

Albuquerque Region Weekly Market Activity Report

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

For Week Ending January 24, 2026

Data current as of February 2, 2026

U.S. new-home sales rose 18.7% year-over-year in October, reaching a seasonally adjusted annual rate of 737,000 units, according to long-awaited data from the U.S. Census Bureau. On a monthly basis, sales were essentially flat, dipping just 0.1% from September's 738,000 units. The median new-home sales price fell 3.3% month-over-month to \$392,300, down 8% from October 2024.

For the week ending January 24:

- New Listings decreased 8.8% to 198
- Pending Sales decreased 10.8% to 214
- Inventory increased 4.2% to 1,875

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 14.3% to 2.4

Quick Facts

- 8.8%	- 10.8%	+ 4.2%
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

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Metrics by Month

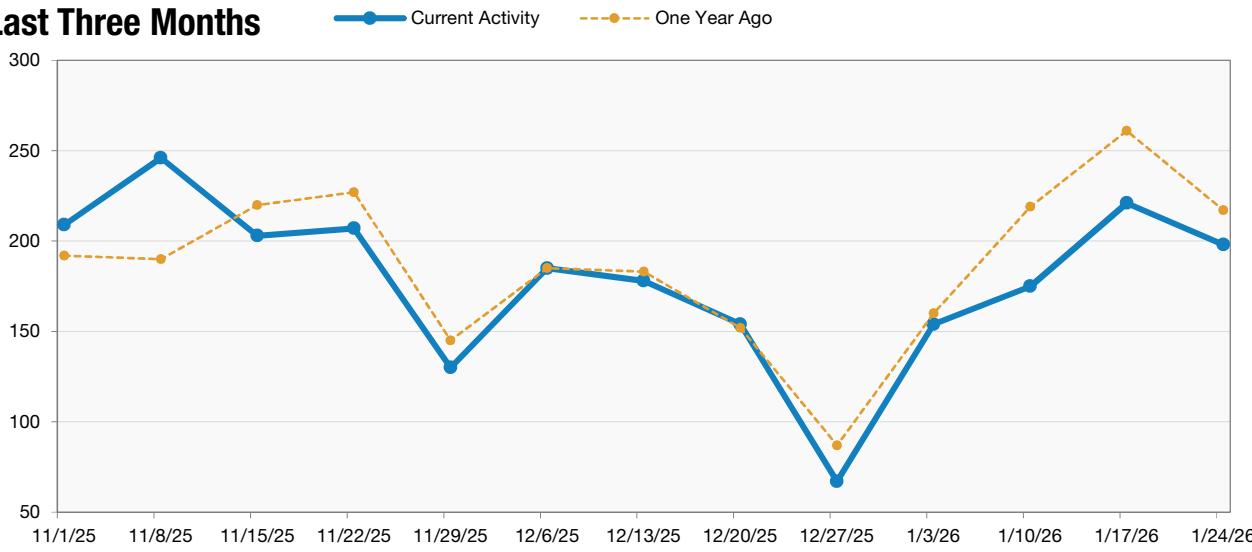
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New Listings

