

Albuquerque Region Weekly Market Activity Report

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

For Week Ending February 21, 2026

Data current as of March 2, 2026

Nationally, the number of active listings grew for the 27th consecutive month, rising 10% year-over-year in January, according to Realtor.com's January 2026 Monthly Housing Market Trends Report. Despite the increase, total inventory remained 17.2% below pre-pandemic levels for the month. The typical home spent 78 days on the market, five days longer than the same period a year ago.

For the week ending February 21:

- New Listings decreased 12.8% to 212
- Pending Sales increased 20.2% to 232
- Inventory decreased 0.6% to 1,786

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 9.5% to 2.3

Quick Facts

- 12.8%	+ 20.2%	- 0.6%
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

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Pending Sales	3
Inventory of Homes for Sale	4

Metrics by Month

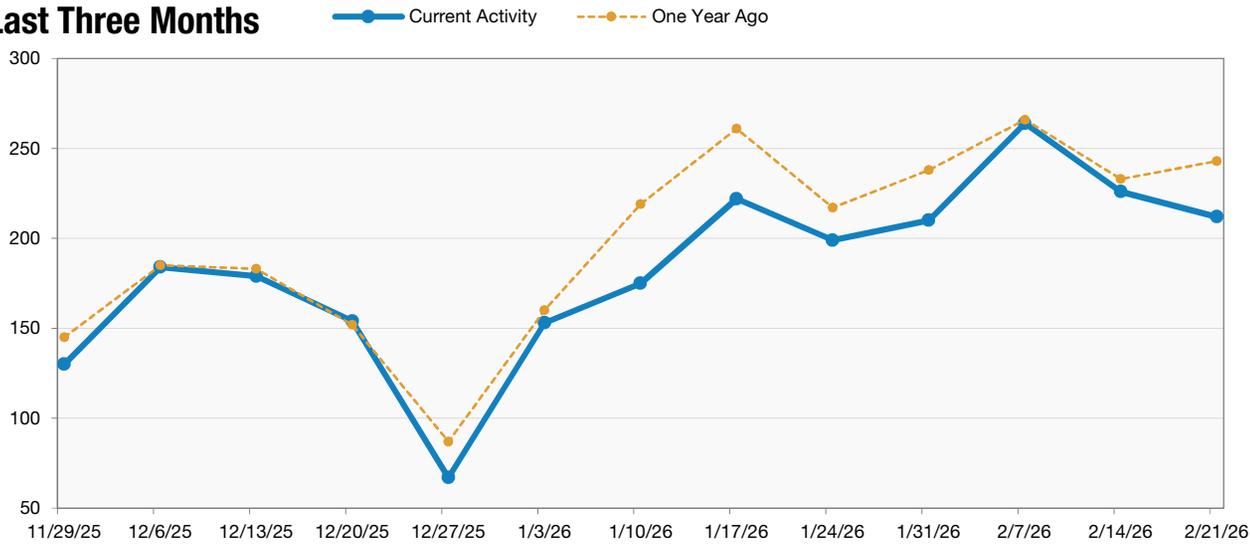
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New Listings

