

# Albuquerque Region Weekly Market Activity Report

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

## For Week Ending June 20, 2026

Data current as of June 29, 2026

The typical U.S. household spends \$39,468 per year on bills, or \$3,289 per month, accounting for approximately 47% of annual income, according to doxo's 2026 U.S. Household Bill Pay Report. Of this total, \$24,997 is spent on the 13 most essential household expenses, including housing, utilities, and auto loans. Housing remains the single largest expense category, with mortgage payments totaling \$1.08 trillion annually.

For the week ending June 20:

- New Listings decreased 5.1% to 300
- Pending Sales increased 13.2% to 206
- Inventory decreased 9.6% to 2,126

For the month of May:

- Median Sales Price increased 1.4% to \$365,000
- Percent of List Price Received increased 0.1% to 98.9%
- Months Supply of Inventory decreased 3.7% to 2.6

## Quick Facts

<b>- 5.1%</b>	<b>+ 13.2%</b>	<b>- 9.6%</b>
Change in <b>New Listings</b>	Change in <b>Pending Sales</b>	Change in <b>Inventory</b>

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	<b>2</b>
Pending Sales	<b>3</b>
Inventory of Homes for Sale	<b>4</b>

### Metrics by Month

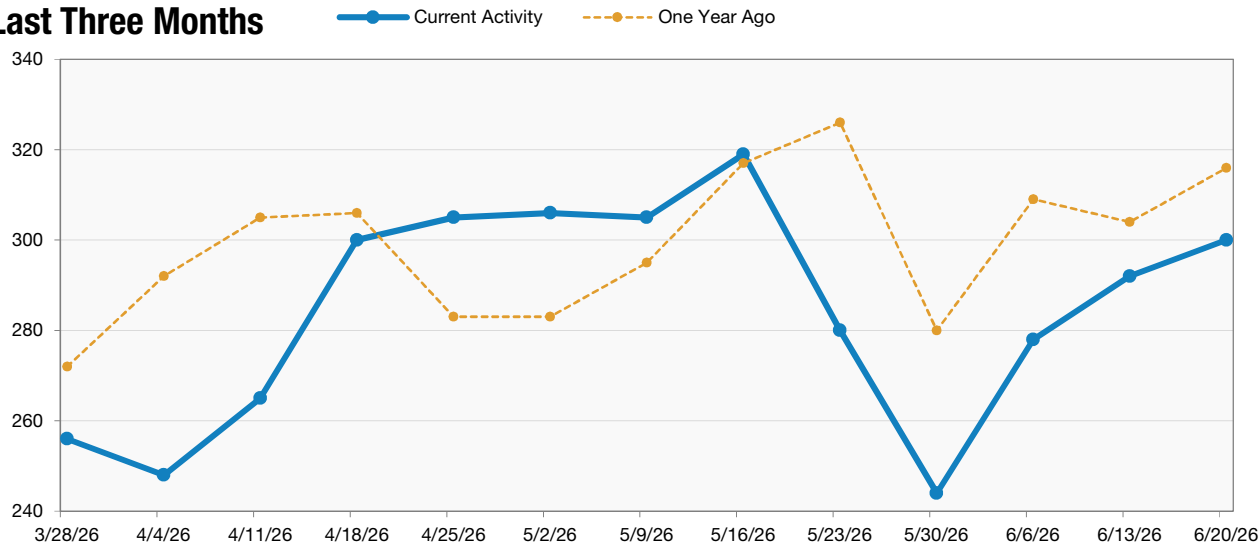
Days on Market	<b>5</b>
Median Sales Price	<b>6</b>
Percent of List Price Received	<b>7</b>
Housing Affordability Index	<b>8</b>
Months Supply of Homes for Sale	<b>9</b>