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

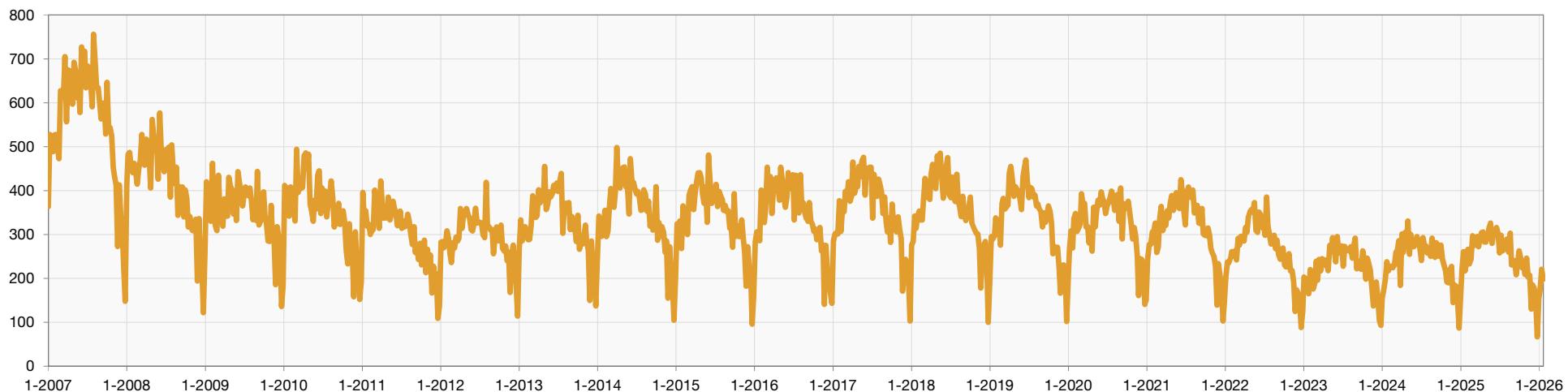


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
11/1/25	209	192	+ 8.9%
11/8/25	246	190	+ 29.5%
11/15/25	203	220	- 7.7%
11/22/25	207	227	- 8.8%
11/29/25	130	145	- 10.3%
12/6/25	185	185	0.0%
12/13/25	178	183	- 2.7%
12/20/25	154	152	+ 1.3%
12/27/25	67	87	- 23.0%
1/3/26	154	160	- 3.8%
1/10/26	175	219	- 20.1%
1/17/26	221	261	- 15.3%
1/24/26	198	217	- 8.8%
3-Month Total	2,327	2,438	- 4.6%

Historical New Listing Activity

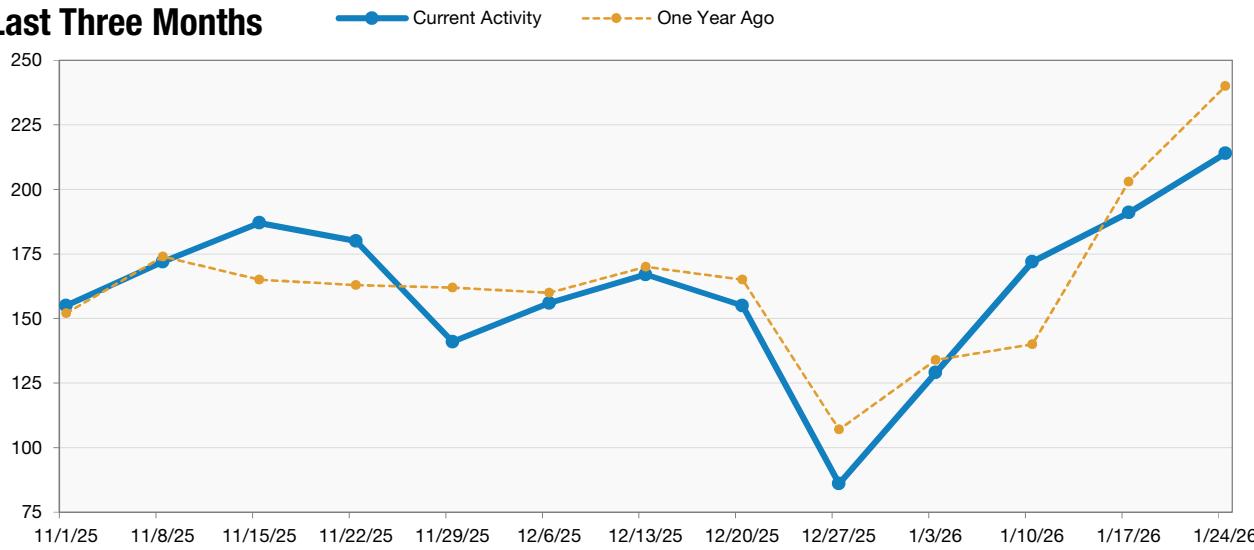


Pending Sales

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.

