

# Albuquerque Region Weekly Market Activity Report

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

## For Week Ending February 7, 2026

Data current as of February 16, 2026

According to ATTOM's Q4 2025 U.S. Home Affordability Report, median-priced single-family homes and condos were less affordable than historical averages in 99% of counties analyzed in the fourth quarter of 2025. However, 86% of those counties saw affordability improve compared with the third quarter, as wage growth outpaced home price growth in more than half of the counties studied.

For the week ending February 7:

- New Listings decreased 1.9% to 261
- Pending Sales increased 33.2% to 249
- Inventory increased 4.5% to 1,808

For the month of January:

- Median Sales Price increased 1.4% to \$353,495
- Percent of List Price Received decreased 0.1% to 98.2%
- Months Supply of Inventory increased 4.8% to 2.2

## Quick Facts

- 1.9%	+ 33.2%	+ 4.5%
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

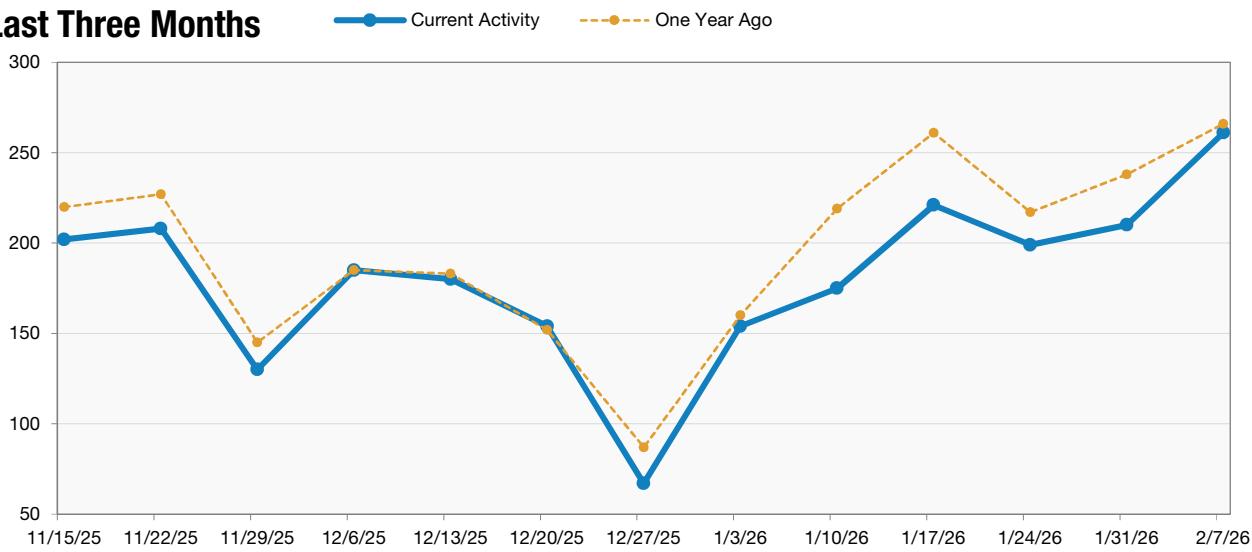
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# New Listings

