

Albuquerque Region Weekly Market Activity Report

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

For Week Ending January 31, 2026

Data current as of February 9, 2026

U.S. sales of existing homes totaled 4.06 million in 2025, essentially unchanged from 2024, according to data from the National Association of REALTORS®.

Sales have declined year-over-year since 2022 and have hovered around 4 million annually since 2023, constrained by elevated mortgage rates and high home prices.

For the week ending January 31:

- New Listings decreased 12.2% to 209
- Pending Sales increased 2.6% to 198
- Inventory increased 3.6% to 1,818

For the month of January:

- Median Sales Price increased 0.9% to \$352,000
- Percent of List Price Received decreased 0.1% to 98.2%
- Months Supply of Inventory increased 4.8% to 2.2

Quick Facts

- 12.2%	+ 2.6%	+ 3.6%
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

New Listings	2
Pending Sales	3
Inventory of Homes for Sale	4

Metrics by Month

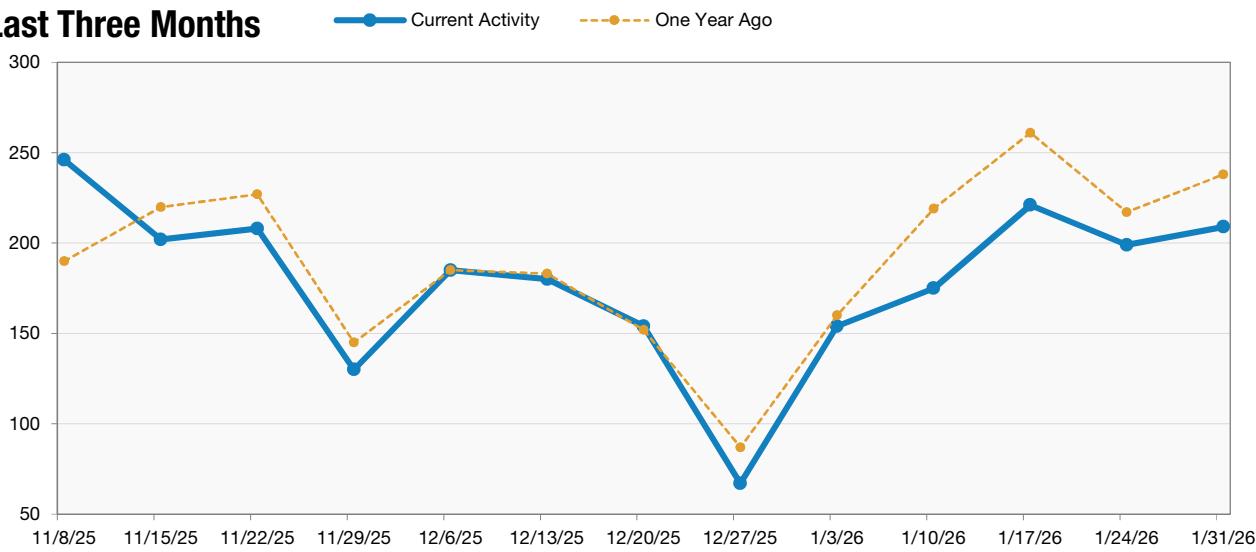
Days on Market	5
Median Sales Price	6
Percent of List Price Received	7
Housing Affordability Index	8
Months Supply of Homes for Sale	9