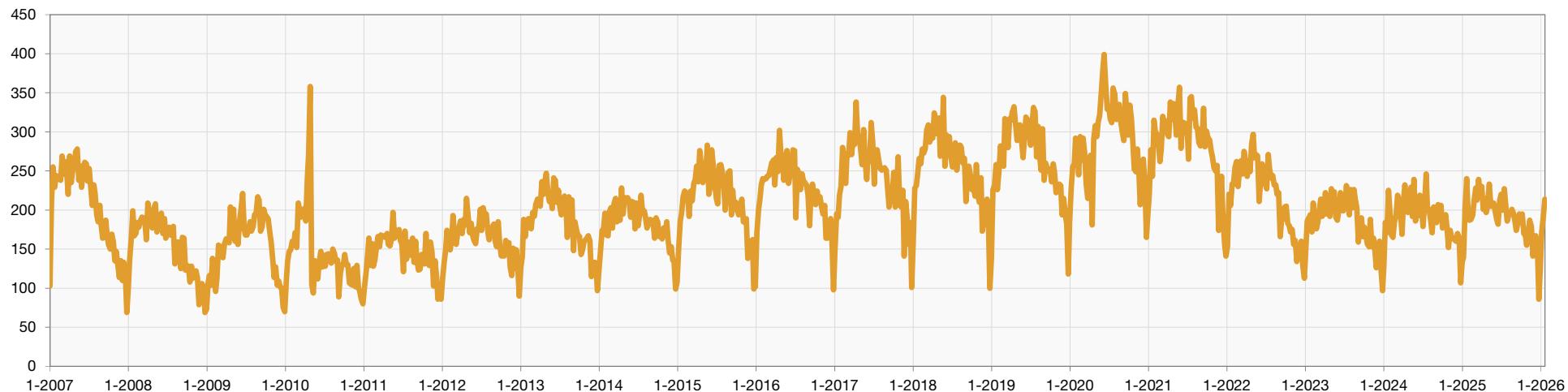


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
11/1/25	155	152	+ 2.0%
11/8/25	172	174	- 1.1%
11/15/25	187	165	+ 13.3%
11/22/25	180	163	+ 10.4%
11/29/25	141	162	- 13.0%
12/6/25	156	160	- 2.5%
12/13/25	167	170	- 1.8%
12/20/25	155	165	- 6.1%
12/27/25	86	107	- 19.6%
1/3/26	129	134	- 3.7%
1/10/26	172	140	+ 22.9%
1/17/26	191	203	- 5.9%
1/24/26	214	240	- 10.8%
3-Month Total	2,105	2,135	- 1.4%