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

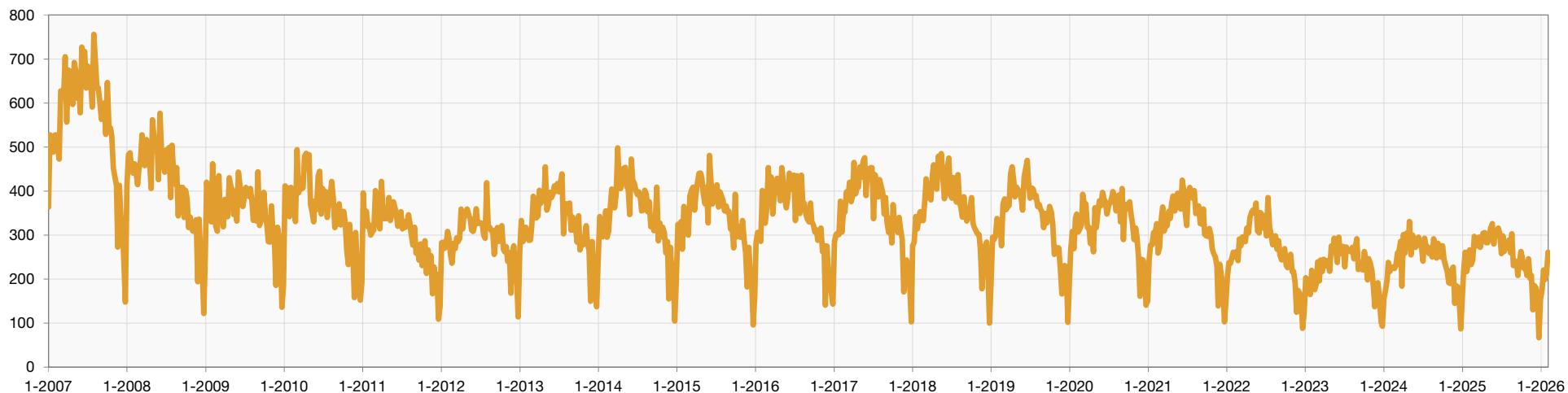


## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
11/15/25	202	220	- 8.2%
11/22/25	208	227	- 8.4%
11/29/25	130	145	- 10.3%
12/6/25	185	185	0.0%
12/13/25	180	183	- 1.6%
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	199	217	- 8.3%
1/31/26	210	238	- 11.8%
<b>2/7/26</b>	<b>261</b>	<b>266</b>	<b>- 1.9%</b>
3-Month Total	2,346	2,560	- 8.4%

## Historical New Listing Activity

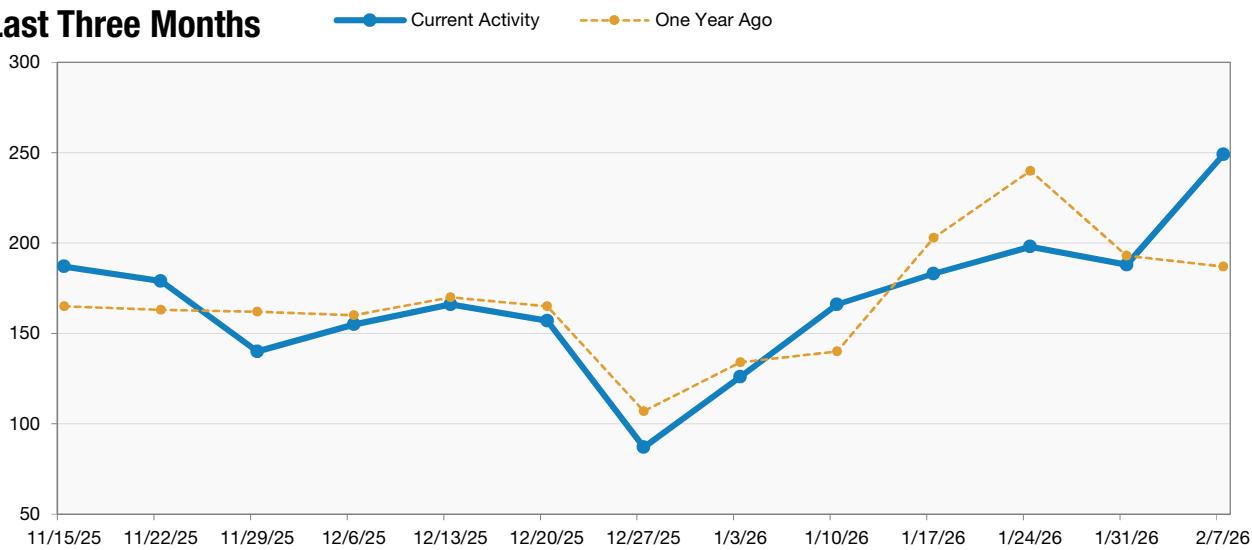


# Pending Sales

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.