New Listings

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

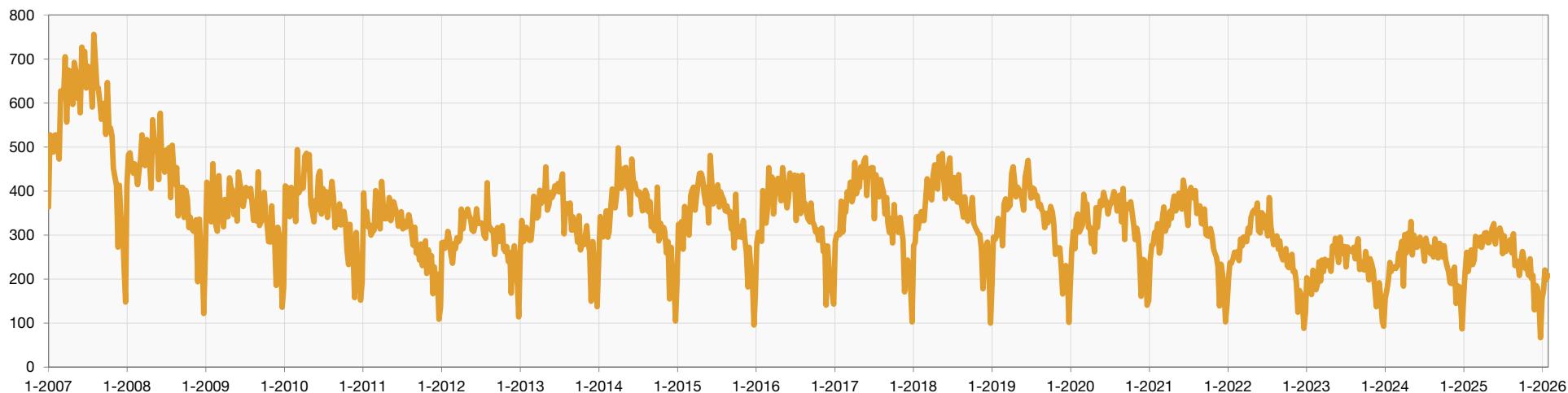


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
11/8/2025	246	190	+ 29.5%
11/15/2025	202	220	- 8.2%
11/22/2025	208	227	- 8.4%
11/29/2025	130	145	- 10.3%
12/6/2025	185	185	0.0%
12/13/2025	180	183	- 1.6%
12/20/2025	154	152	+ 1.3%
12/27/2025	67	87	- 23.0%
1/3/2026	154	160	- 3.8%
1/10/2026	175	219	- 20.1%
1/17/2026	221	261	- 15.3%
1/24/2026	199	217	- 8.3%
1/31/2026	209	238	- 12.2%
3-Month Total	2,330	2,484	- 6.2%

Historical New Listing Activity

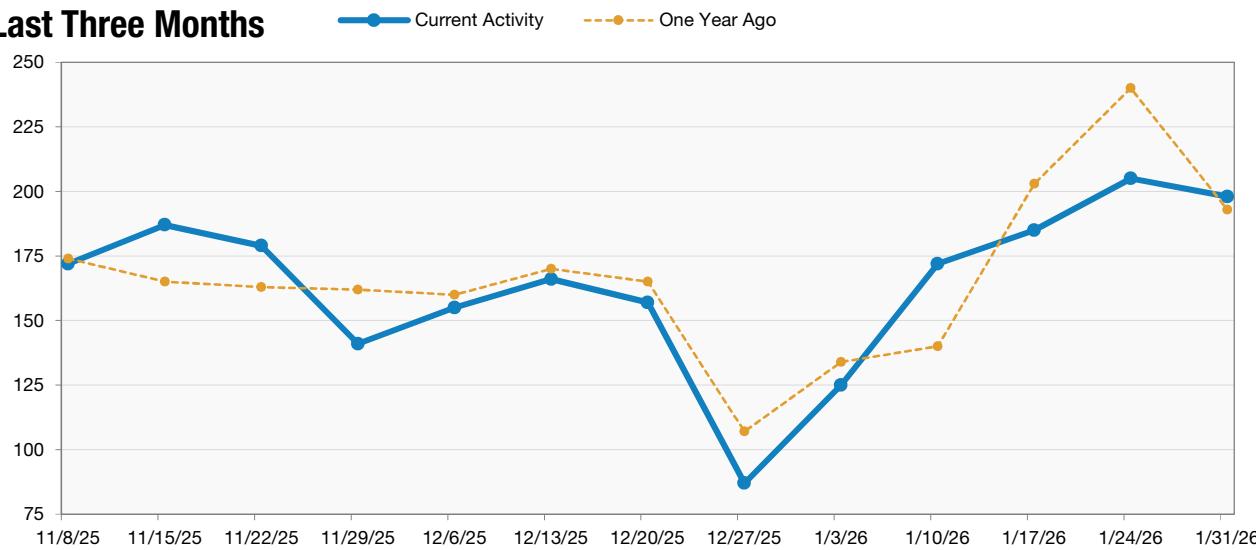


Pending Sales

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.