Historical Pending Sales Activity

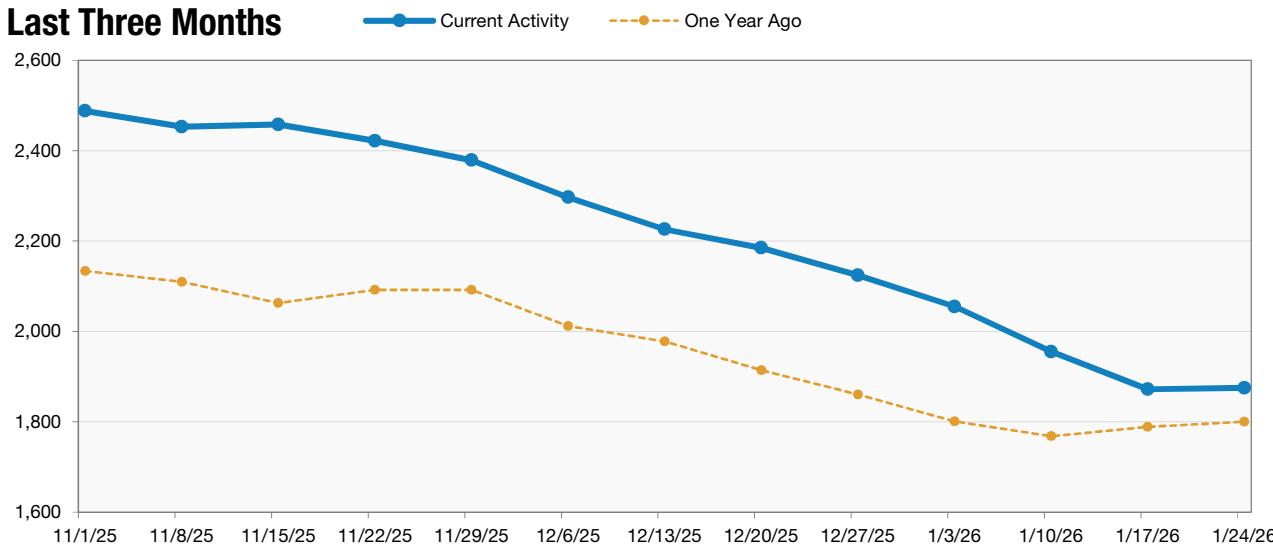


Inventory of Homes for Sale

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

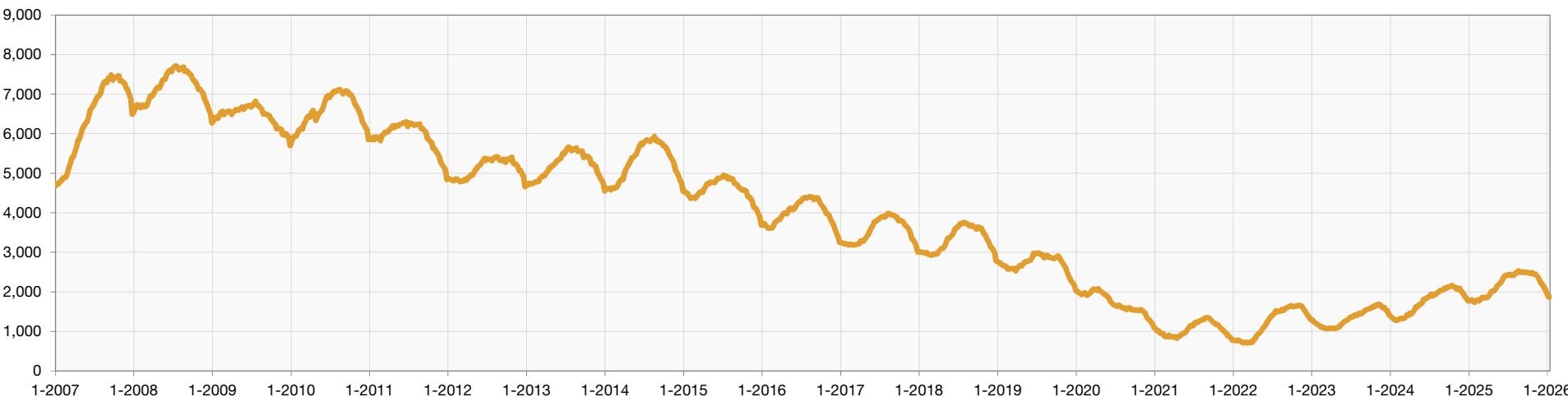


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
11/1/25	2,488	2,134	+ 16.6%
11/8/25	2,453	2,110	+ 16.3%
11/15/25	2,458	2,063	+ 19.1%
11/22/25	2,422	2,092	+ 15.8%
11/29/25	2,379	2,092	+ 13.7%
12/6/25	2,297	2,012	+ 14.2%
12/13/25	2,226	1,978	+ 12.5%
12/20/25	2,185	1,914	+ 14.2%
12/27/25	2,124	1,860	+ 14.2%
1/3/26	2,055	1,801	+ 14.1%
1/10/26	1,955	1,768	+ 10.6%
1/17/26	1,872	1,789	+ 4.6%
1/24/26	1,875	1,800	+ 4.2%
3-Month Avg	2,215	1,955	+ 13.3%

Historical Inventory Activity

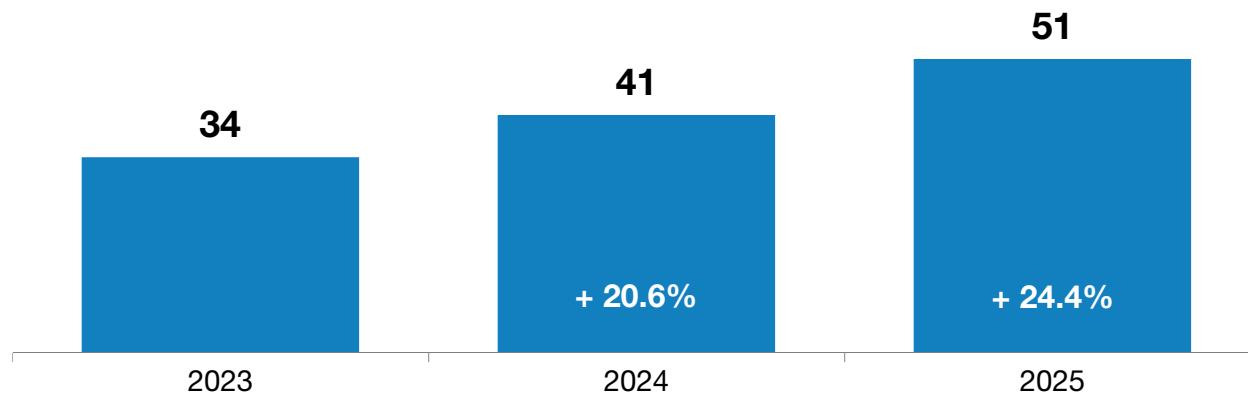


Days on Market

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.