# New Listings

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

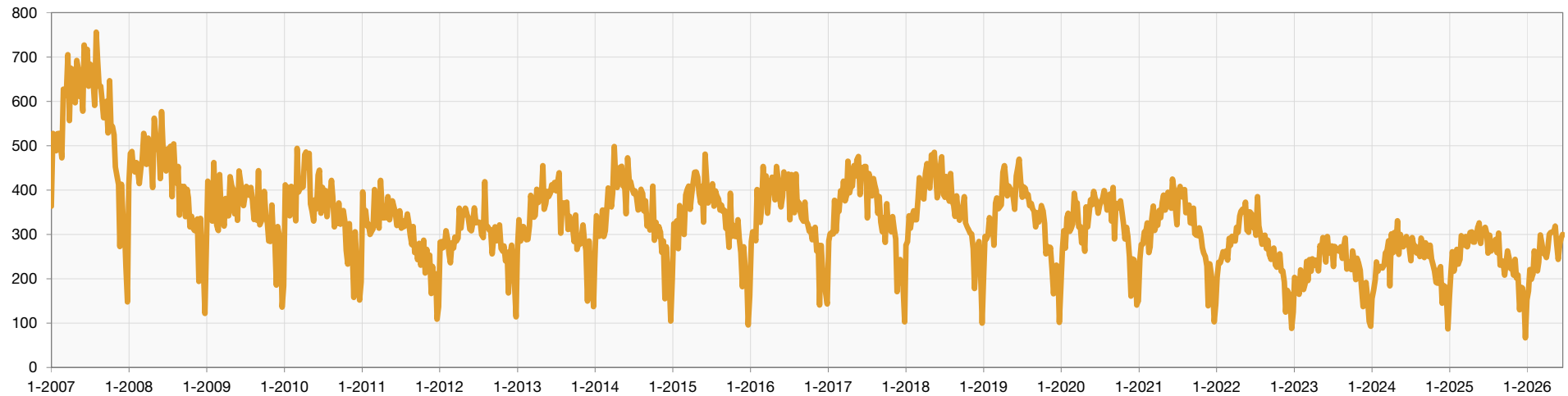


## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
3/28/2026	256	272	- 5.9%
4/4/2026	248	292	- 15.1%
4/11/2026	265	305	- 13.1%
4/18/2026	300	306	- 2.0%
4/25/2026	305	283	+ 7.8%
5/2/2026	306	283	+ 8.1%
5/9/2026	305	295	+ 3.4%
5/16/2026	319	317	+ 0.6%
5/23/2026	280	326	- 14.1%
5/30/2026	244	280	- 12.9%
6/6/2026	278	309	- 10.0%
6/13/2026	292	304	- 3.9%
<b>6/20/2026</b>	<b>300</b>	<b>316</b>	<b>- 5.1%</b>
3-Month Total	3,698	3,888	- 4.9%