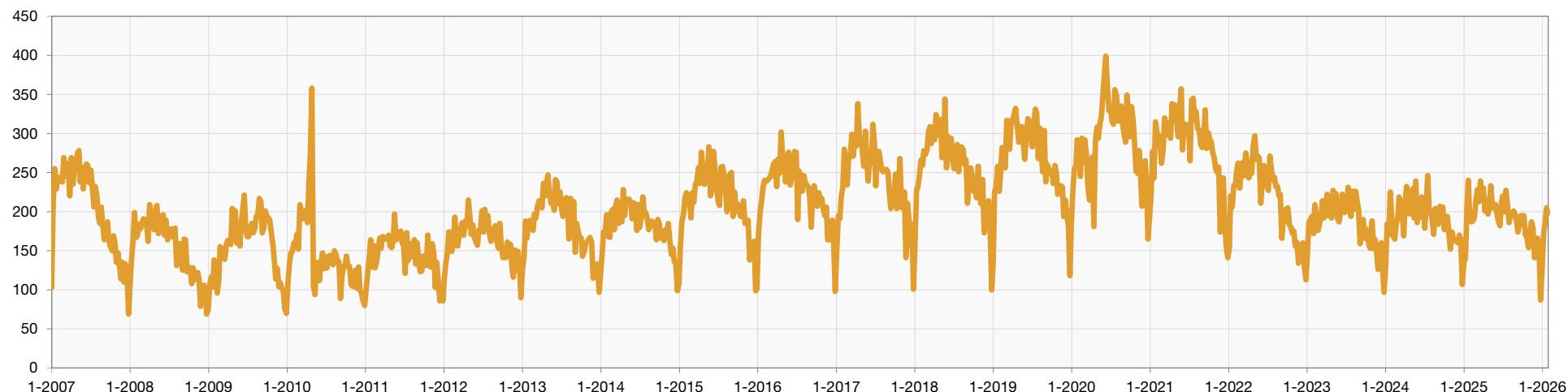


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
11/8/25	172	174	- 1.1%
11/15/25	187	165	+ 13.3%
11/22/25	179	163	+ 9.8%
11/29/25	141	162	- 13.0%
12/6/25	155	160	- 3.1%
12/13/25	166	170	- 2.4%
12/20/25	157	165	- 4.8%
12/27/25	87	107	- 18.7%
1/3/26	125	134	- 6.7%
1/10/26	172	140	+ 22.9%
1/17/26	185	203	- 8.9%
1/24/26	205	240	- 14.6%
1/31/26	198	193	+ 2.6%
3-Month Total	2,129	2,176	- 2.2%