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

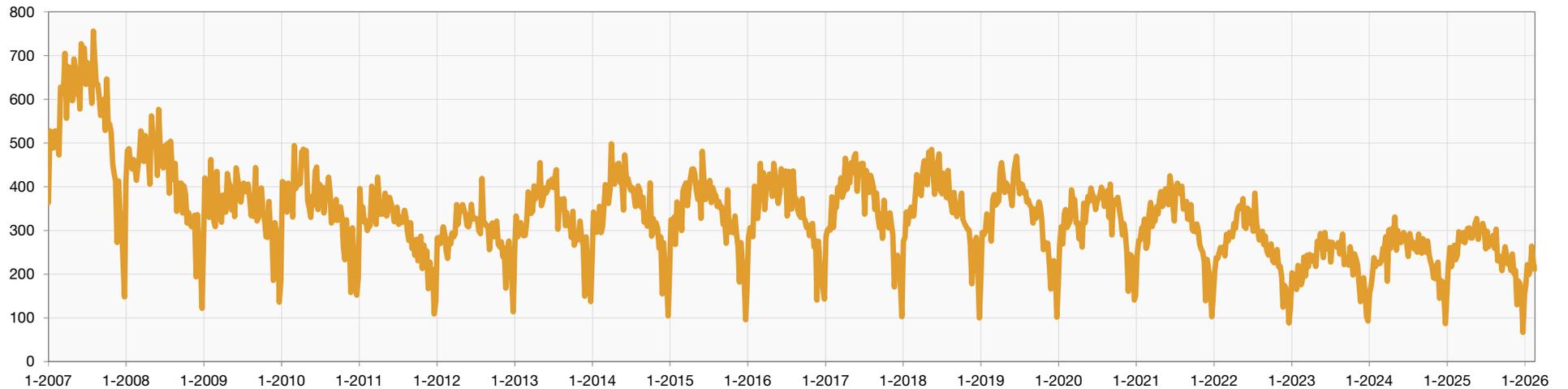


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
11/29/2025	130	145	- 10.3%
12/6/2025	184	185	- 0.5%
12/13/2025	179	183	- 2.2%
12/20/2025	154	152	+ 1.3%
12/27/2025	67	87	- 23.0%
1/3/2026	153	160	- 4.4%
1/10/2026	175	219	- 20.1%
1/17/2026	222	261	- 14.9%
1/24/2026	199	217	- 8.3%
1/31/2026	210	238	- 11.8%
2/7/2026	264	266	- 0.8%
2/14/2026	226	233	- 3.0%
2/21/2026	212	243	- 12.8%
3-Month Total	2,375	2,589	- 8.3%