## Historical New Listing Activity

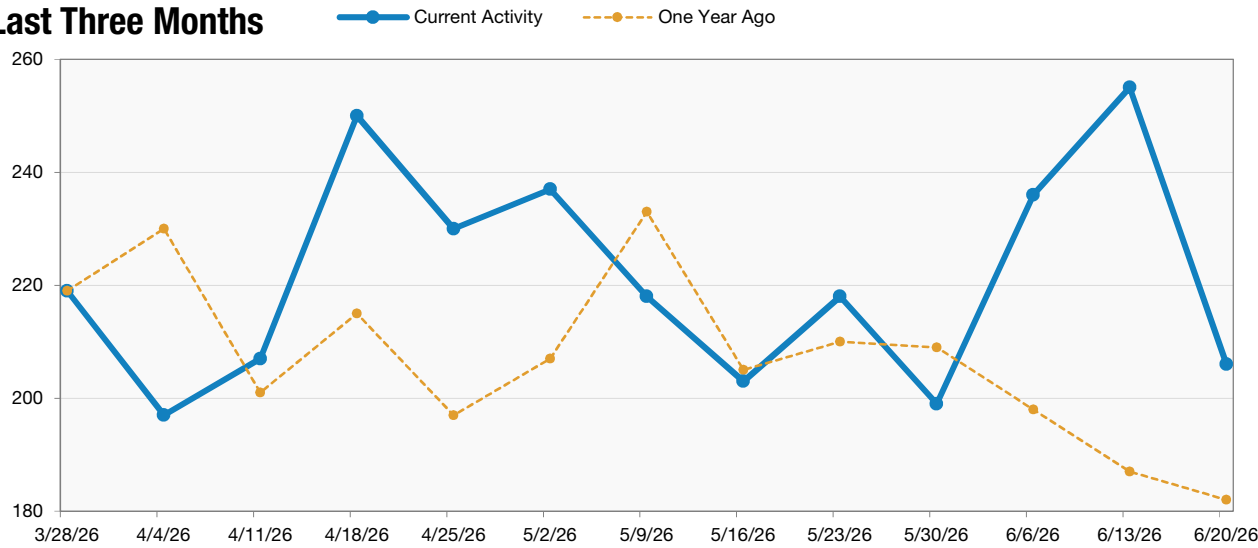


# Pending Sales



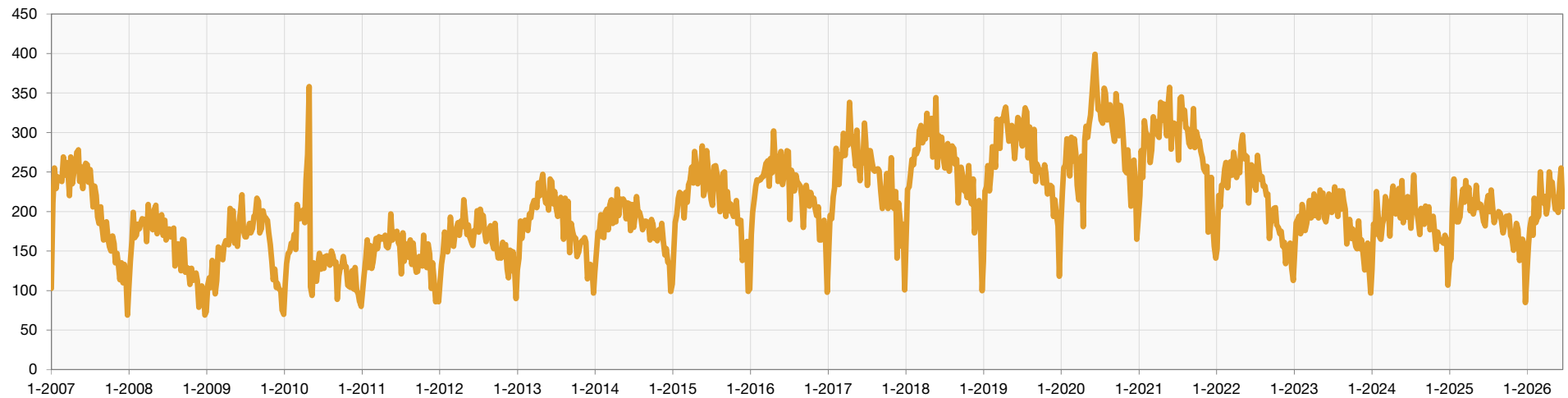
A count of the properties on which contracts have been accepted in a given week. Pending contracts include "Under Contract-Show" and "Under Contract-No Show" statuses.

## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
3/28/2026	219	219	0.0%
4/4/2026	197	230	- 14.3%
4/11/2026	207	201	+ 3.0%
4/18/2026	250	215	+ 16.3%
4/25/2026	230	197	+ 16.8%
5/2/2026	237	207	+ 14.5%
5/9/2026	218	233	- 6.4%
5/16/2026	203	205	- 1.0%
5/23/2026	218	210	+ 3.8%
5/30/2026	199	209	- 4.8%
6/6/2026	236	198	+ 19.2%
6/13/2026	255	187	+ 36.4%
<b>6/20/2026</b>	<b>206</b>	<b>182</b>	<b>+ 13.2%</b>
3-Month Total	2,875	2,693	+ 6.8%

