

Albuquerque Region Weekly Market Activity Report

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

For Week Ending July 19, 2025

Data current as of July 28, 2025

Affordability challenges have led builders to construct smaller homes, with the median size of a new single-family home declining for the third consecutive year to 2,150 square feet in 2024, according to the State of the Nation's Housing 2025 report from Harvard University's Joint Center for Housing Studies. Townhomes have become an increasingly popular option among builders, who started 176,000 units last year, a 59% increase from 2019.

For the week ending July 19:

- New Listings decreased 6.6% to 256
- Pending Sales increased 4.5% to 257
- Inventory increased 21.3% to 2,350

For the month of June:

- Median Sales Price increased 2.0% to \$365,000
- Percent of List Price Received decreased 0.2% to 99.0%
- Months Supply of Inventory increased 21.7% to 2.8

Quick Facts

- 6.6%	+ 4.5%	+ 21.3%
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

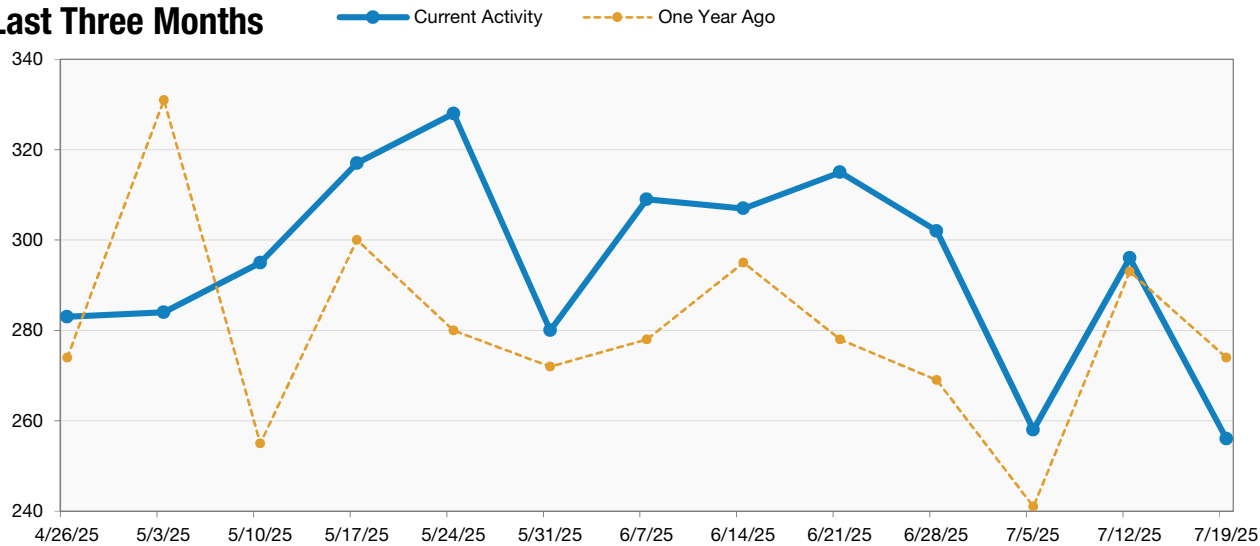
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New Listings

