

Albuquerque Region Weekly Market Activity Report

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

For Week Ending February 28, 2026

Data current as of March 9, 2026

The average 30-year fixed mortgage rate fell to 5.98% for the week ending February 26, 2026, marking the first time in 3½ years that rates have dropped below 6%, according to Freddie Mac. While falling rates are welcome news for prospective buyers, they've also benefited current homeowners, leading to a recent surge in refinance activity.

For the week ending February 28:

- New Listings decreased 22.6% to 230
- Pending Sales increased 3.3% to 220
- Inventory remained flat at 1,776

For the month of February:

- Median Sales Price increased 2.8% to \$364,450
- Percent of List Price Received decreased 0.3% to 98.4%
- Months Supply of Inventory decreased 4.5% to 2.1

Quick Facts

- 22.6%	+ 3.3%	0.0%
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

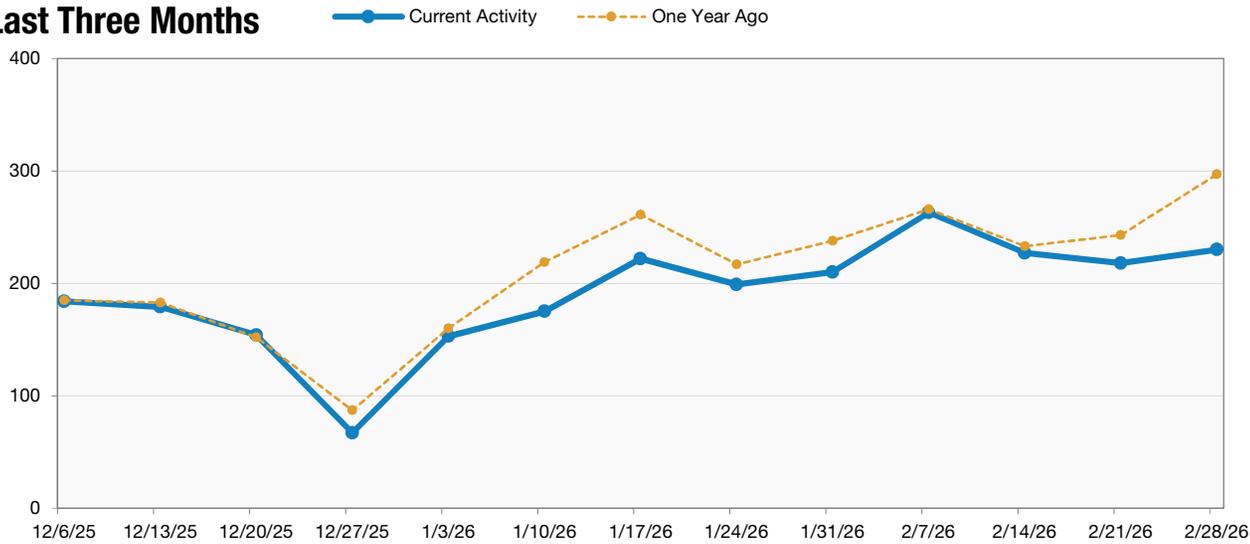
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New Listings