Historical New Listing Activity

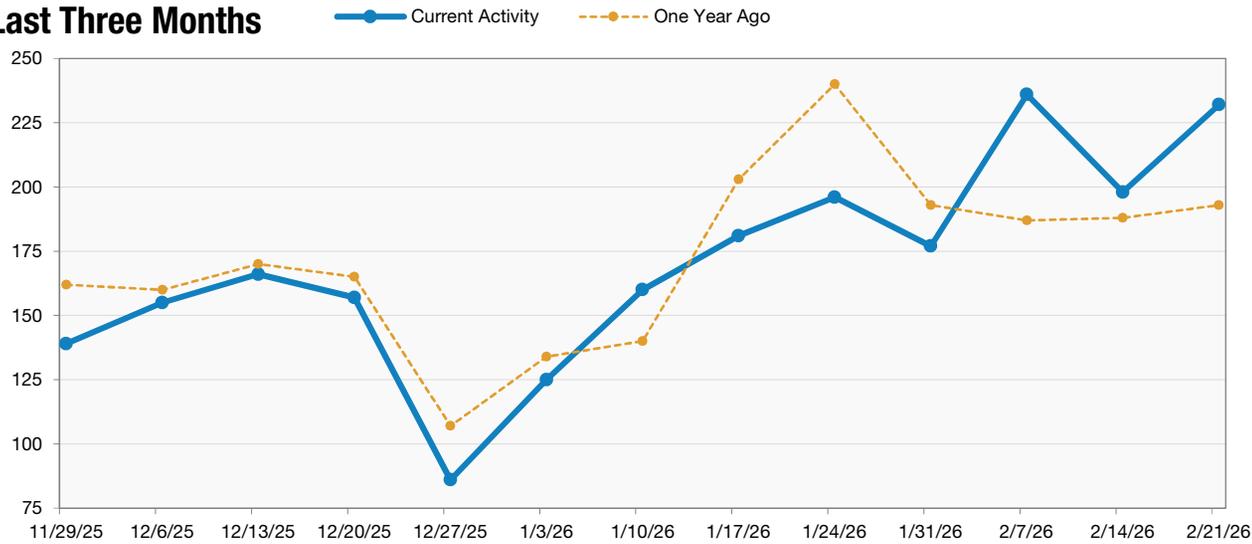


Pending Sales



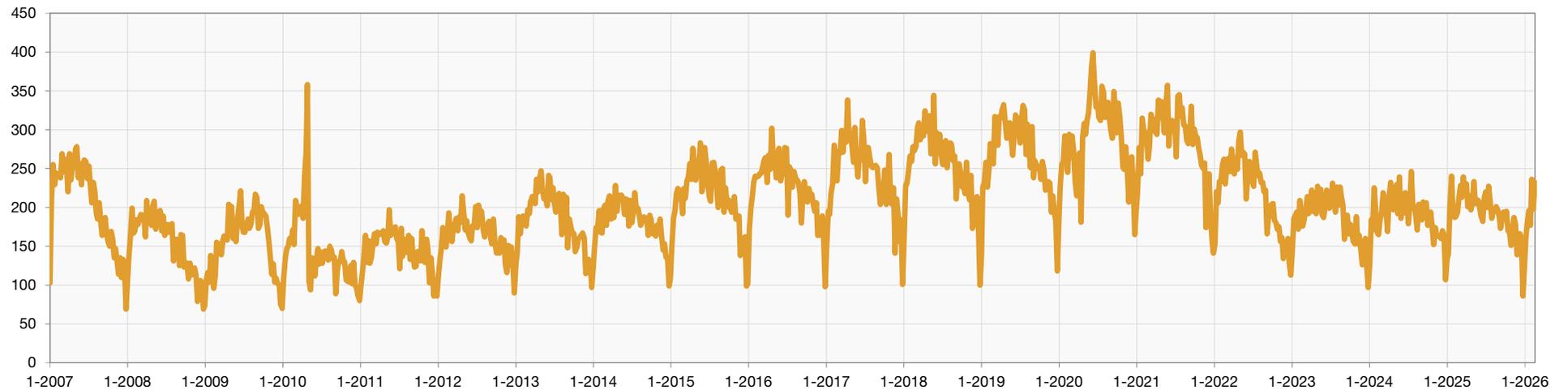
A count of the properties on which contracts have been accepted in a given week.
Pending contracts include "Under Contract-Show" and "Under Contract-No Show" statuses.

Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
11/29/2025	139	162	- 14.2%
12/6/2025	155	160	- 3.1%
12/13/2025	166	170	- 2.4%
12/20/2025	157	165	- 4.8%
12/27/2025	86	107	- 19.6%
1/3/2026	125	134	- 6.7%
1/10/2026	160	140	+ 14.3%
1/17/2026	181	203	- 10.8%
1/24/2026	196	240	- 18.3%
1/31/2026	177	193	- 8.3%
2/7/2026	236	187	+ 26.2%
2/14/2026	198	188	+ 5.3%
2/21/2026	232	193	+ 20.2%
3-Month Total	2,208	2,242	- 1.5%