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

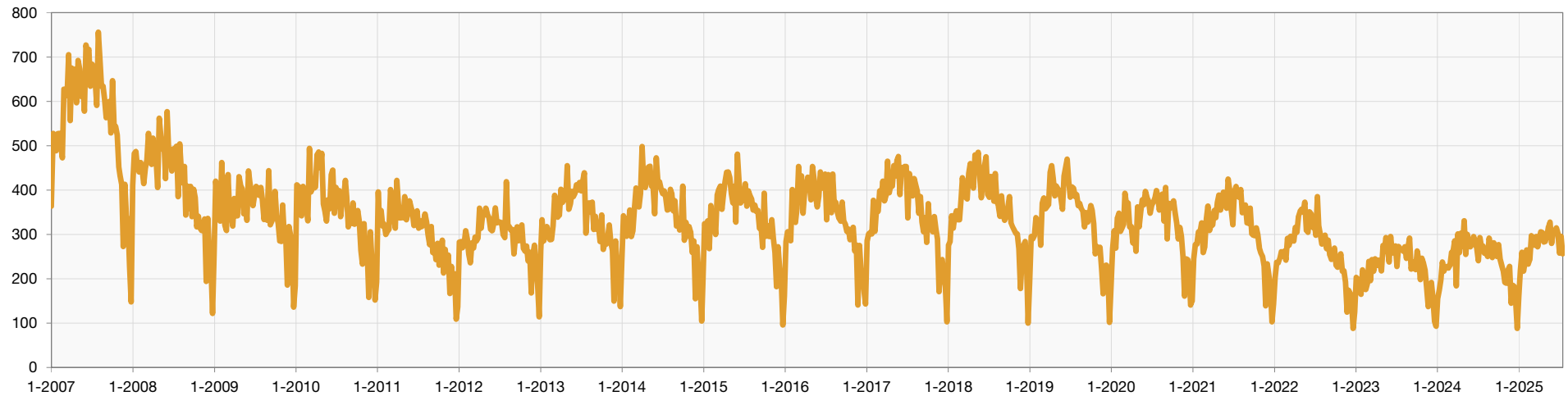


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
4/26/2025	283	274	+ 3.3%
5/3/2025	284	331	- 14.2%
5/10/2025	295	255	+ 15.7%
5/17/2025	317	300	+ 5.7%
5/24/2025	328	280	+ 17.1%
5/31/2025	280	272	+ 2.9%
6/7/2025	309	278	+ 11.2%
6/14/2025	307	295	+ 4.1%
6/21/2025	315	278	+ 13.3%
6/28/2025	302	269	+ 12.3%
7/5/2025	258	241	+ 7.1%
7/12/2025	296	293	+ 1.0%
7/19/2025	256	274	- 6.6%
3-Month Total	3,830	3,640	+ 5.2%

Historical New Listing Activity

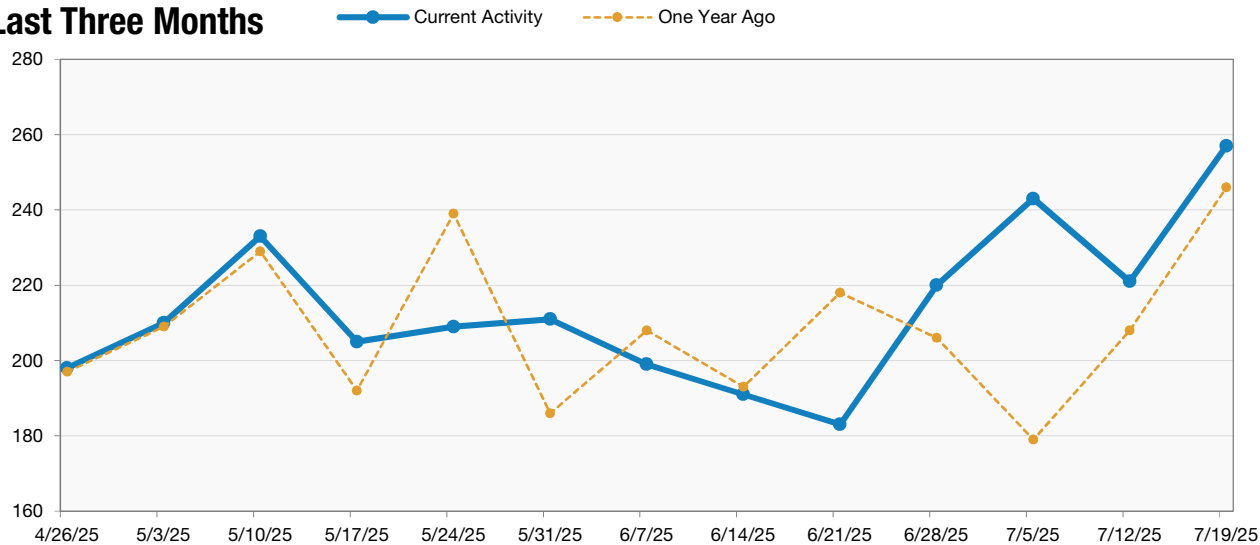


Pending Sales

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.