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

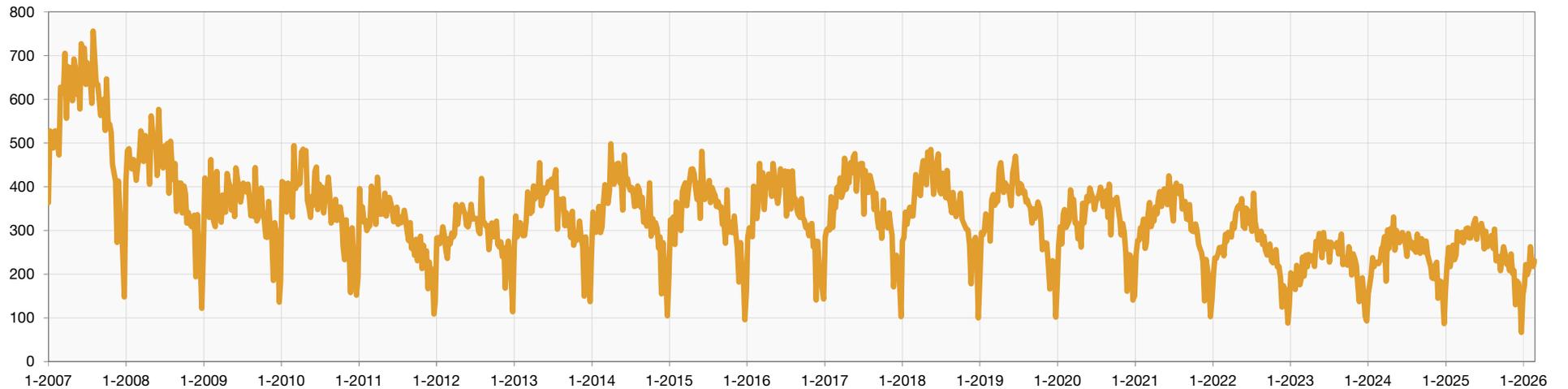


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
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	263	266	- 1.1%
2/14/2026	227	233	- 2.6%
2/21/2026	218	243	- 10.3%
2/28/2026	230	297	- 22.6%
3-Month Total	2,481	2,741	- 9.5%