Historical Pending Sales Activity

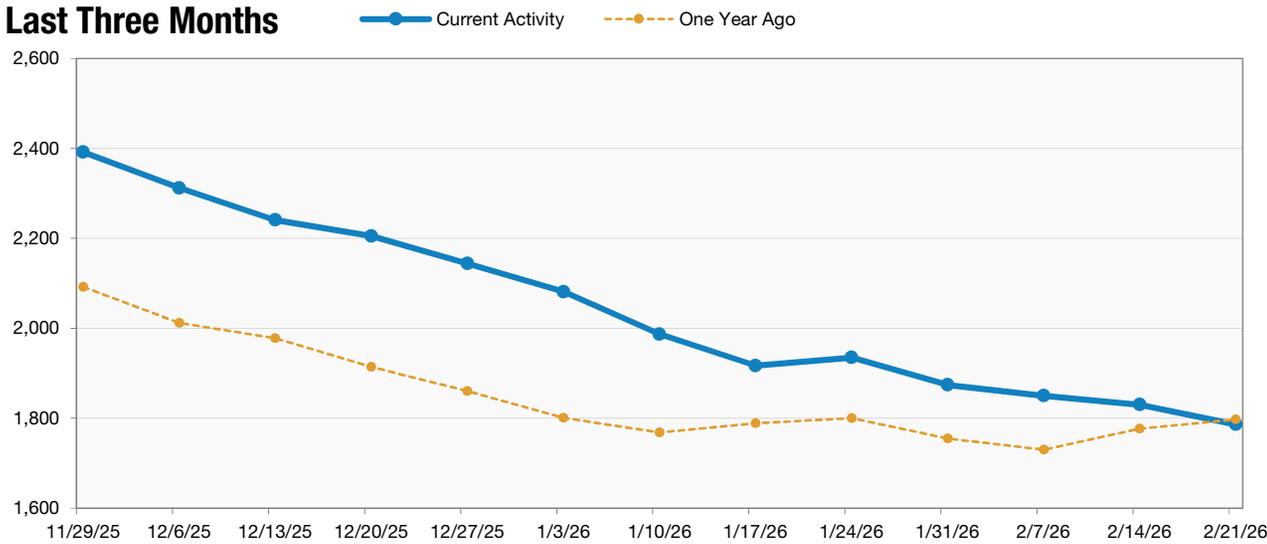


Inventory of Homes for Sale

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	+ / -
11/29/2025	2,392	2,092	+ 14.3%
12/6/2025	2,312	2,012	+ 14.9%
12/13/2025	2,241	1,978	+ 13.3%
12/20/2025	2,205	1,914	+ 15.2%
12/27/2025	2,144	1,860	+ 15.3%
1/3/2026	2,081	1,801	+ 15.5%
1/10/2026	1,987	1,768	+ 12.4%
1/17/2026	1,917	1,789	+ 7.2%
1/24/2026	1,935	1,800	+ 7.5%
1/31/2026	1,874	1,755	+ 6.8%
2/7/2026	1,850	1,730	+ 6.9%
2/14/2026	1,830	1,777	+ 3.0%
2/21/2026	1,786	1,797	- 0.6%
3-Month Avg	2,043	1,852	+ 10.3%