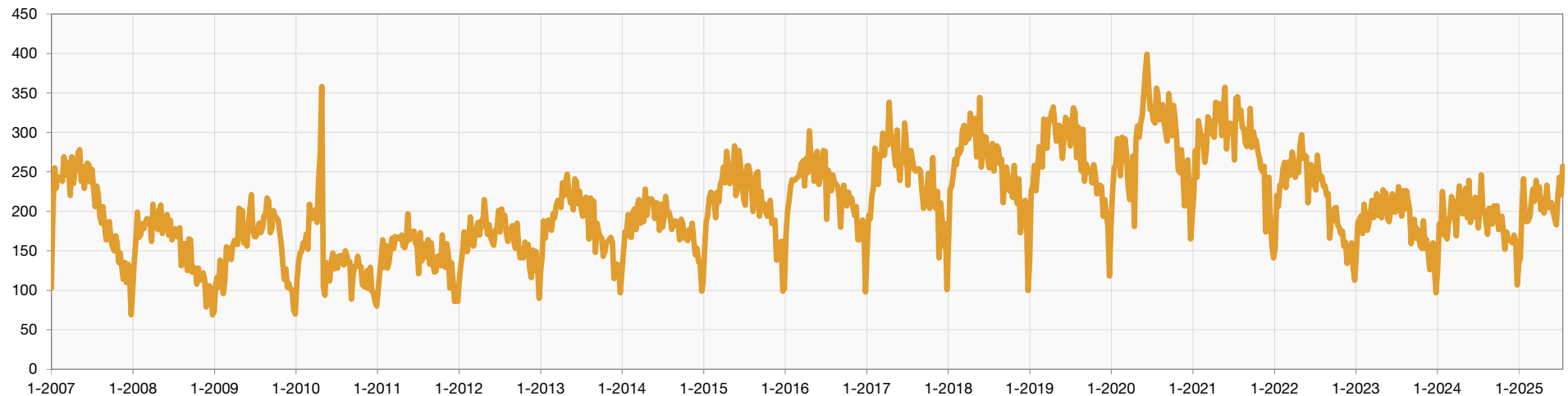


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
4/26/2025	198	197	+ 0.5%
5/3/2025	210	209	+ 0.5%
5/10/2025	233	229	+ 1.7%
5/17/2025	205	192	+ 6.8%
5/24/2025	209	239	- 12.6%
5/31/2025	211	186	+ 13.4%
6/7/2025	199	208	- 4.3%
6/14/2025	191	193	- 1.0%
6/21/2025	183	218	- 16.1%
6/28/2025	220	206	+ 6.8%
7/5/2025	243	179	+ 35.8%
7/12/2025	221	208	+ 6.3%
7/19/2025	257	246	+ 4.5%
3-Month Total	2,780	2,710	+ 2.6%

