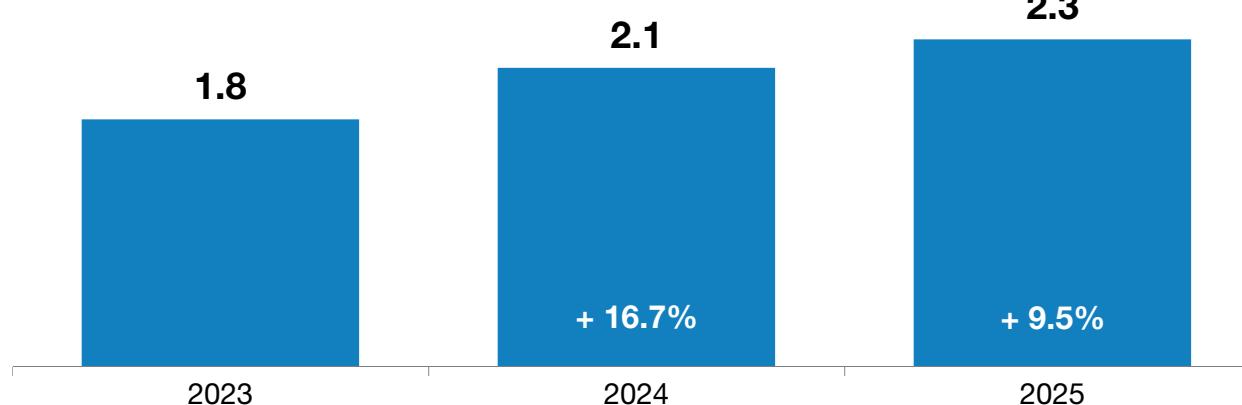


Months Supply of Homes for Sale

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.



December



Month	Current Activity	One Year Previous	+ / -
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	3.0	2.6	+ 15.4%
November 2025	2.7	2.5	+ 8.0%
December 2025	2.3	2.1	+ 9.5%
12-Month Avg	2.7	2.2	+ 22.7%

Historical Months Supply of Inventory