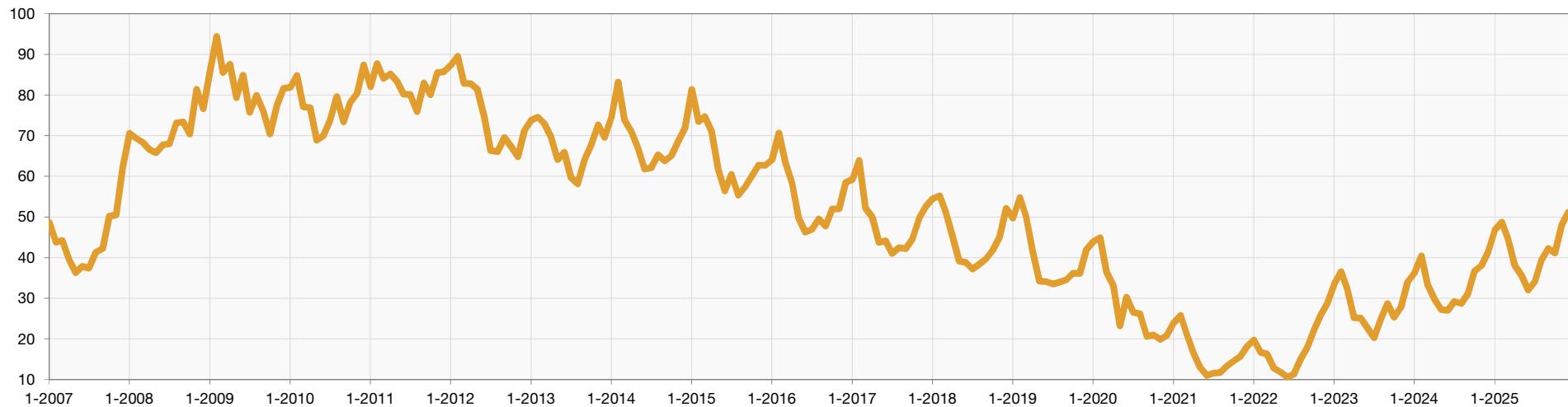


December



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

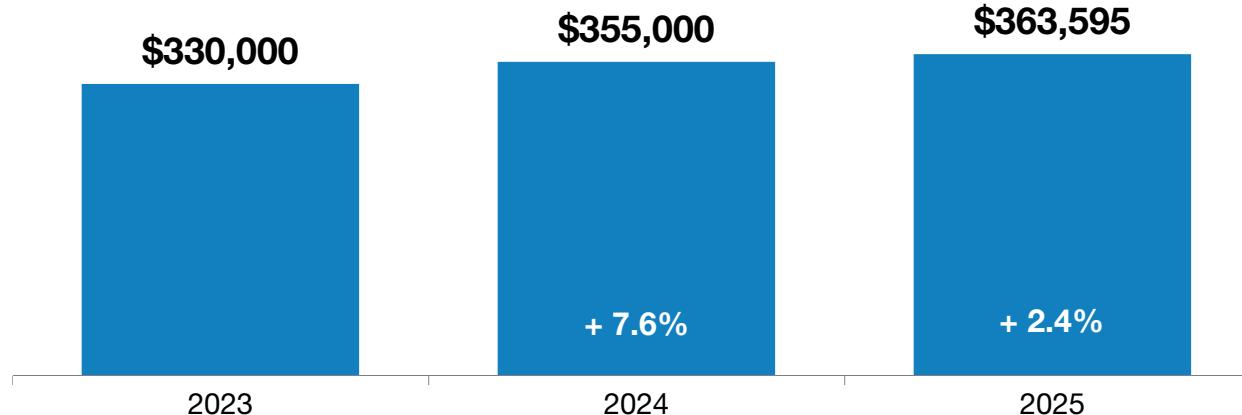


Median Sales Price

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	\$361,745	\$360,000	+ 0.5%
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