Historical New Listing Activity

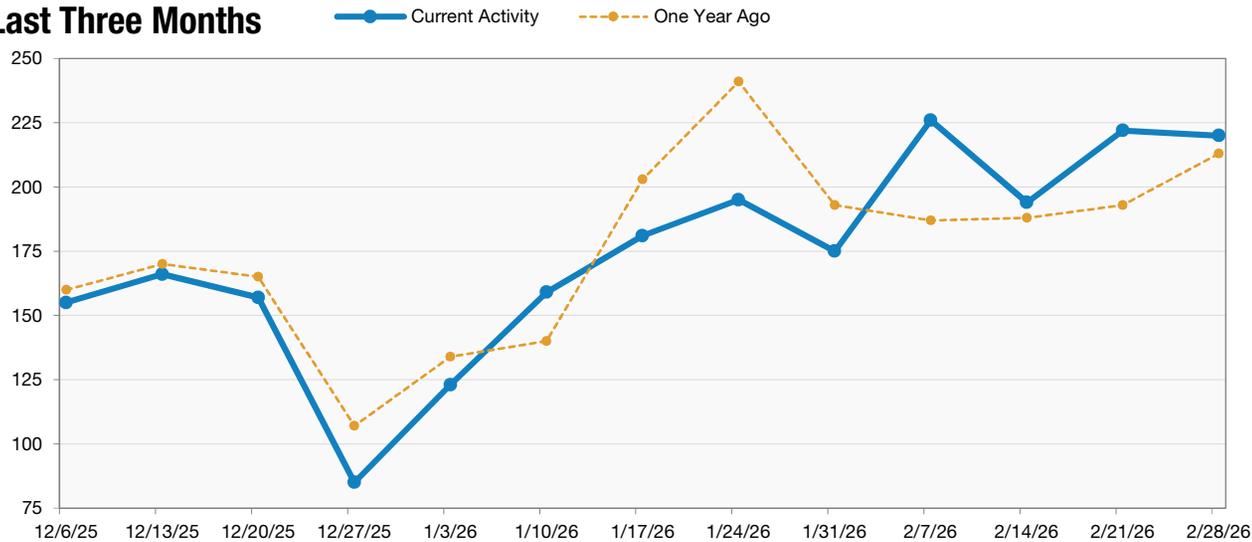


Pending Sales



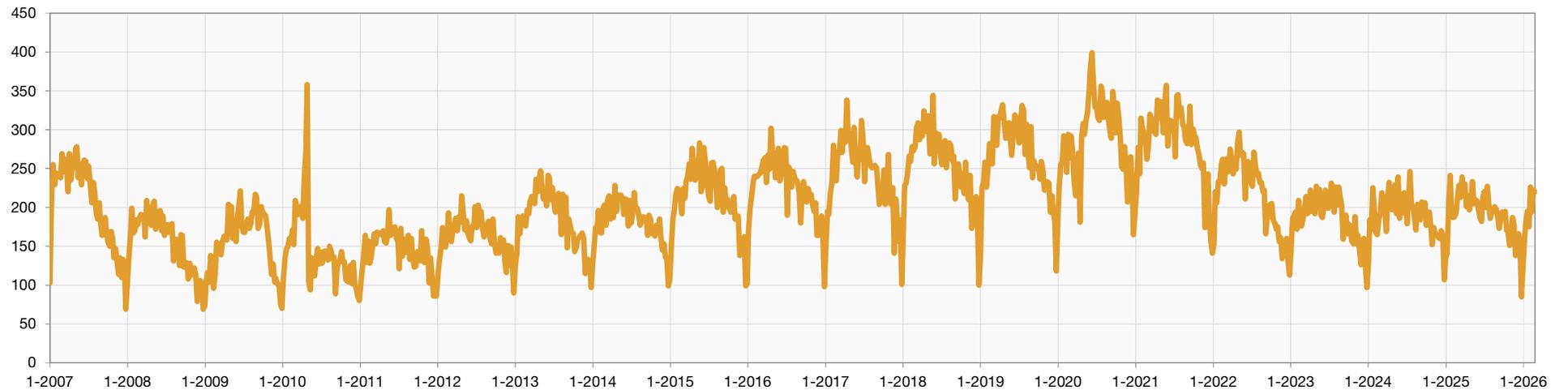
A count of the properties on which contracts have been accepted in a given week.
Pending contracts include "Under Contract-Show" and "Under Contract-No Show" statuses.

Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
12/6/2025	155	160	- 3.1%
12/13/2025	166	170	- 2.4%
12/20/2025	157	165	- 4.8%
12/27/2025	85	107	- 20.6%
1/3/2026	123	134	- 8.2%
1/10/2026	159	140	+ 13.6%
1/17/2026	181	203	- 10.8%
1/24/2026	195	241	- 19.1%
1/31/2026	175	193	- 9.3%
2/7/2026	226	187	+ 20.9%
2/14/2026	194	188	+ 3.2%
2/21/2026	222	193	+ 15.0%
2/28/2026	220	213	+ 3.3%
3-Month Total	2,258	2,294	- 1.6%

Historical Pending Sales Activity

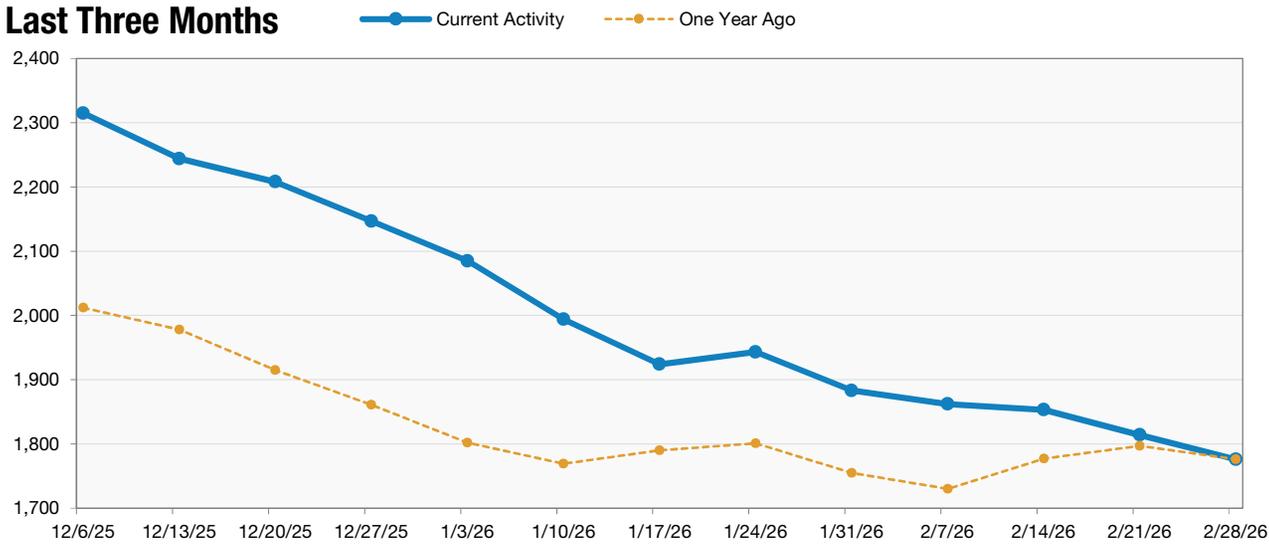


Inventory of Homes for Sale

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	+ / -
12/6/2025	2,315	2,012	+ 15.1%
12/13/2025	2,244	1,978	+ 13.4%
12/20/2025	2,208	1,915	+ 15.3%
12/27/2025	2,147	1,861	+ 15.4%
1/3/2026	2,085	1,802	+ 15.7%
1/10/2026	1,994	1,769	+ 12.7%
1/17/2026	1,924	1,790	+ 7.5%
1/24/2026	1,943	1,801	+ 7.9%
1/31/2026	1,883	1,755	+ 7.3%
2/7/2026	1,862	1,730	+ 7.6%
2/14/2026	1,853	1,777	+ 4.3%
2/21/2026	1,814	1,797	+ 0.9%
2/28/2026	1,776	1,776	0.0%
3-Month Avg	2,004	1,828	+ 9.6%