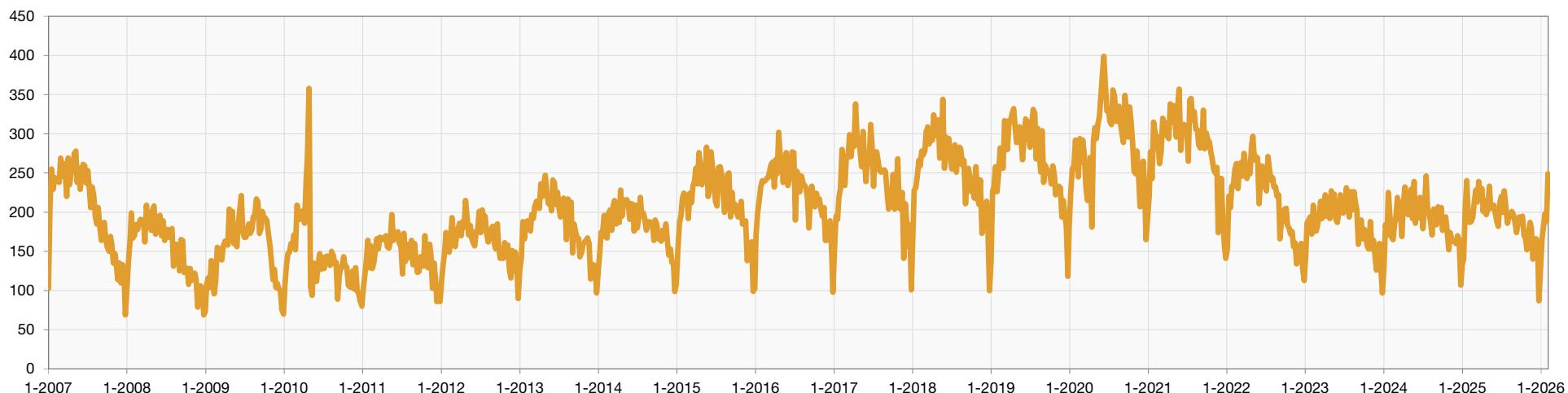


## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
11/15/25	187	165	+ 13.3%
11/22/25	179	163	+ 9.8%
11/29/25	140	162	- 13.6%
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	126	134	- 6.0%
1/10/26	166	140	+ 18.6%
1/17/26	188	203	- 9.9%
1/24/26	198	240	- 17.5%
1/31/26	188	193	- 2.6%
<b>2/7/26</b>	<b>249</b>	<b>187</b>	<b>+ 33.2%</b>
3-Month Total	2,181	2,189	- 0.4%