## Historical Pending Sales Activity

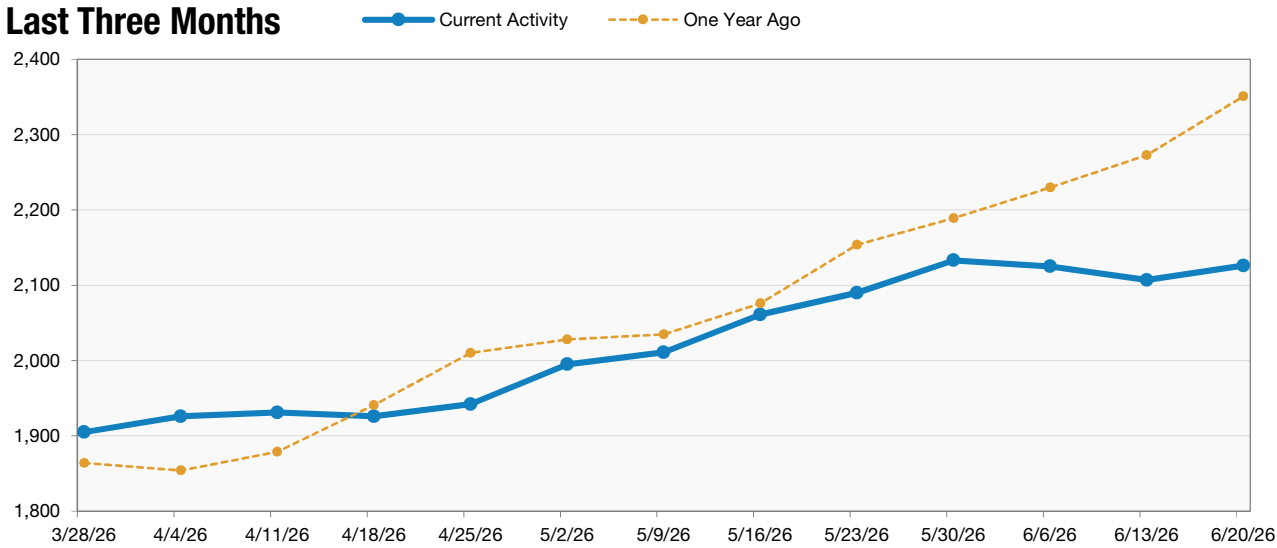


# Inventory of Homes for Sale

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

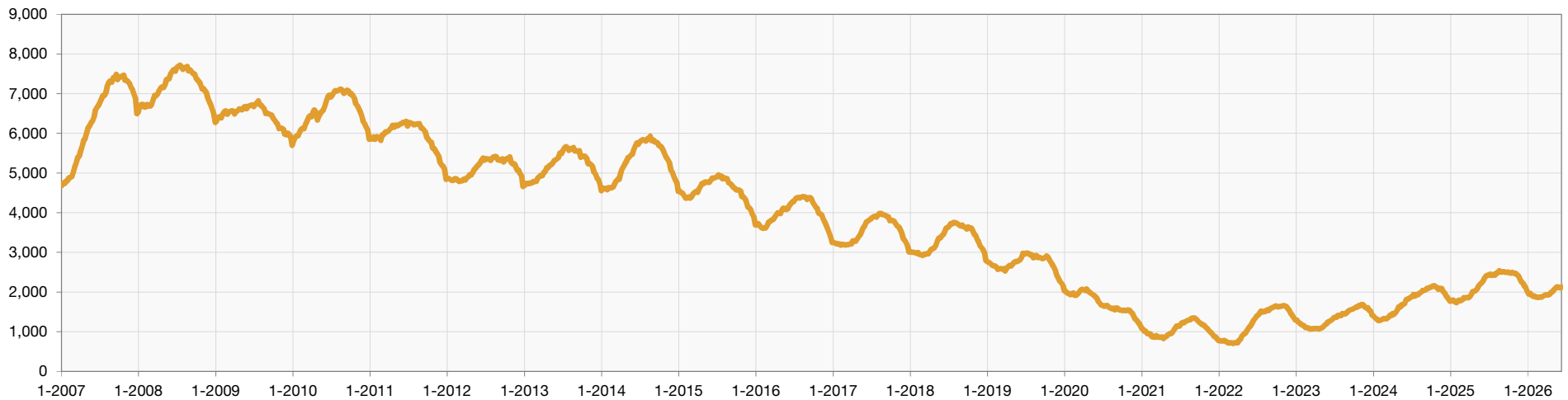


## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
3/28/2026	1,905	1,864	+ 2.2%
4/4/2026	1,926	1,854	+ 3.9%
4/11/2026	1,931	1,879	+ 2.8%
4/18/2026	1,926	1,941	- 0.8%
4/25/2026	1,942	2,010	- 3.4%
5/2/2026	1,995	2,028	- 1.6%
5/9/2026	2,011	2,035	- 1.2%
5/16/2026	2,061	2,076	- 0.7%
5/23/2026	2,090	2,154	- 3.0%
5/30/2026	2,133	2,189	- 2.6%
6/6/2026	2,125	2,230	- 4.7%
6/13/2026	2,107	2,273	- 7.3%
<b>6/20/2026</b>	<b>2,126</b>	<b>2,351</b>	<b>- 9.6%</b>
3-Month Avg	2,021	2,068	- 2.3%