Historical Inventory Activity

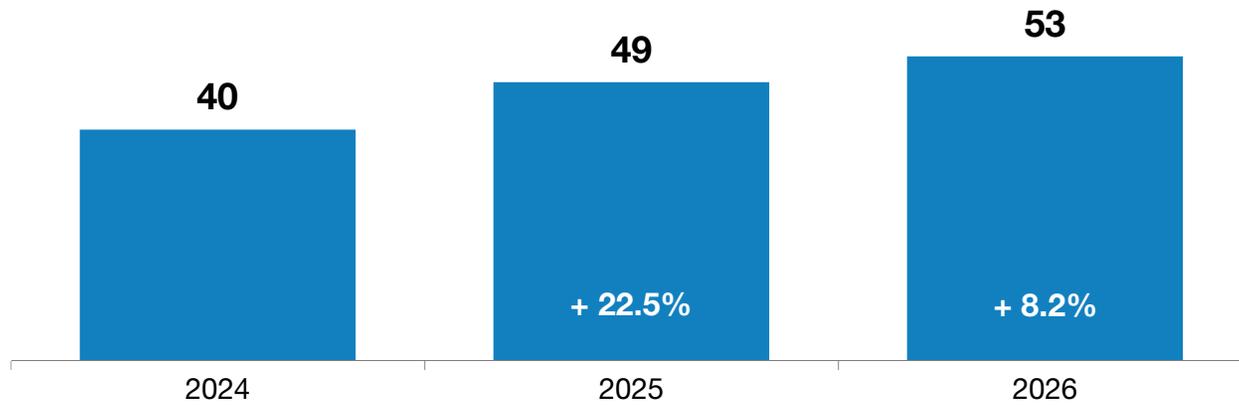


Days on Market



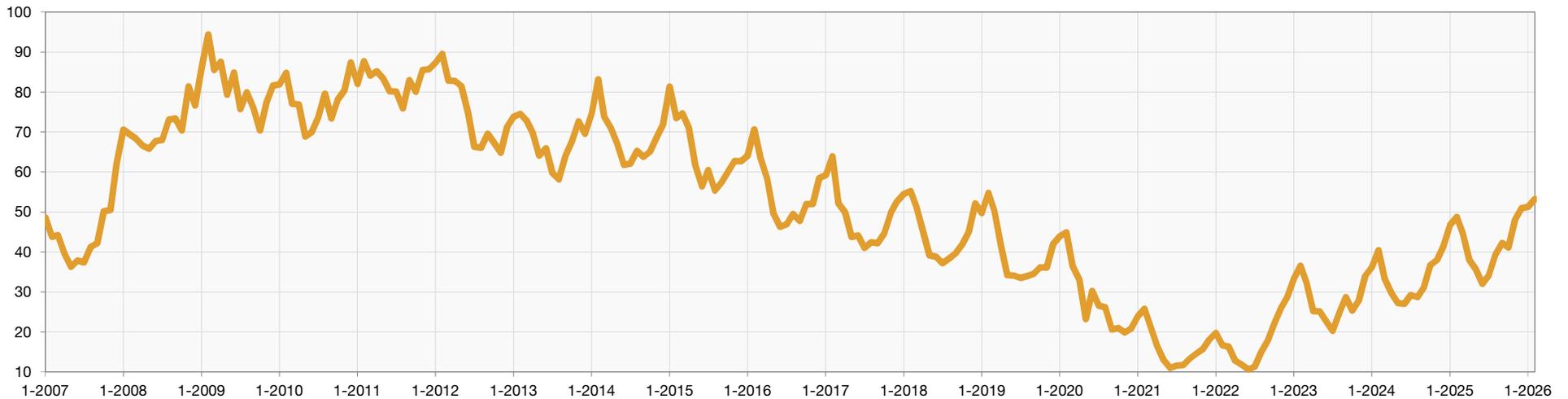
Days on Market (DOM) tracks the days on market for a property specific to the MLS number. DOM accrues for "Active" and "Under Contract-Show" statuses. DOM does not include any days that the listing is in "Under Contract-No Show," "Temporarily off Market," "Closed/Sold," "Expired" and "Withdrawn" statuses.