## Historical Pending Sales Activity

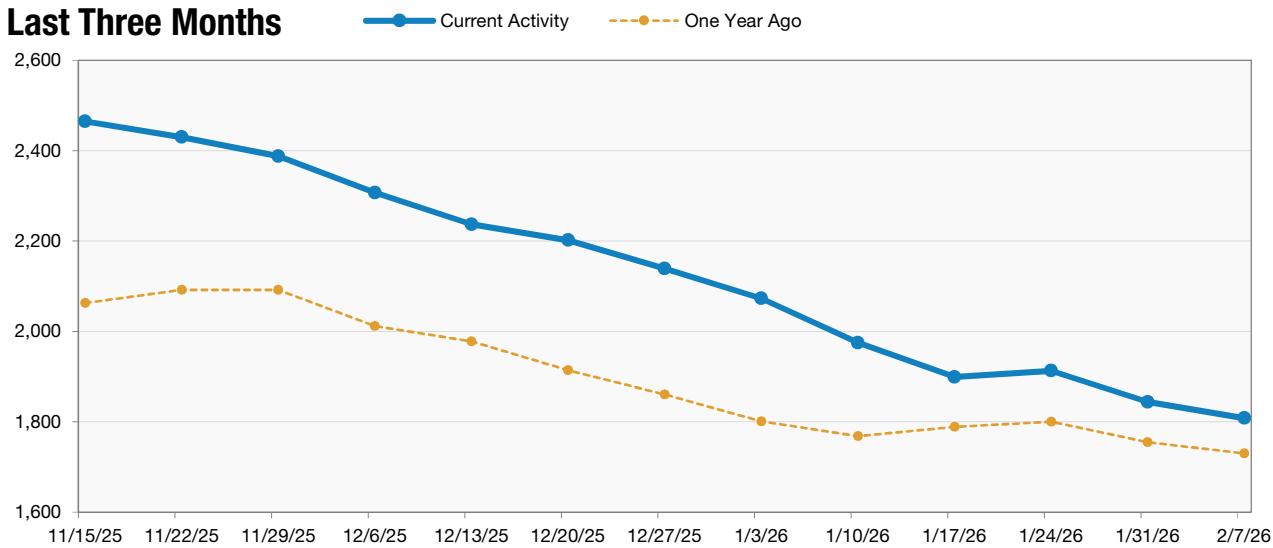


# Inventory of Homes for Sale

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

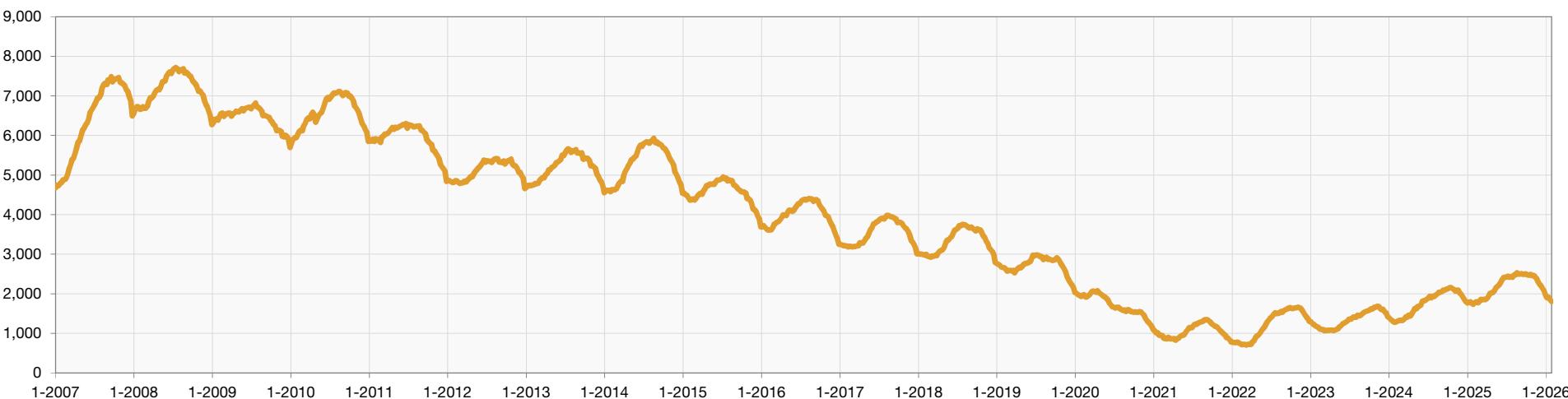


## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
11/15/2025	2,465	2,063	+ 19.5%
11/22/2025	2,430	2,092	+ 16.2%
11/29/2025	2,388	2,092	+ 14.1%
12/6/2025	2,307	2,012	+ 14.7%
12/13/2025	2,237	1,978	+ 13.1%
12/20/2025	2,202	1,914	+ 15.0%
12/27/2025	2,139	1,860	+ 15.0%
1/3/2026	2,073	1,801	+ 15.1%
1/10/2026	1,975	1,768	+ 11.7%
1/17/2026	1,899	1,789	+ 6.1%
1/24/2026	1,913	1,800	+ 6.3%
1/31/2026	1,844	1,755	+ 5.1%
<b>2/7/2026</b>	<b>1,808</b>	<b>1,730</b>	<b>+ 4.5%</b>
3-Month Avg	2,129	1,896	+ 12.3%