## Historical Inventory Activity

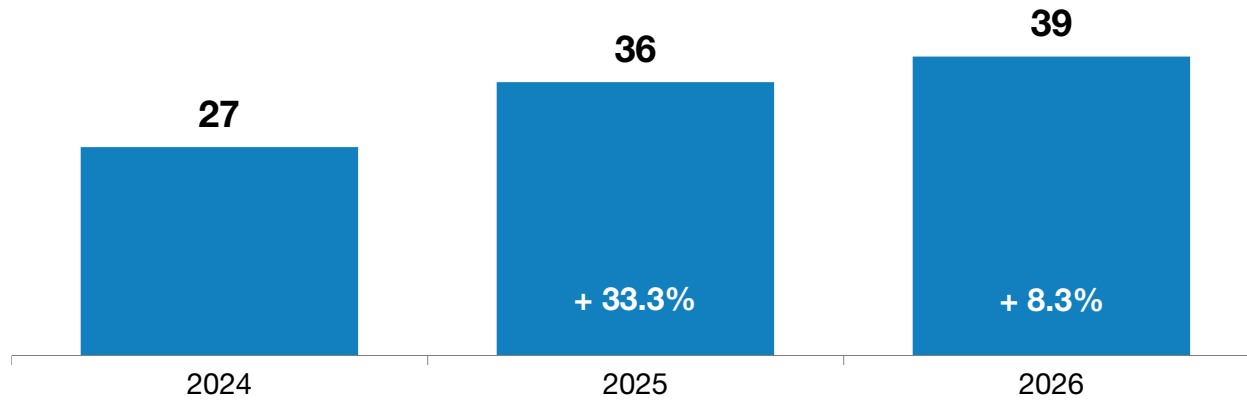


# Days on Market



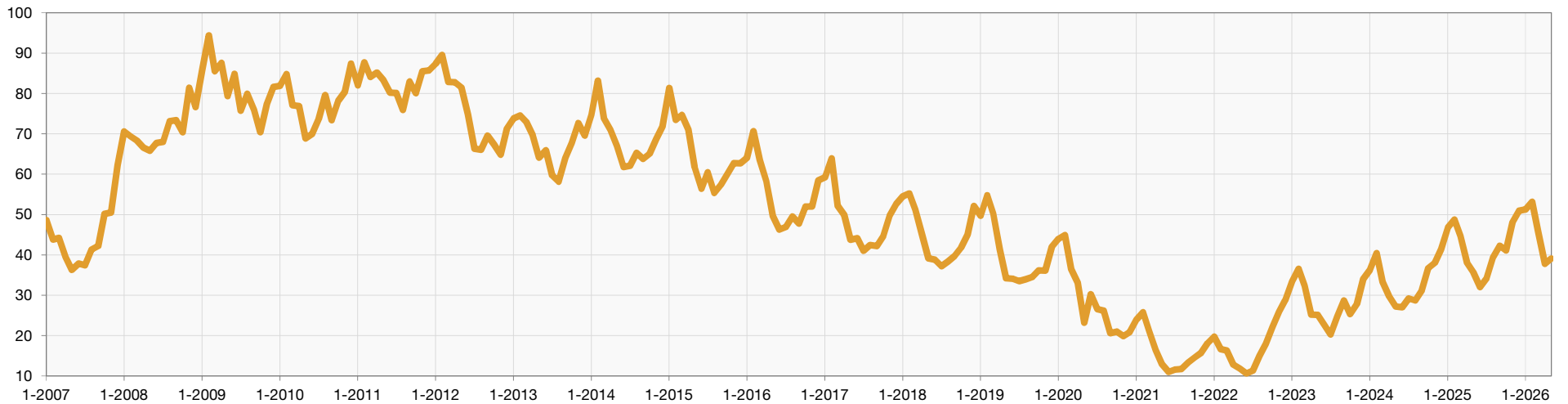
Days on Market (DOM) tracks the days on market for a property specific to the MLS number. DOM accrues for "Active" and "Under Contract-Show" statuses. DOM does not include any days that the listing is in "Under Contract-No Show," "Temporarily off Market," "Closed/Sold," "Expired" and "Withdrawn" statuses.

## May



Month	Current Activity	One Year Previous	+/-
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%
February 2026	53	49	+ 8.2%
March 2026	46	45	+ 2.2%
April 2026	38	38	0.0%
<b>May 2026</b>	<b>39</b>	<b>36</b>	<b>+ 8.3%</b>
12-Month Avg	43	37	+ 16.2%