Historical Pending Sales Activity

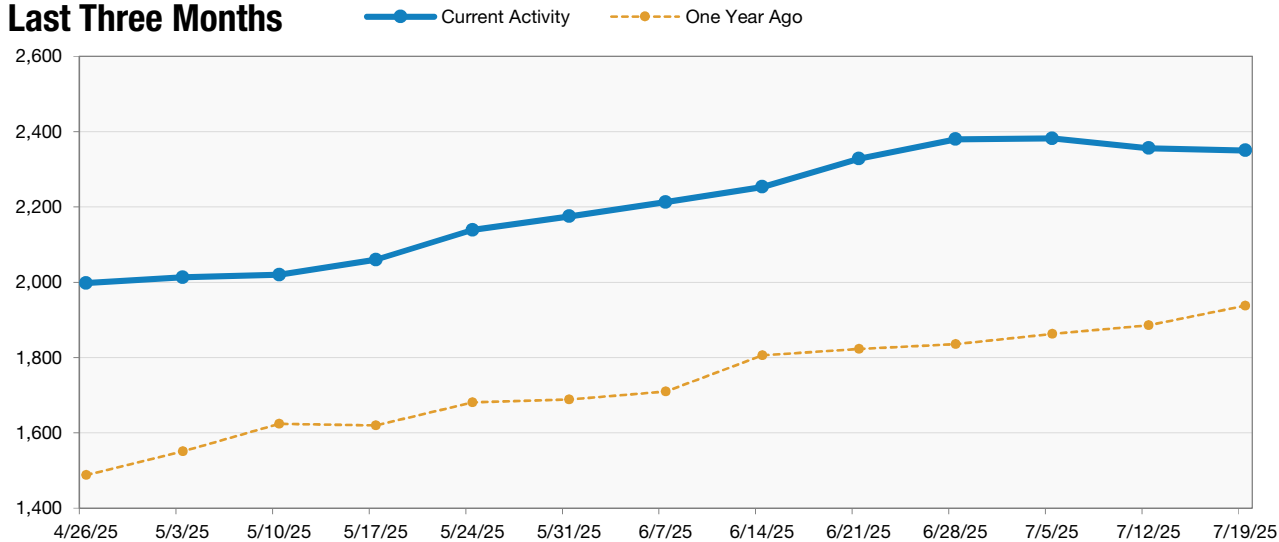


Inventory of Homes for Sale

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

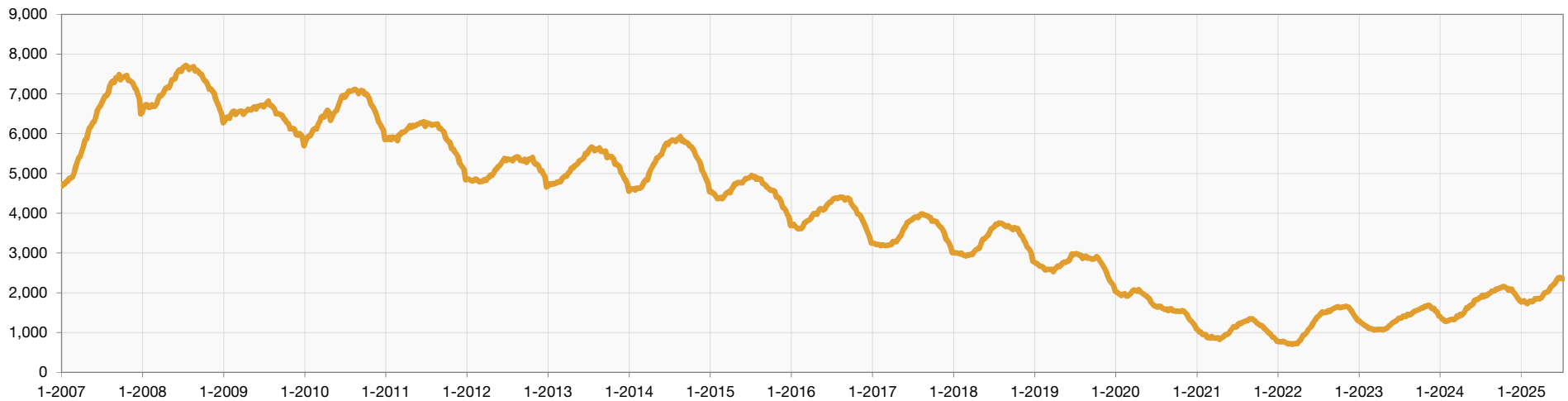


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
4/26/2025	1,998	1,488	+ 34.3%
5/3/2025	2,013	1,551	+ 29.8%
5/10/2025	2,020	1,624	+ 24.4%
5/17/2025	2,060	1,620	+ 27.2%
5/24/2025	2,139	1,681	+ 27.2%
5/31/2025	2,175	1,689	+ 28.8%
6/7/2025	2,213	1,710	+ 29.4%
6/14/2025	2,253	1,806	+ 24.8%
6/21/2025	2,328	1,823	+ 27.7%
6/28/2025	2,380	1,836	+ 29.6%
7/5/2025	2,382	1,863	+ 27.9%
7/12/2025	2,356	1,886	+ 24.9%
7/19/2025	2,350	1,938	+ 21.3%
3-Month Avg	2,205	1,732	+ 27.3%