## Historical Inventory Activity

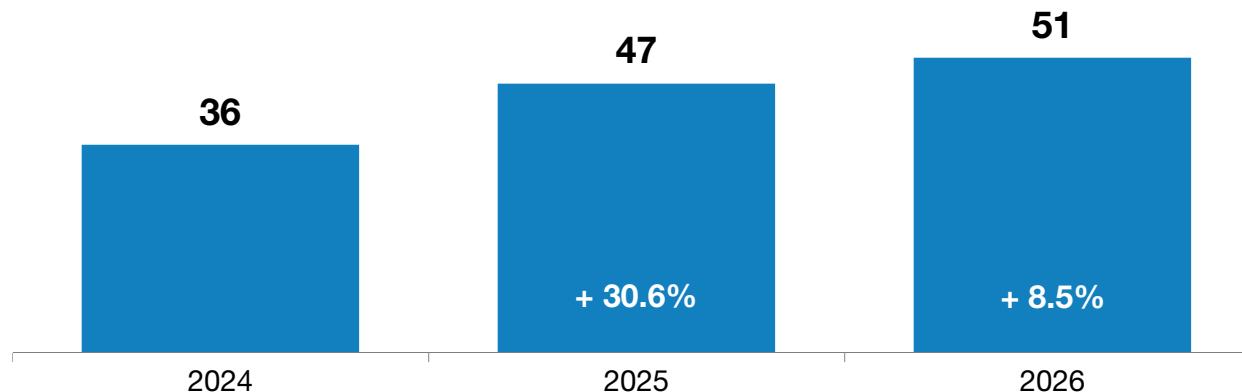


# Days on Market

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.

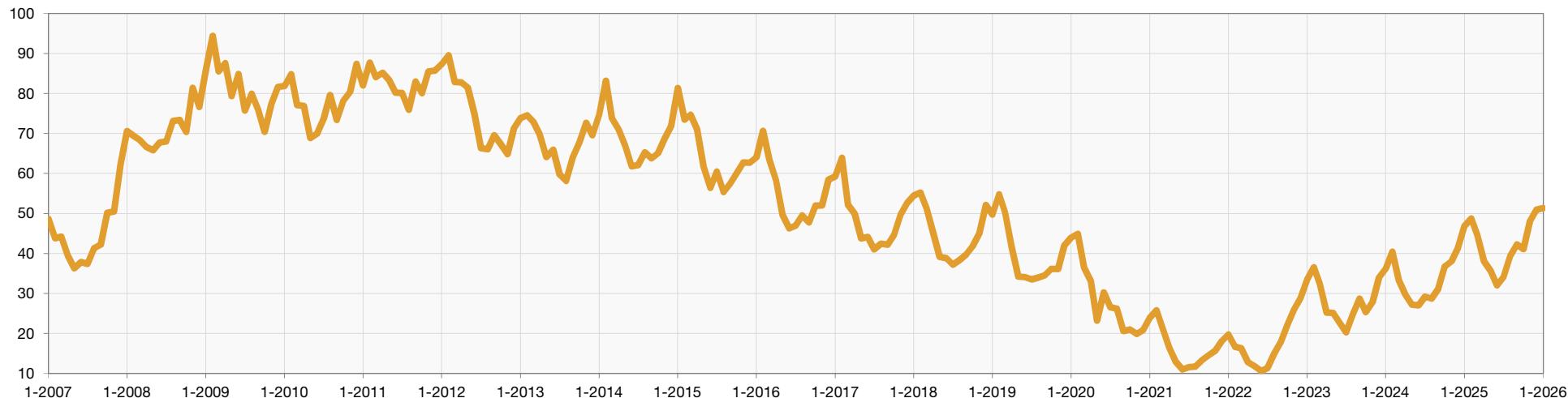


## January



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%
<b>January 2026</b>	<b>51</b>	<b>47</b>	<b>+ 8.5%</b>
12-Month Avg	42	34	+ 23.5%