Historical Inventory Activity

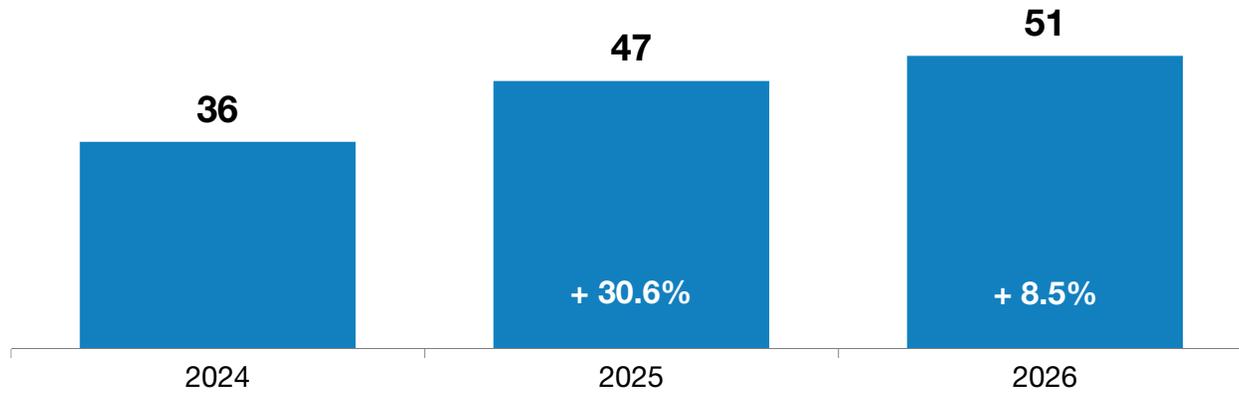


Days on Market



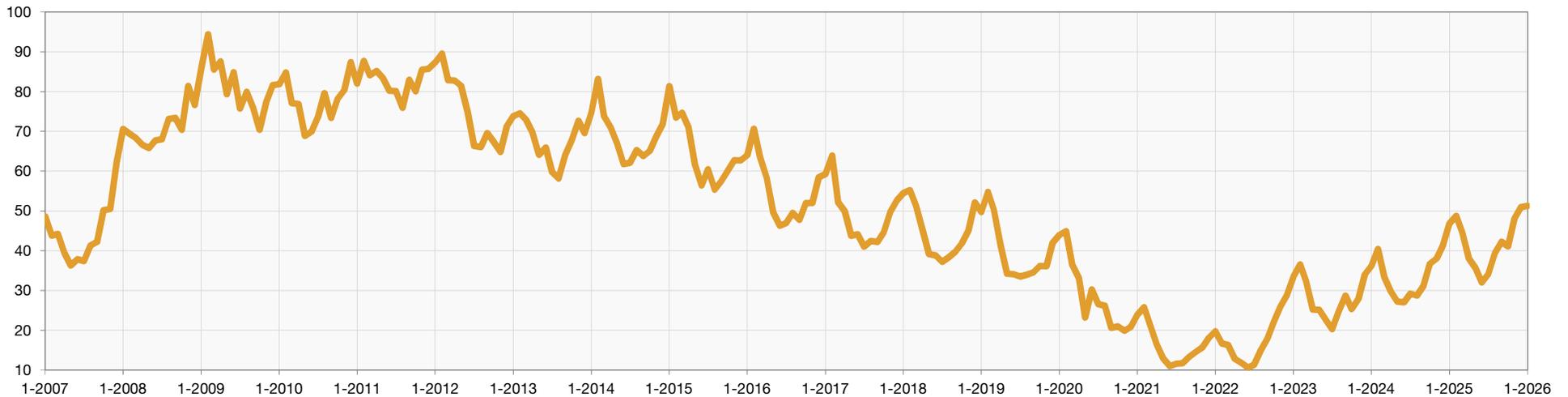
Days on Market (DOM) tracks the days on market for a property specific to the MLS number. DOM accrues for "Active" and "Under Contract-Show" statuses. DOM does not include any days that the listing is in "Under Contract-No Show," "Temporarily off Market," "Closed/Sold," "Expired" and "Withdrawn" statuses.

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%
January 2026	51	47	+ 8.5%
12-Month Avg	42	34	+ 23.5%

Historical Days on Market

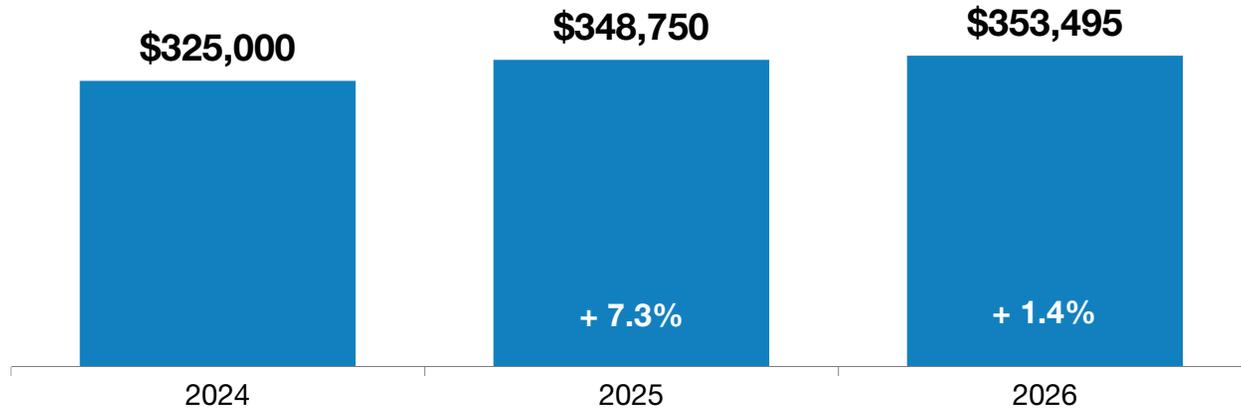


Median Sales Price

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	\$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	\$348,750	+ 1.4%
12-Month Avg	\$355,000	\$349,000	+ 1.7%