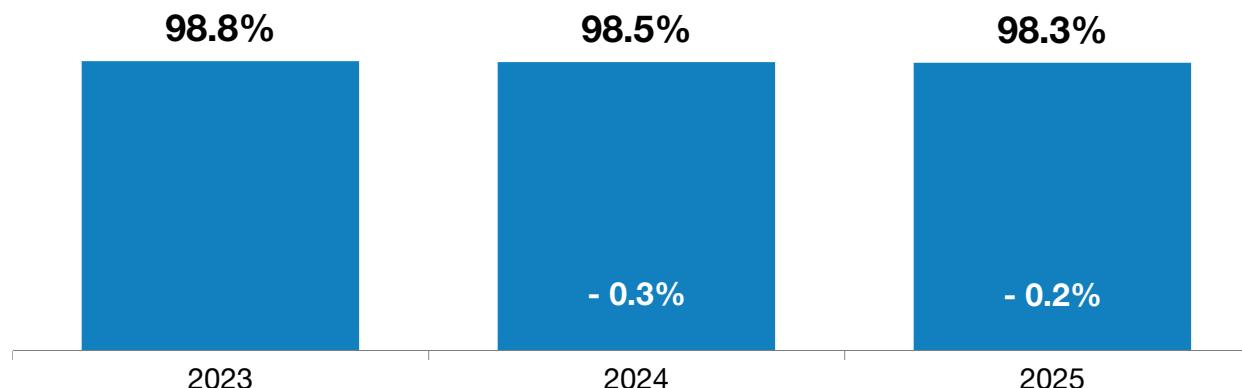


Percent of List Price Received



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	98.4%	98.6%	- 0.2%
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

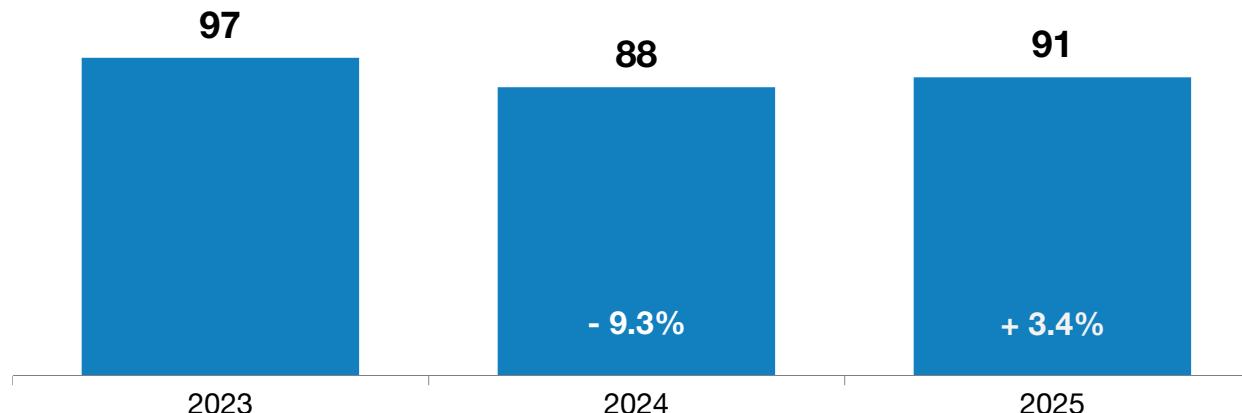


Housing Affordability Index



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	89	98	- 9.2%
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%
12-Month Avg	89	91	- 2.2%

Historical Housing Affordability Index

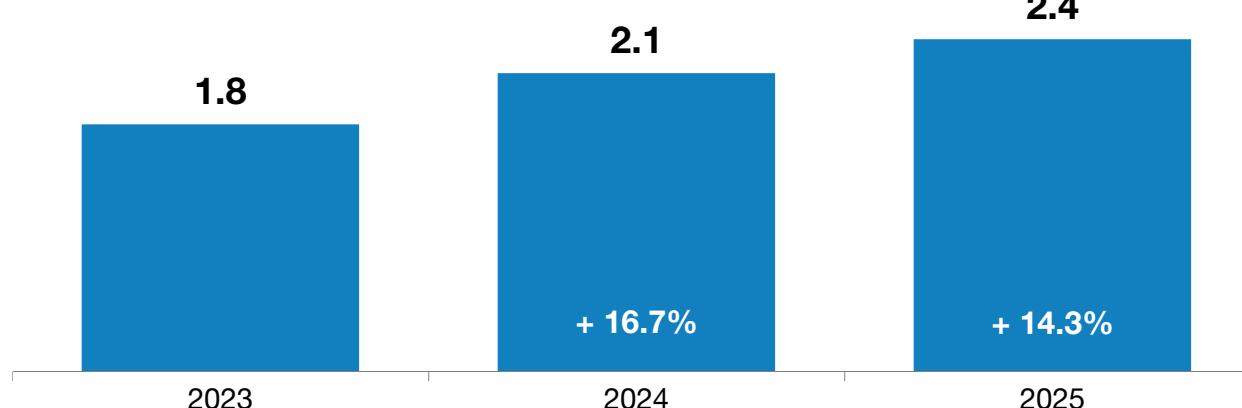


Months Supply of Homes for Sale



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	2.8	2.5	+ 12.0%
December 2025	2.4	2.1	+ 14.3%
12-Month Avg	2.7	2.2	+ 22.7%

Historical Months Supply of Inventory