Historical Inventory Activity

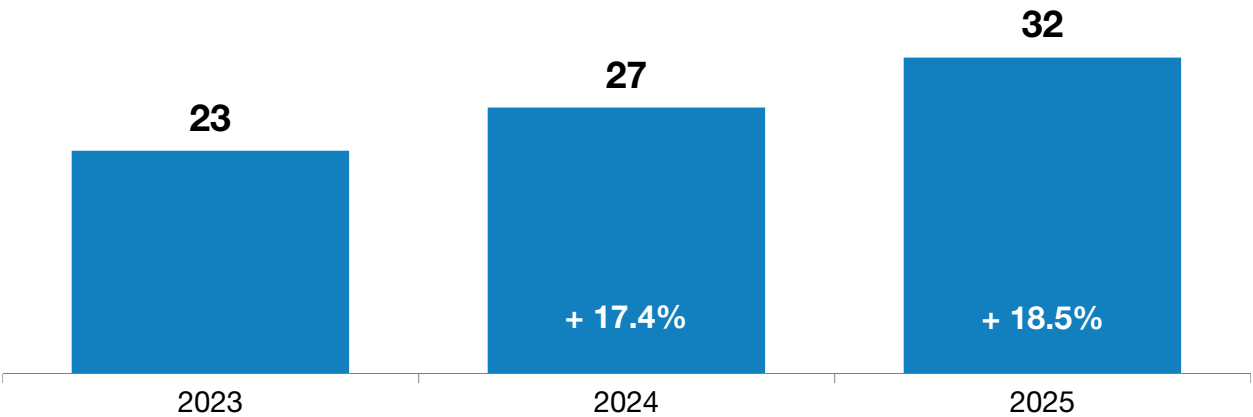


Days on Market



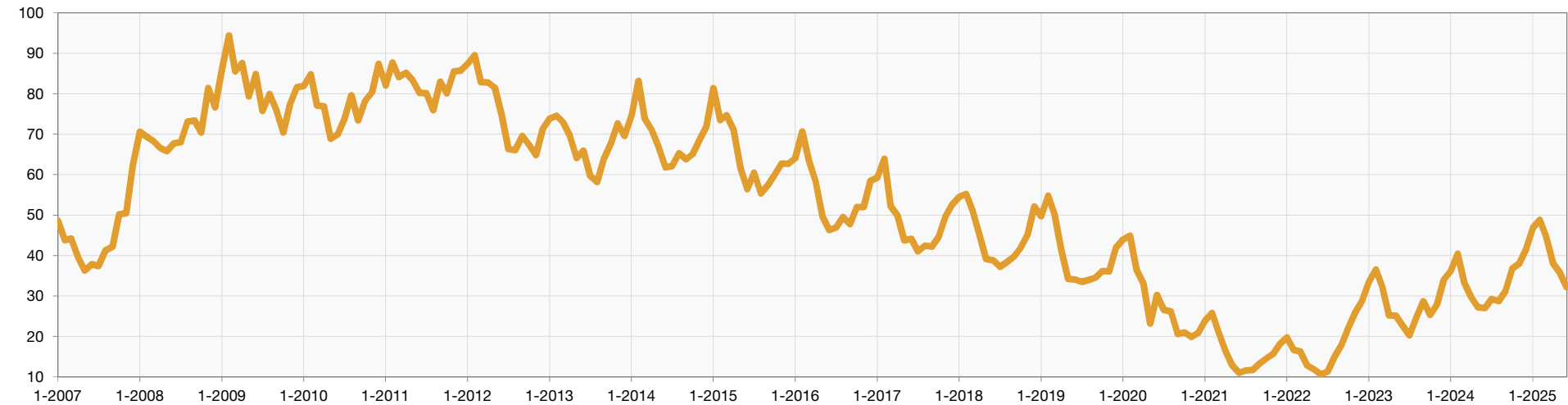
Days on Market (DOM) tracks the days on market for a property specific to the MLS number. DOM accrues for "Active" and "Under Contract-Show" statuses. DOM does not include any days that the listing is in "Under Contract-No Show," "Temporarily off Market," "Closed/Sold," "Expired" and "Withdrawn" statuses.

June



Month	Current Activity	One Year Previous	+/-
July 2024	29	20	+ 45.0%
August 2024	29	25	+ 16.0%
September 2024	31	29	+ 6.9%
October 2024	37	25	+ 48.0%
November 2024	38	28	+ 35.7%
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%
12-Month Avg	37	30	+ 23.3%