Historical Median Sales Price

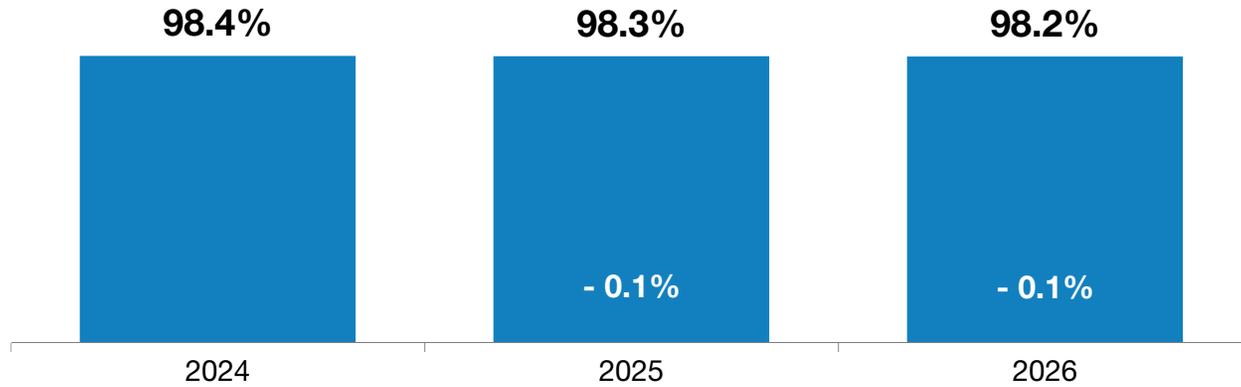


Percent of List Price Received



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	98.5%	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%
12-Month Avg	98.5%	98.8%	- 1.5%