## Historical Days on Market

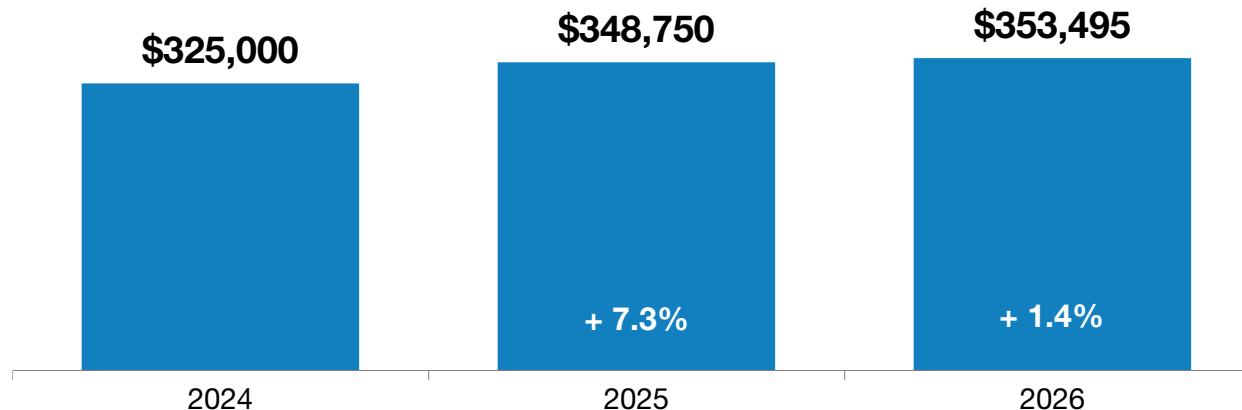


# Median Sales Price

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	\$360,990	\$360,000	+ 0.3%
November 2025	\$355,000	\$359,698	- 1.3%
December 2025	\$363,000	\$355,000	+ 2.3%
<b>January 2026</b>	<b>\$353,495</b>	<b>\$348,750</b>	<b>+ 1.4%</b>
12-Month Avg	\$355,000	\$349,000	+ 1.7%

## Historical Median Sales Price

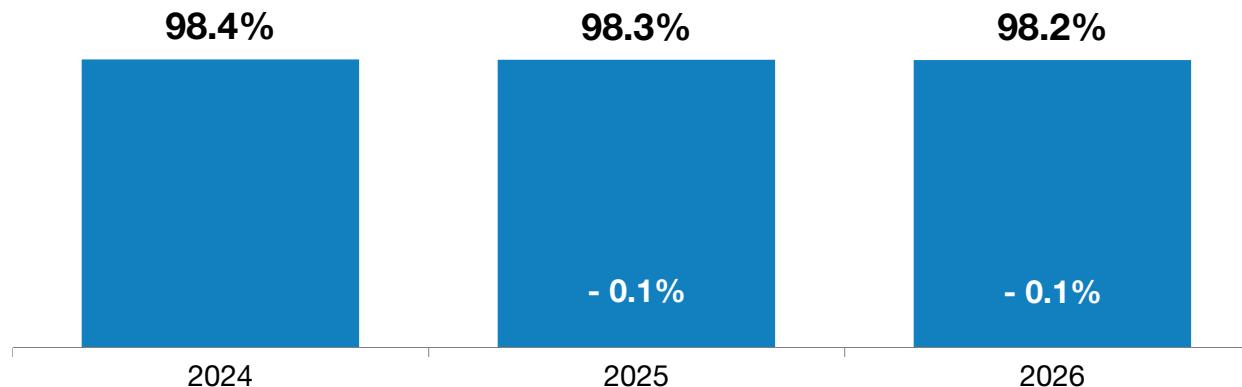


# Percent of List Price Received

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.