Historical Days on Market

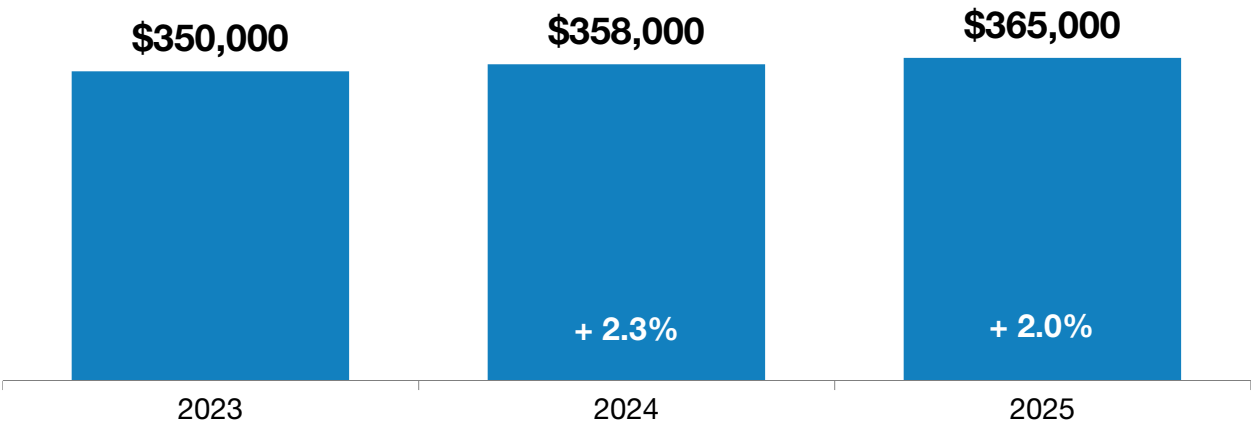


Median Sales Price

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

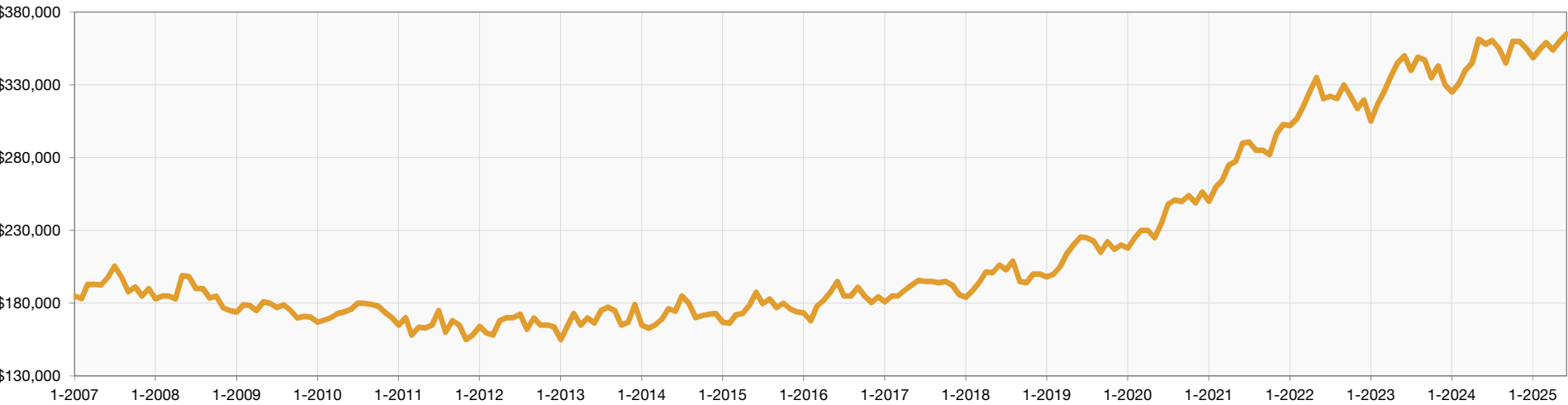


June



Month	Current Activity	One Year Previous	+ / -
July 2024	\$360,468	\$340,000	+ 6.0%
August 2024	\$355,000	\$349,000	+ 1.7%
September 2024	\$345,000	\$347,000	- 0.6%
October 2024	\$360,000	\$334,950	+ 7.5%
November 2024	\$359,698	\$343,000	+ 4.9%
December 2024	\$355,000	\$330,000	+ 7.6%
January 2025	\$348,750	\$325,000	+ 7.3%
February 2025	\$354,750	\$330,800	+ 7.2%
March 2025	\$358,990	\$340,000	+ 5.6%
April 2025	\$353,900	\$345,000	+ 2.6%
May 2025	\$360,000	\$361,329	- 0.4%
June 2025	\$365,000	\$358,000	+ 2.0%
12-Month Avg	\$350,000	\$339,290	+ 3.2%

Historical Median Sales Price

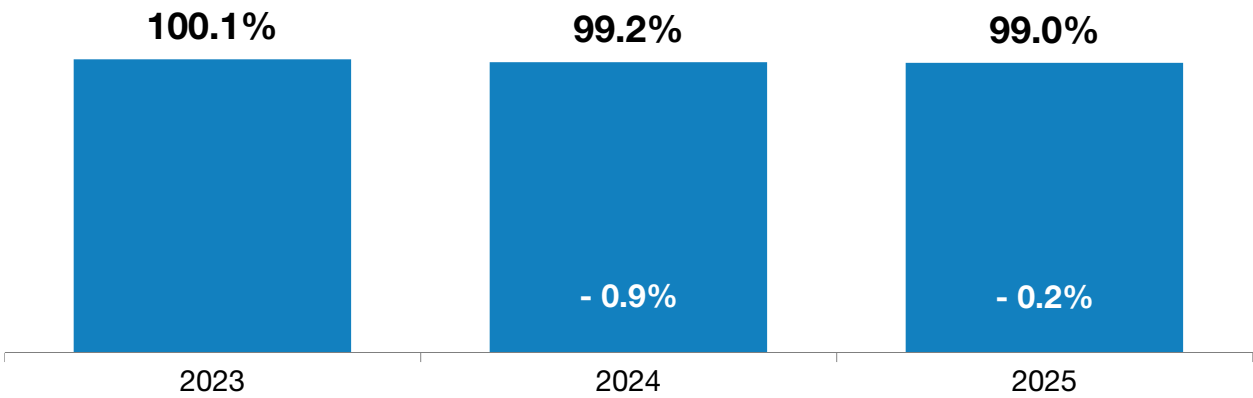


Percent of List Price Received

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.