## Historical Days on Market

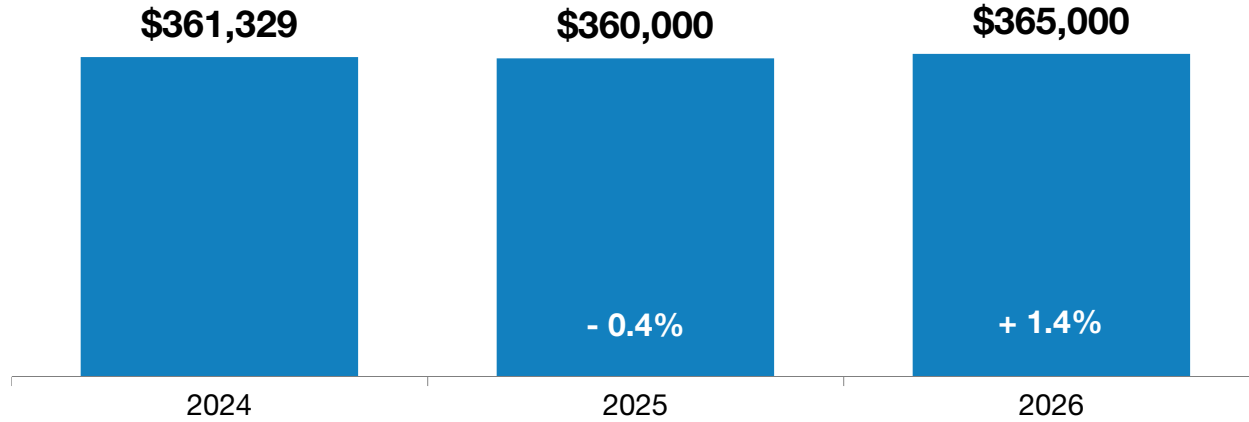


# Median Sales Price

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

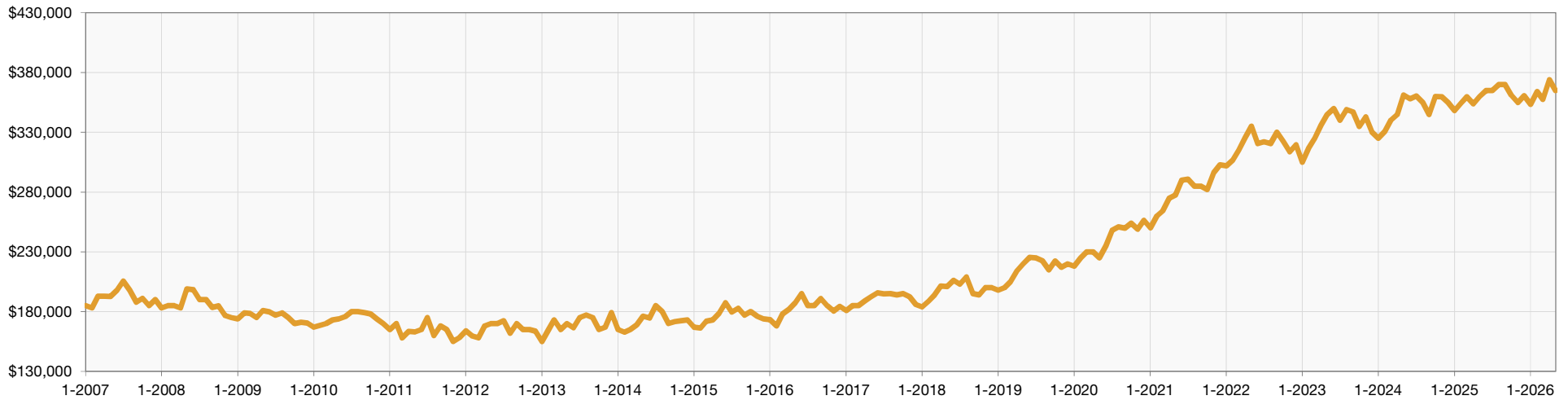


## May



Month	Current Activity	One Year Previous	+ / -
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	\$360,990	\$360,000	+ 0.3%
November 2025	\$355,000	\$359,698	- 1.3%
December 2025	\$360,500	\$355,000	+ 1.5%
January 2026	\$353,495	\$348,125	+ 1.5%
February 2026	\$364,000	\$354,500	+ 2.7%
March 2026	\$357,500	\$359,777	- 0.6%
April 2026	\$374,000	\$353,900	+ 5.7%
<b>May 2026</b>	<b>\$365,000</b>	<b>\$360,000</b>	<b>+ 1.4%</b>
12-Month Avg	\$359,900	\$350,000	+ 2.8%