Historical Percent of Original List Price Received

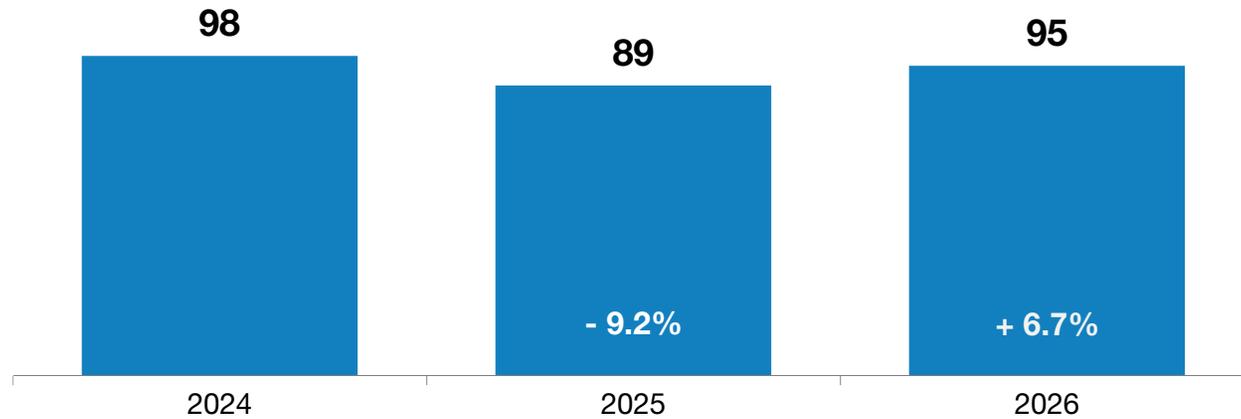


Housing Affordability Index



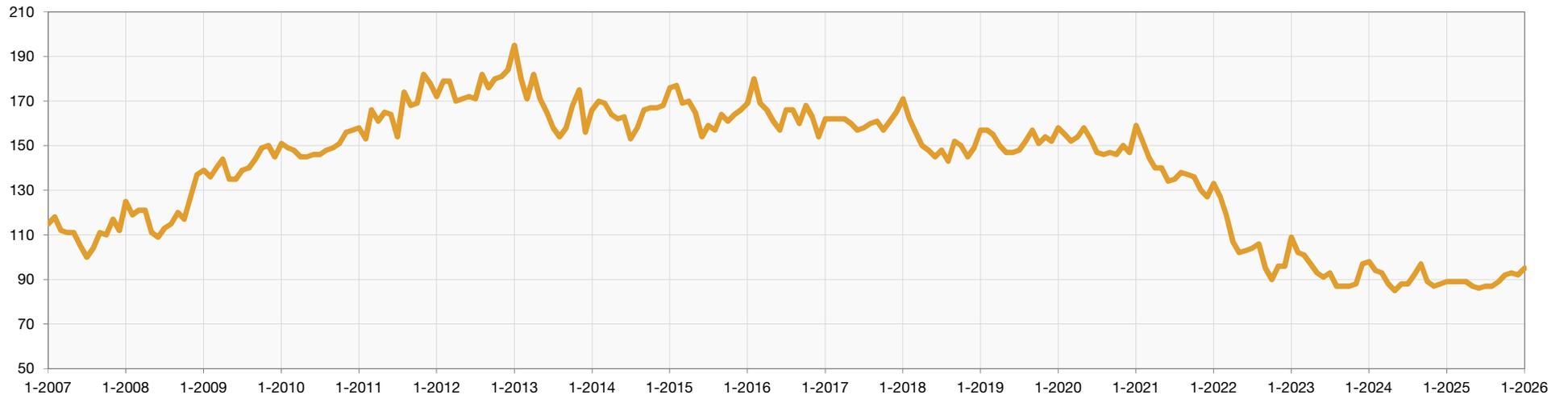
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

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	92	88	+ 4.5%
January 2026	95	89	+ 6.7%
12-Month Avg	90	90	0.0%

Historical Housing Affordability Index

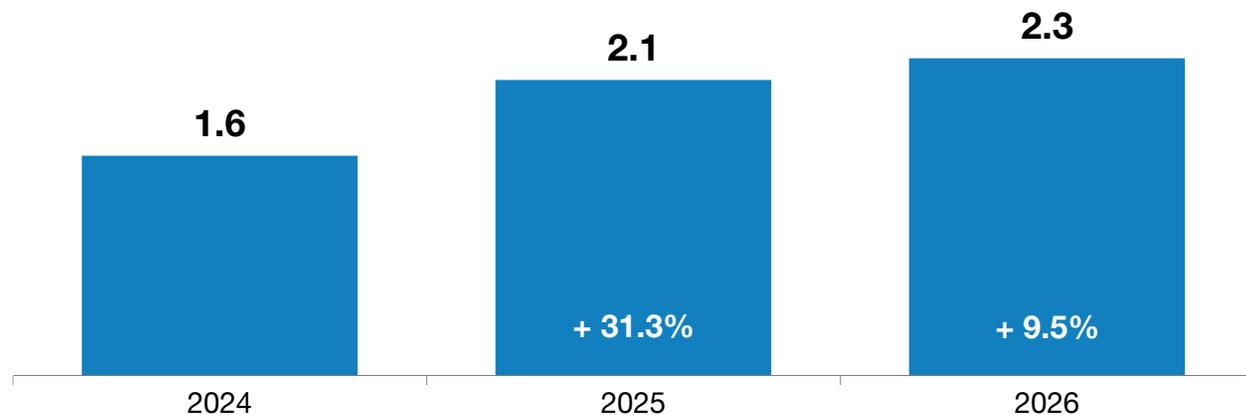


Months Supply of Homes for Sale

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	2.3	2.1	+ 9.5%
12-Month Avg	2.7	2.3	+ 17.4%

Historical Months Supply of Inventory