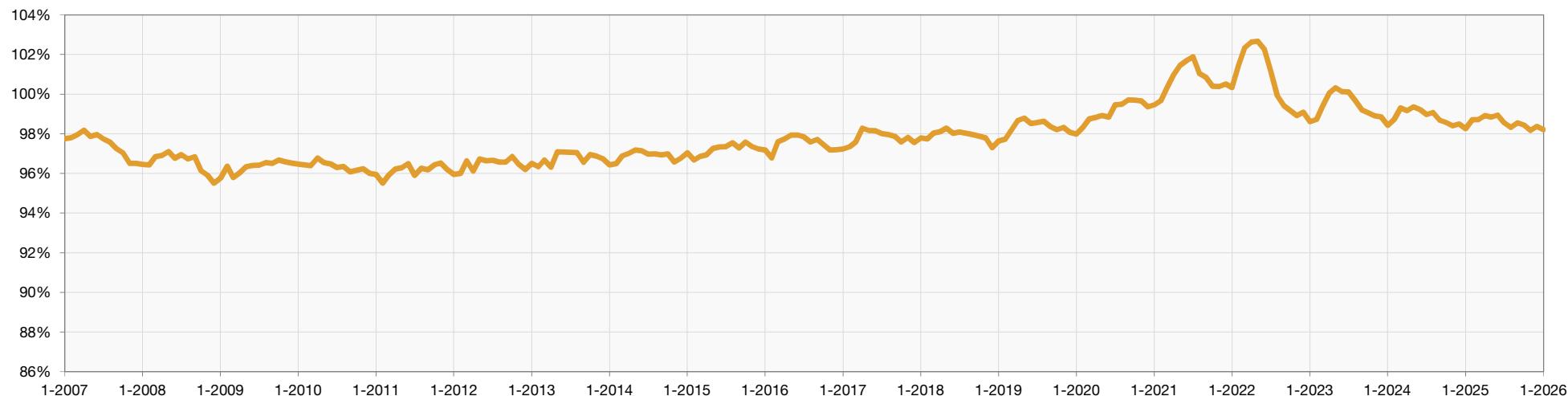


## January



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	98.4%	98.5%	- 0.1%
<b>January 2026</b>	<b>98.2%</b>	<b>98.3%</b>	<b>- 0.1%</b>
12-Month Avg	98.5%	98.8%	- 1.5%