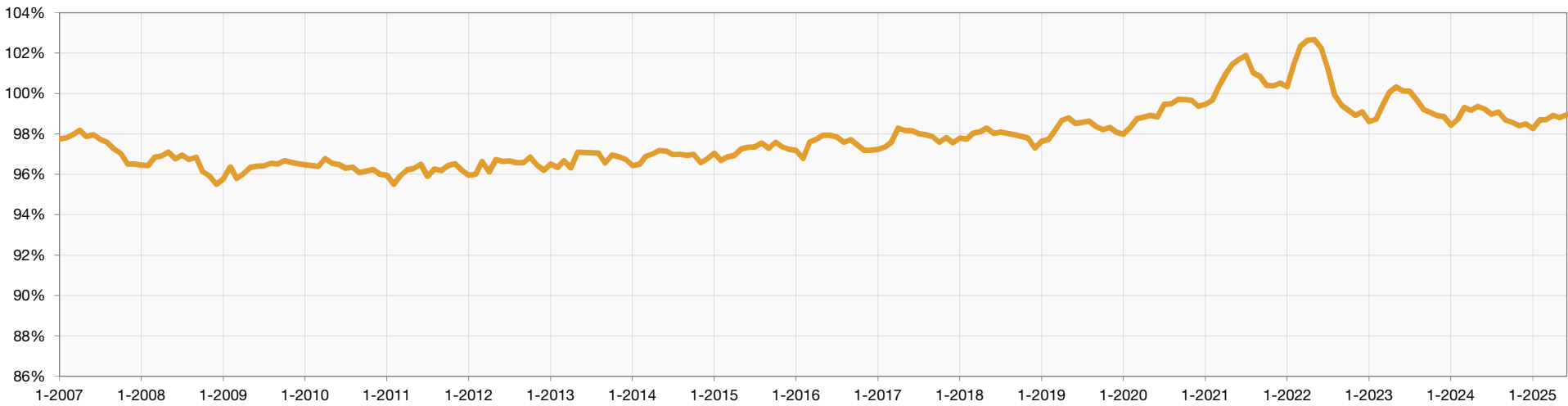


June



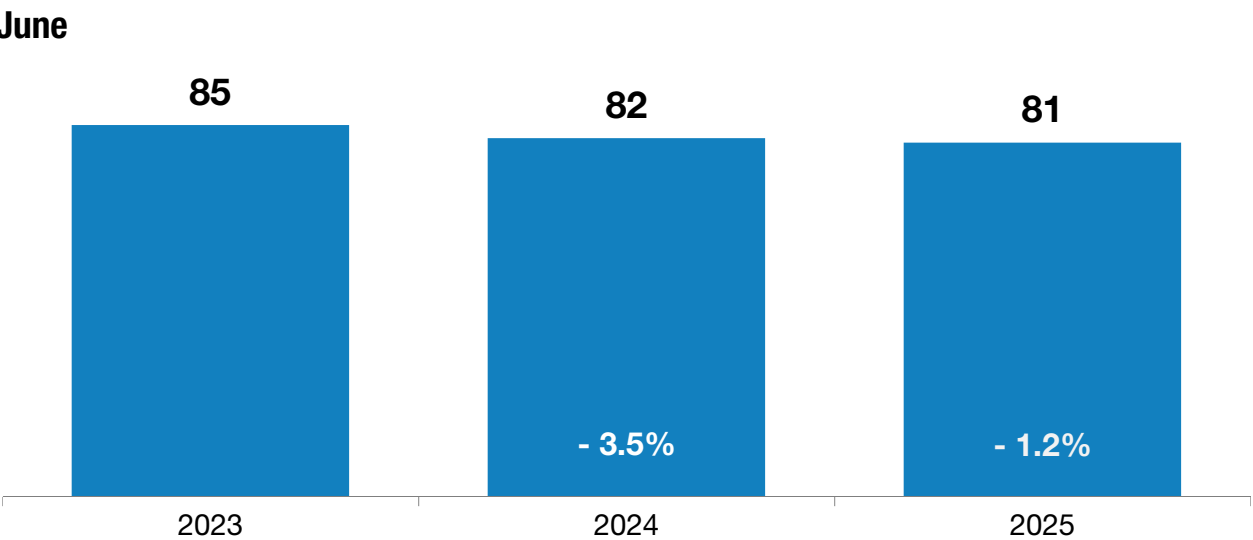
Month	Current Activity	One Year Previous	+ / -
July 2024	99.0%	100.1%	- 1.1%
August 2024	99.1%	99.7%	- 0.6%
September 2024	98.7%	99.2%	- 0.5%
October 2024	98.6%	99.1%	- 0.5%
November 2024	98.4%	98.9%	- 0.5%
December 2024	98.5%	98.8%	- 0.3%
January 2025	98.3%	98.4%	- 0.1%
February 2025	98.7%	98.7%	0.0%
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	99.0%	99.2%	- 0.2%
12-Month Avg	98.7%	99.1%	- 1.3%