Historical Pending Sales Activity

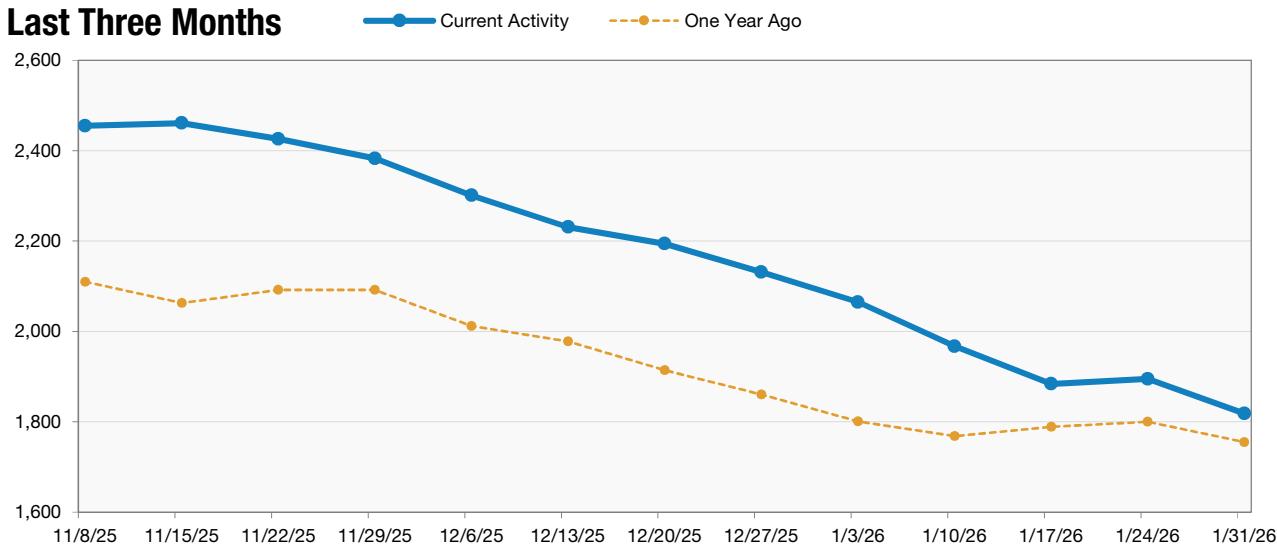


Inventory of Homes for Sale

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

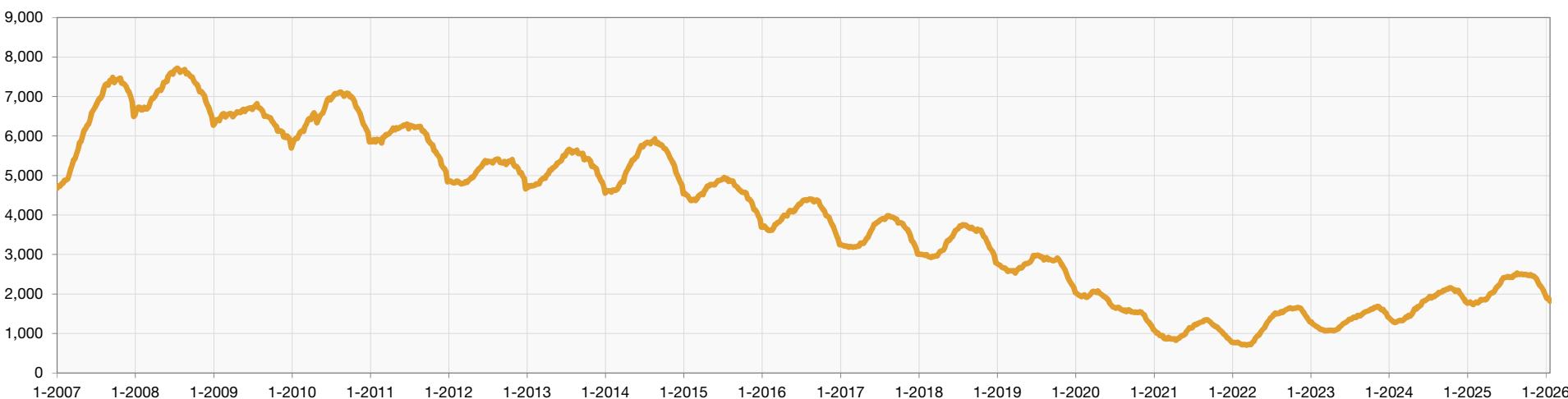


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
11/8/25	2,455	2,110	+ 16.4%
11/15/25	2,461	2,063	+ 19.3%
11/22/25	2,426	2,092	+ 16.0%
11/29/25	2,383	2,092	+ 13.9%
12/6/25	2,301	2,012	+ 14.4%
12/13/25	2,231	1,978	+ 12.8%
12/20/25	2,194	1,914	+ 14.6%
12/27/25	2,131	1,860	+ 14.6%
1/3/26	2,065	1,801	+ 14.7%
1/10/26	1,967	1,768	+ 11.3%
1/17/26	1,884	1,789	+ 5.3%
1/24/26	1,895	1,800	+ 5.3%
1/31/26	1,818	1,755	+ 3.6%
3-Month Avg	2,170	1,926	+ 12.7%