February



Month	Current Activity	One Year Previous	+/-
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%
February 2026	53	49	+ 8.2%
12-Month Avg	42	35	+ 20.0%

Historical Days on Market

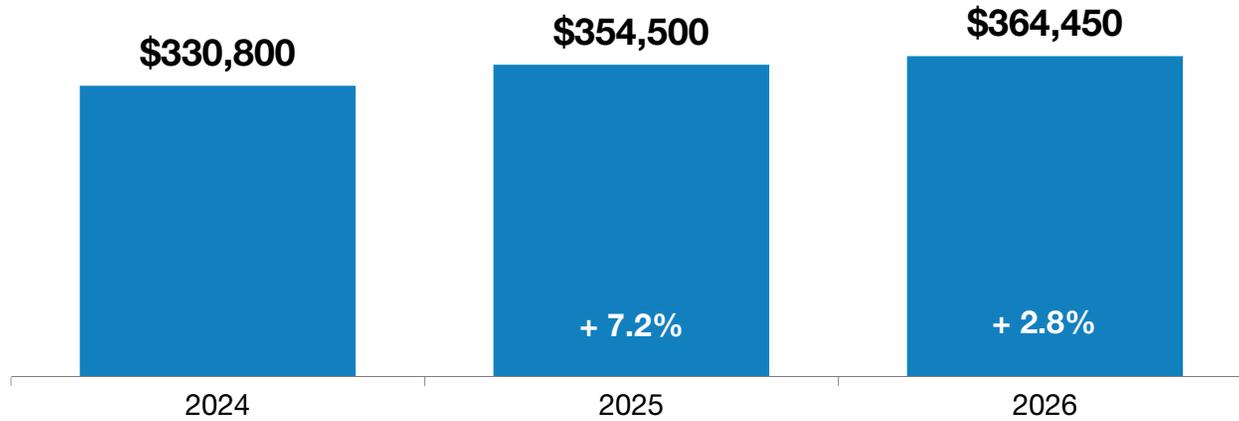


Median Sales Price

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



February



Month	Current Activity	One Year Previous	+ / -
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	\$348,125	+ 1.5%
February 2026	\$364,450	\$354,500	+ 2.8%
12-Month Avg	\$355,900	\$350,000	+ 1.7%

Historical Median Sales Price

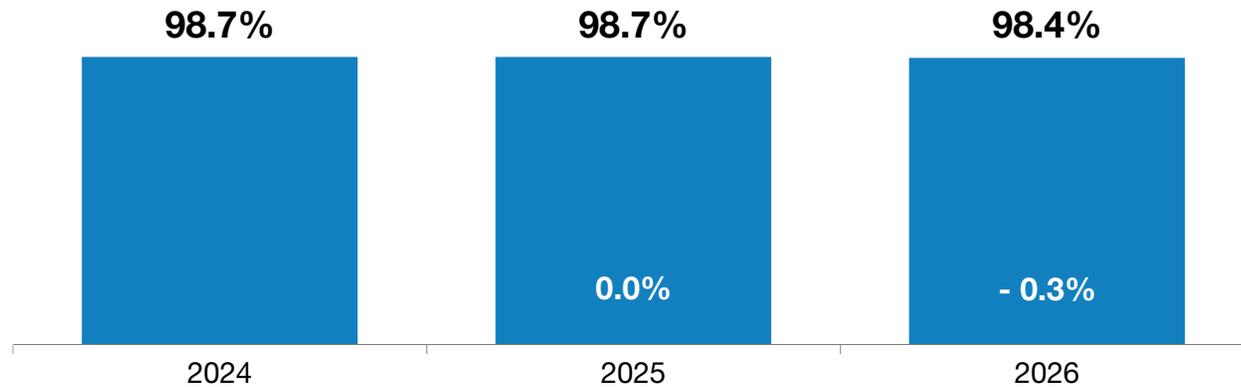


Percent of List Price Received



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.