## Historical Median Sales Price

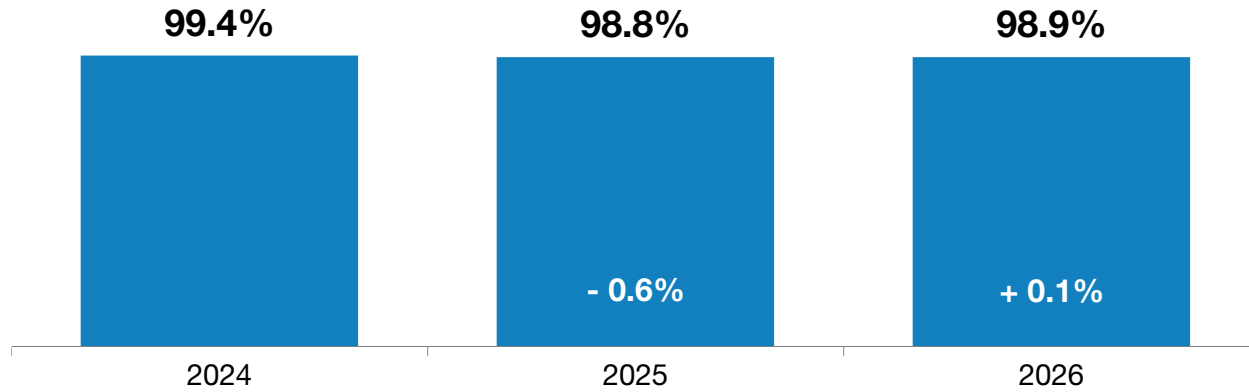


# Percent of List Price Received



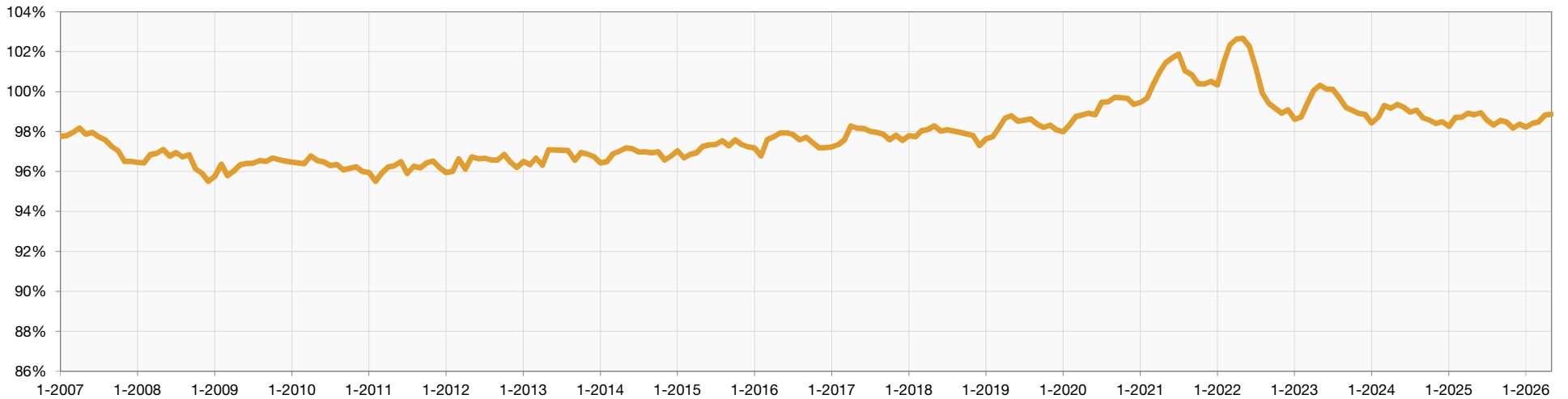
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

## May



Month	Current Activity	One Year Previous	+ / -
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	98.4%	98.5%	- 0.1%
January 2026	98.2%	98.3%	- 0.1%
February 2026	98.4%	98.7%	- 0.3%
March 2026	98.5%	98.7%	- 0.2%
April 2026	98.8%	98.9%	- 0.1%
<b>May 2026</b>	<b>98.9%</b>	<b>98.8%</b>	<b>+ 0.1%</b>
12-Month Avg	98.5%	98.7%	- 1.5%