Historical Inventory Activity

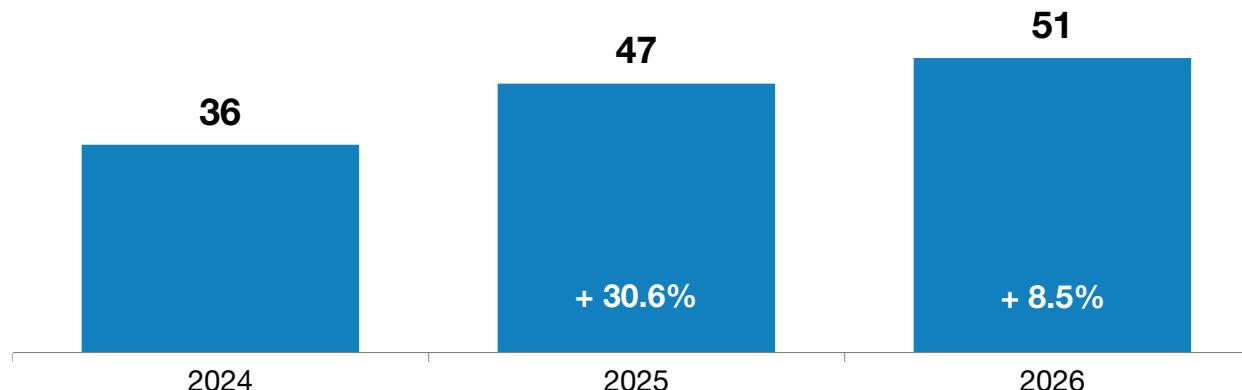


Days on Market

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.

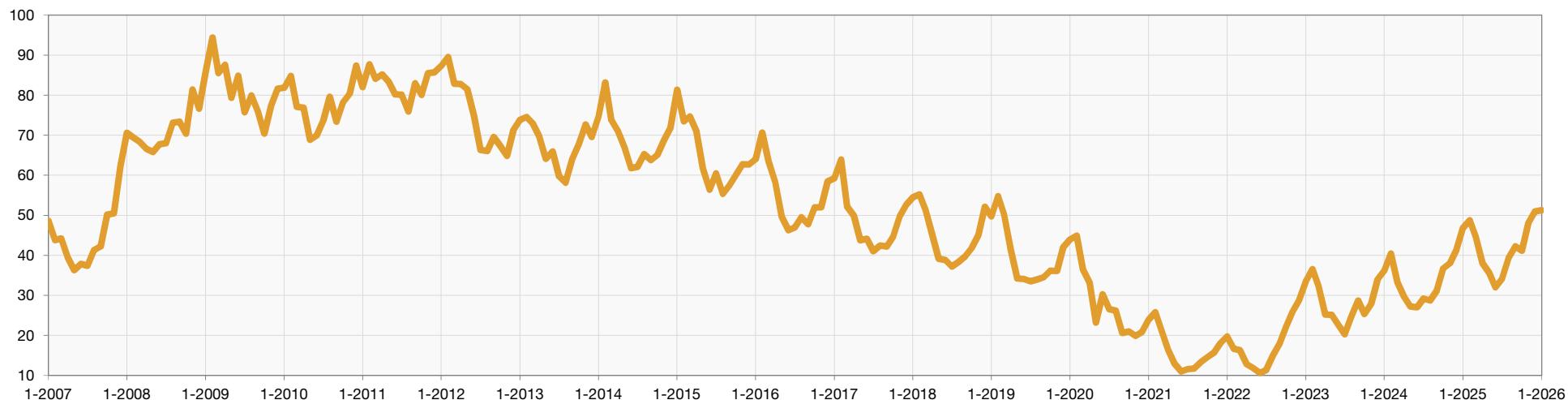


January



Month	Current Activity	One Year Previous	+/-
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%
January 2026	51	47	+ 8.5%
12-Month Avg	42	34	+ 23.5%