February



Month	Current Activity	One Year Previous	+ / -
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%
February 2026	98.4%	98.7%	- 0.3%
12-Month Avg	98.5%	98.8%	- 1.5%

Historical Percent of Original List Price Received

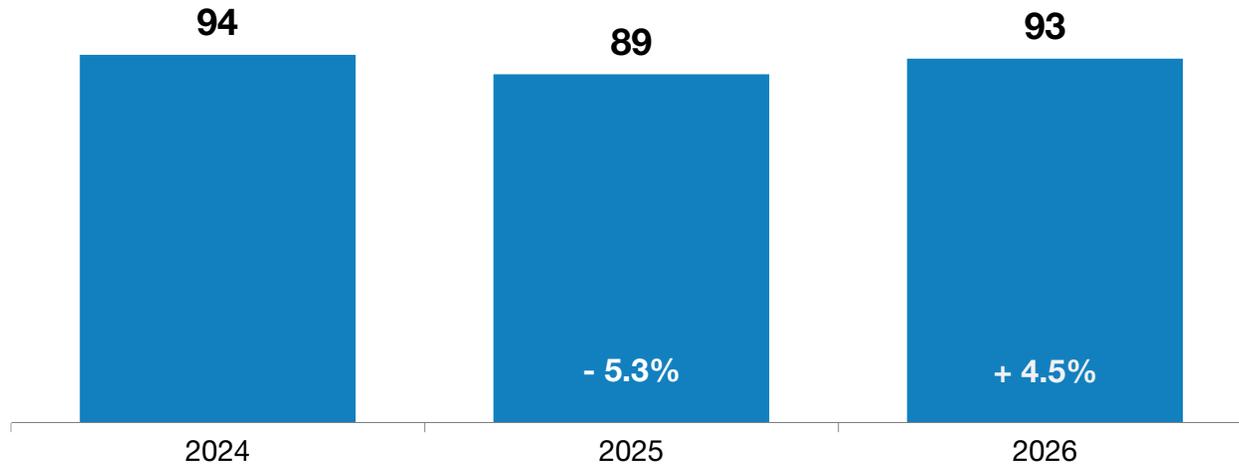


Housing Affordability Index



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.**

February



Month	Current Activity	One Year Previous	+ / -
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%
February 2026	93	89	+ 4.5%
12-Month Avg	90	89	+ 1.1%

Historical Housing Affordability Index

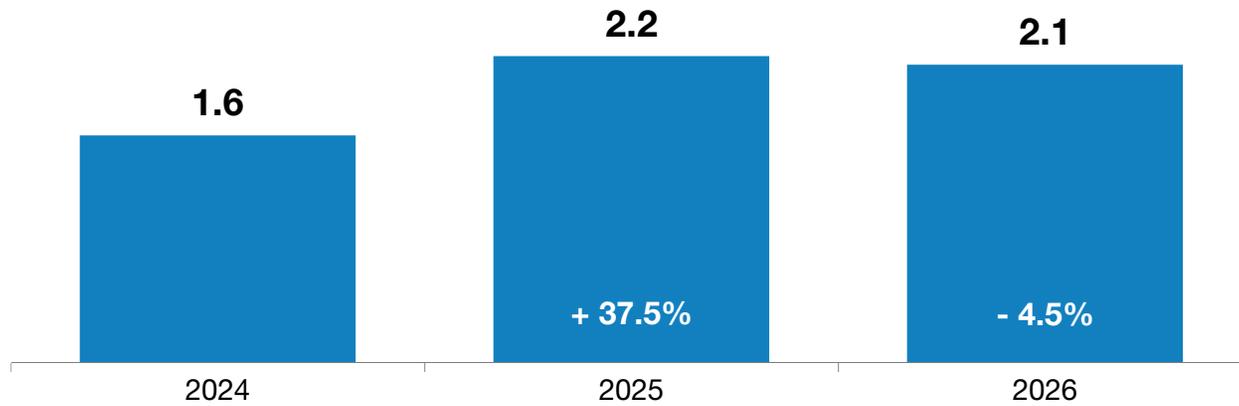


Months Supply of Homes for Sale

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.



February



Month	Current Activity	One Year Previous	+ / -
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%
February 2026	2.1	2.2	- 4.5%
12-Month Avg	2.7	2.3	+ 17.4%

Historical Months Supply of Inventory