## Historical Percent of Original List Price Received

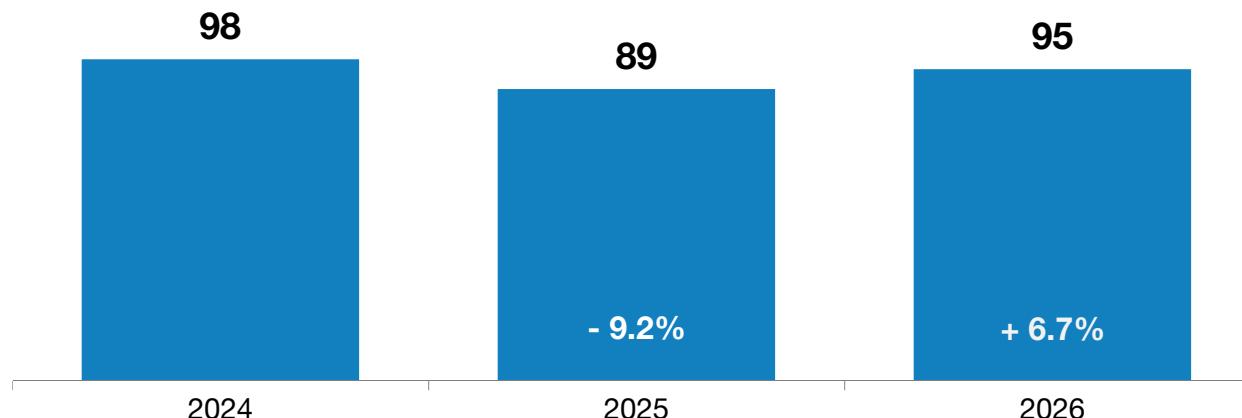


# Housing Affordability Index

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.**

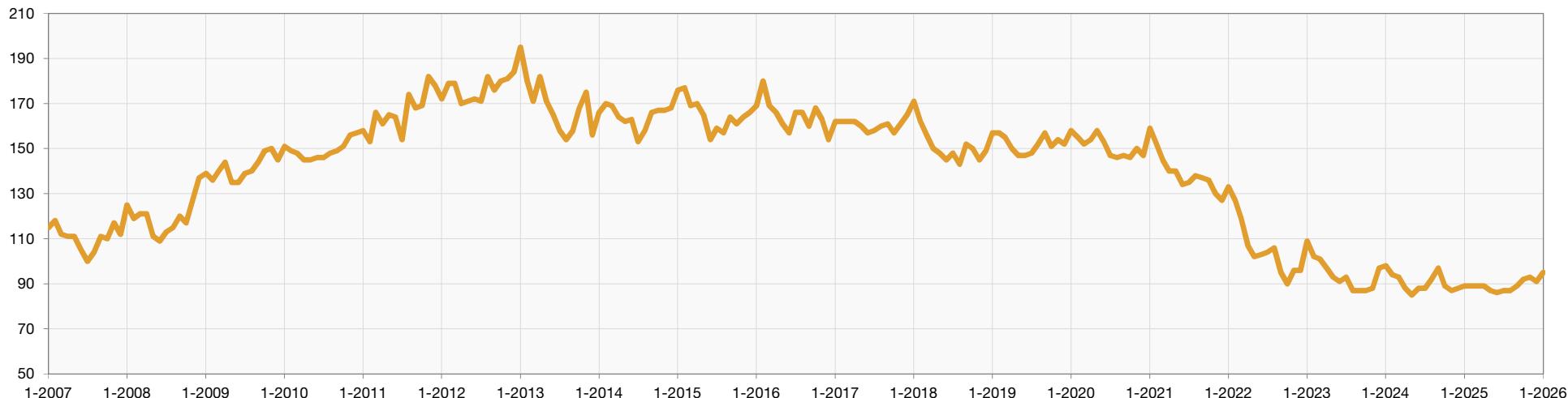


## January



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%
<b>January 2026</b>	<b>95</b>	<b>89</b>	<b>+ 6.7%</b>
12-Month Avg	90	90	0.0%

## Historical Housing Affordability Index

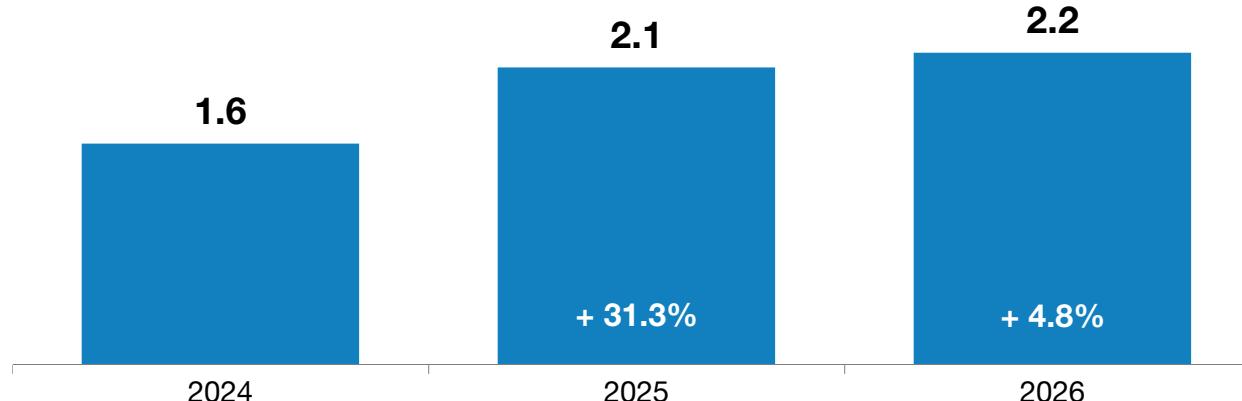


# Months Supply of Homes for Sale

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%
<b>January 2026</b>	<b>2.2</b>	<b>2.1</b>	<b>+ 4.8%</b>
12-Month Avg	2.7	2.3	+ 17.4%

## Historical Months Supply of Inventory