Historical Days on Market

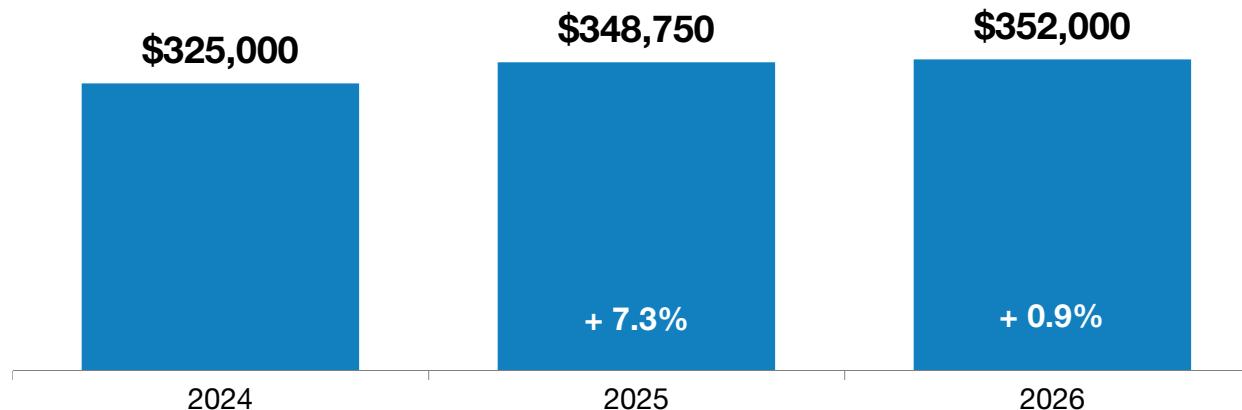


Median Sales Price

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



January



Month	Current Activity	One Year Previous	+ / -
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	\$361,745	\$360,000	+ 0.5%
November 2025	\$355,000	\$359,698	- 1.3%
December 2025	\$363,000	\$355,000	+ 2.3%
January 2026	\$352,000	\$348,750	+ 0.9%
12-Month Avg	\$355,000	\$349,000	+ 1.7%

Historical Median Sales Price

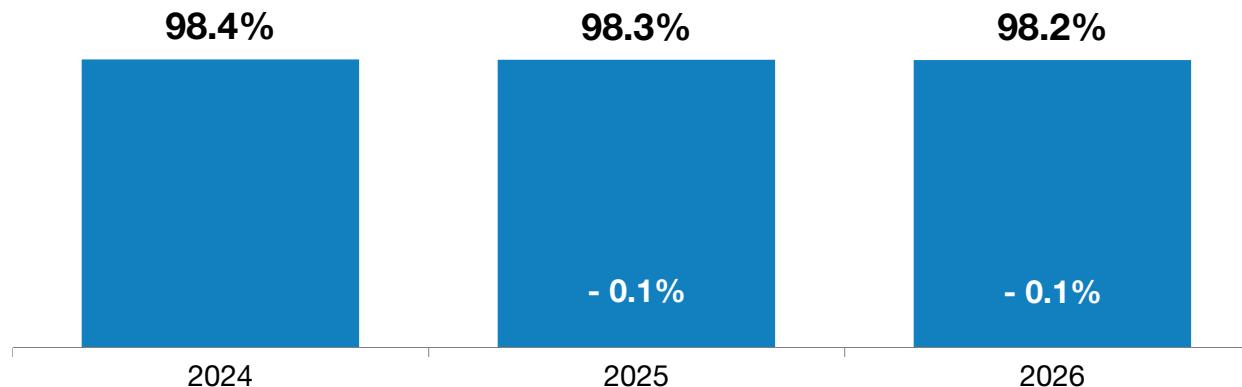


Percent of List Price Received

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.