## Historical Percent of Original List Price Received

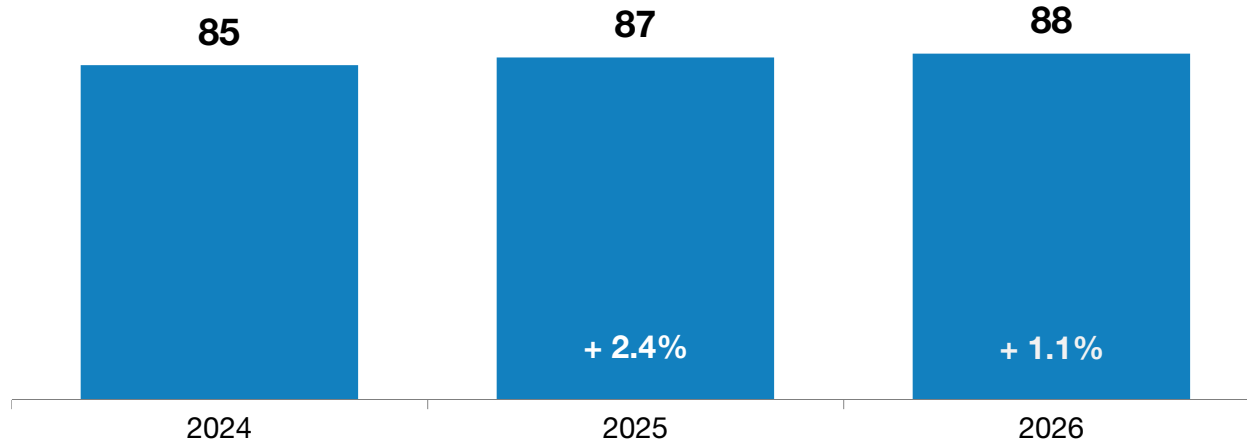


# Housing Affordability Index



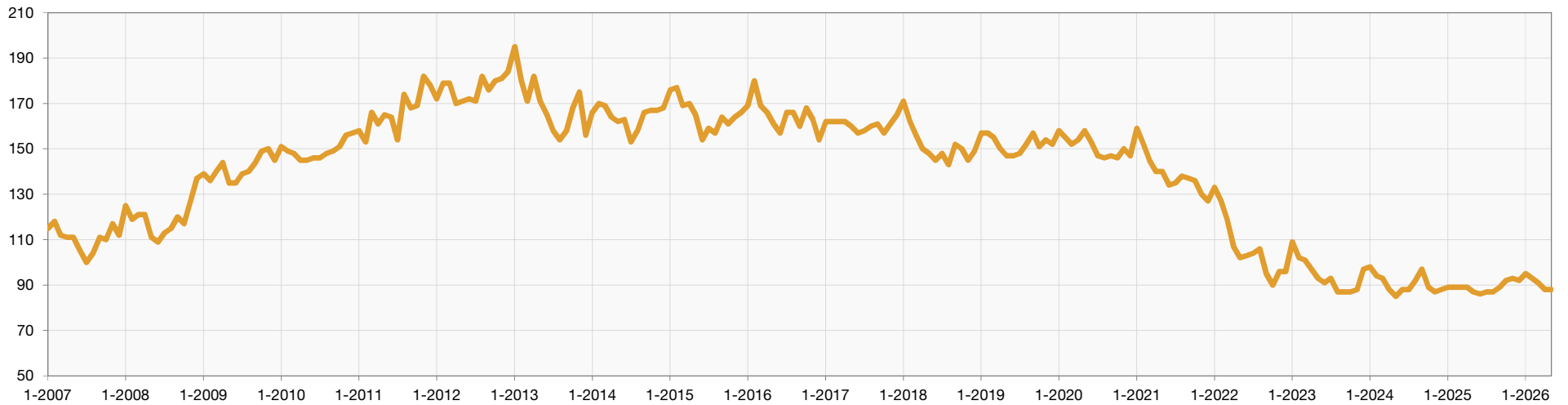
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

May



Month	Current Activity	One Year Previous	+ / -
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	92	88	+ 4.5%
January 2026	95	89	+ 6.7%
February 2026	93	89	+ 4.5%
March 2026	91	89	+ 2.2%
April 2026	88	89	- 1.1%
<b>May 2026</b>	<b>88</b>	<b>87</b>	<b>+ 1.1%</b>
12-Month Avg	90	89	+ 1.1%

## Historical Housing Affordability Index

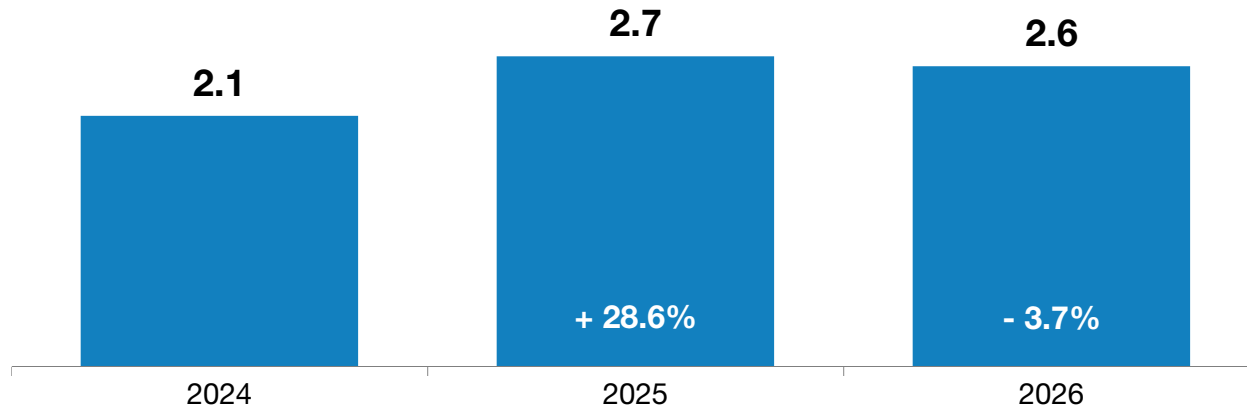


# Months Supply of Homes for Sale

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.



## May



Month	Current Activity	One Year Previous	+ / -
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	3.0	2.6	+ 15.4%
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	2.3	2.1	+ 9.5%
February 2026	2.3	2.2	+ 4.5%
March 2026	2.3	2.2	+ 4.5%
April 2026	2.4	2.4	0.0%
<b>May 2026</b>	<b>2.6</b>	<b>2.7</b>	<b>- 3.7%</b>
12-Month Avg	2.7	2.4	+ 12.5%

## Historical Months Supply of Inventory