Historical Percent of Original List Price Received



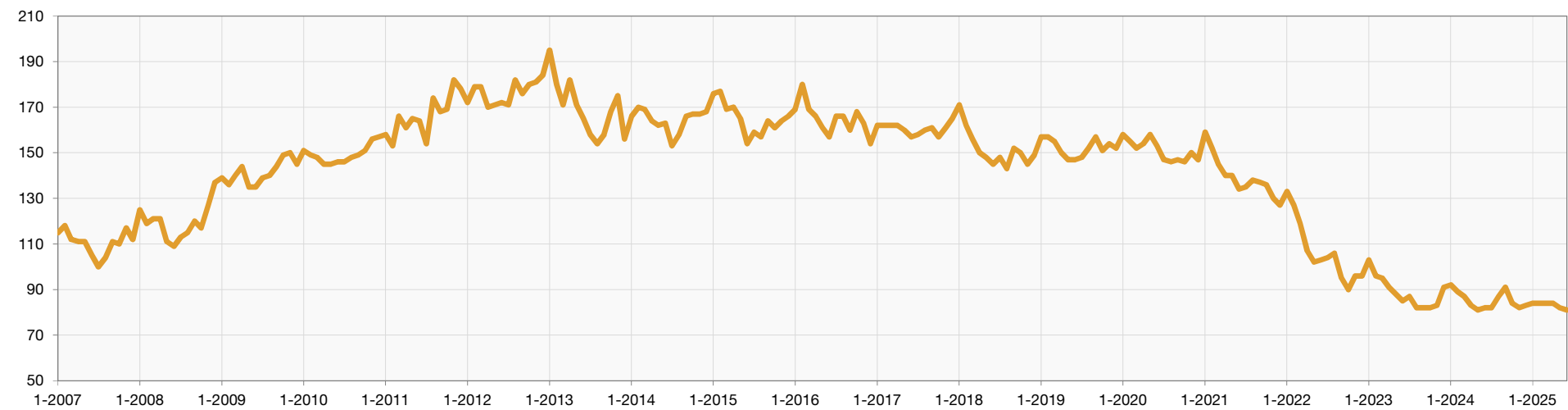
Housing Affordability Index

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.**



Month	Current Activity	One Year Previous	+ / -
July 2024	82	87	- 5.7%
August 2024	87	82	+ 6.1%
September 2024	91	82	+ 11.0%
October 2024	84	82	+ 2.4%
November 2024	82	83	- 1.2%
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%
12-Month Avg	84	85	- 1.2%

Historical Housing Affordability Index

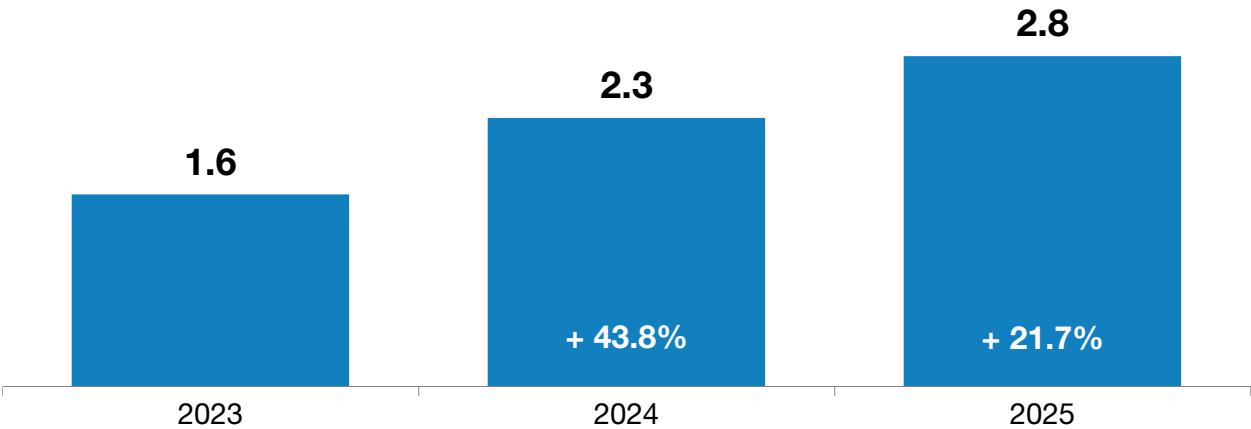


Months Supply of Homes for Sale

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.



June



Month	Current Activity	One Year Previous	+ / -
July 2024	2.3	1.7	+ 35.3%
August 2024	2.6	1.8	+ 44.4%
September 2024	2.6	1.9	+ 36.8%
October 2024	2.6	2.0	+ 30.0%
November 2024	2.5	2.0	+ 25.0%
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	2.6	2.1	+ 23.8%
June 2025	2.8	2.3	+ 21.7%
12-Month Avg	2.5	1.9	+ 31.6%

Historical Months Supply of Inventory