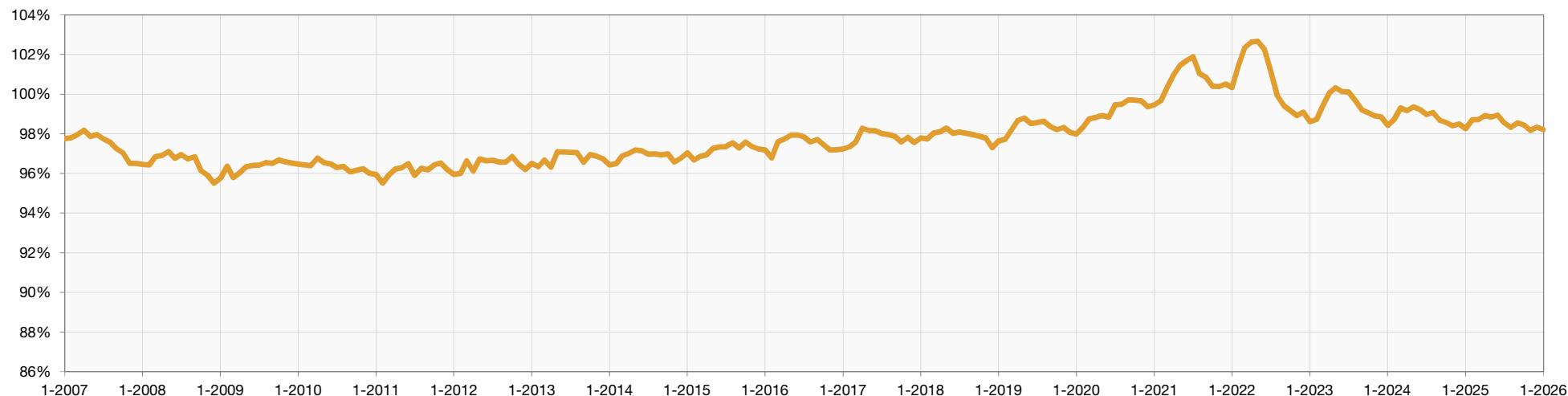


January



Month	Current Activity	One Year Previous	+ / -
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	98.4%	98.6%	- 0.2%
November 2025	98.2%	98.4%	- 0.2%
December 2025	98.3%	98.5%	- 0.2%
January 2026	98.2%	98.3%	- 0.1%
12-Month Avg	98.5%	98.8%	- 1.5%

Historical Percent of Original List Price Received

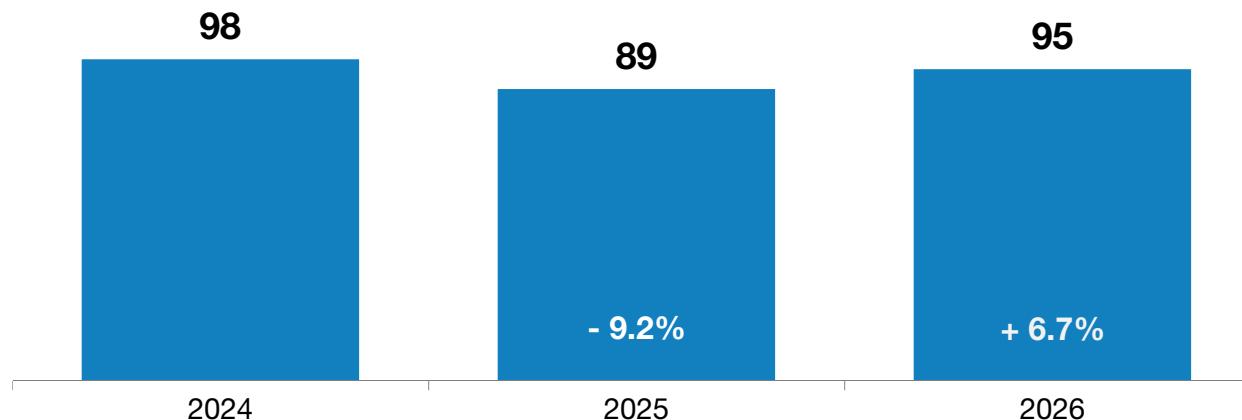


Housing Affordability Index

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.**

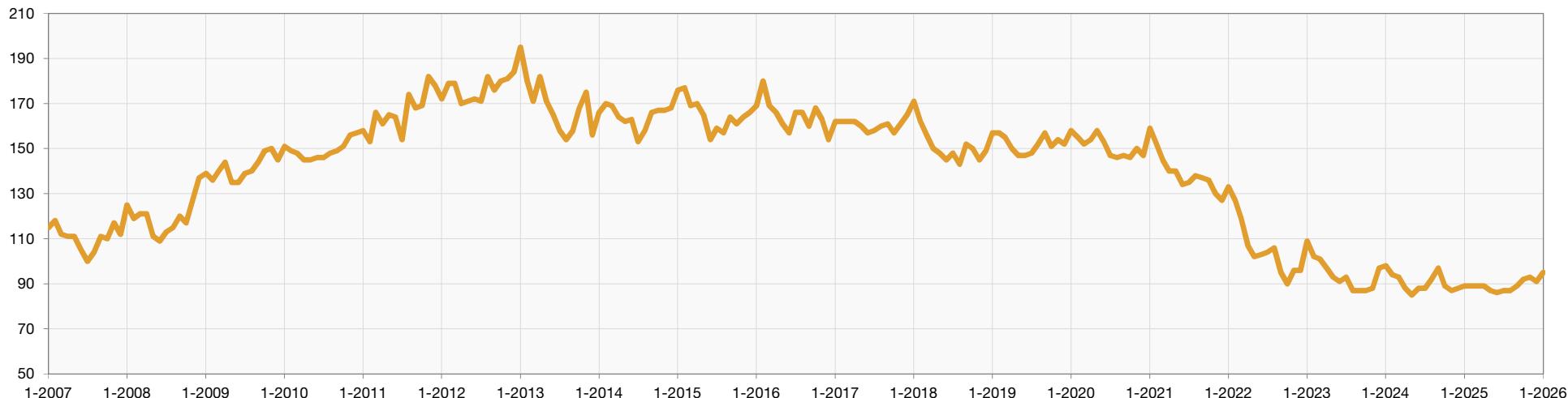


January



Month	Current Activity	One Year Previous	+ / -
February 2025	89	94	- 5.3%
March 2025	89	93	- 4.3%
April 2025	89	88	+ 1.1%
May 2025	87	85	+ 2.4%
June 2025	86	88	- 2.3%
July 2025	87	88	- 1.1%
August 2025	87	92	- 5.4%
September 2025	89	97	- 8.2%
October 2025	92	89	+ 3.4%
November 2025	93	87	+ 6.9%
December 2025	91	88	+ 3.4%
January 2026	95	89	+ 6.7%
12-Month Avg	90	90	0.0%

Historical Housing Affordability Index

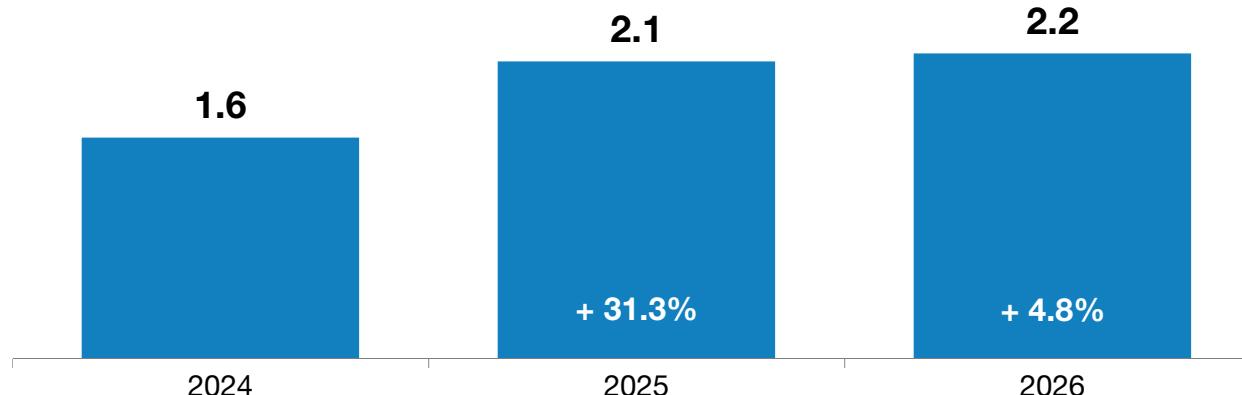


Months Supply of Homes for Sale

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.



January



Month	Current Activity	One Year Previous	+ / -
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	2.8	2.5	+ 12.0%
December 2025	2.4	2.1	+ 14.3%
January 2026	2.2	2.1	+ 4.8%
12-Month Avg	2.7	2.3	+ 17.4%

Historical Months Supply of Inventory

