

# Albuquerque Region Weekly Market Activity Report

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

## For Week Ending April 11, 2026

Data current as of April 20, 2026

44.6% of mortgaged residential properties in the U.S. were considered equity-rich—defined as having a loan-to-value ratio of 50% or lower—in the fourth quarter of 2025, according to ATTOM’s Q4 2025 U.S. Home Equity and Underwater Report. That represents a slight decline from the third quarter of 2025, when 46.1% of properties met that threshold. Among states, Vermont had the highest share of equity-rich homes at 87%, followed by New Hampshire at 60.2%, and Rhode Island at 59.4%.

For the week ending April 11:

- New Listings decreased 17.0% to 253
- Pending Sales increased 19.9% to 241
- Inventory decreased 1.7% to 1,846

For the month of March:

- Median Sales Price decreased 0.5% to \$357,990
- Percent of List Price Received decreased 0.2% to 98.5%
- Months Supply of Inventory remained flat at 2.2

## Quick Facts

|                                  |                                   |                               |
|----------------------------------|-----------------------------------|-------------------------------|
| <b>- 17.0%</b>                   | <b>+ 19.9%</b>                    | <b>- 1.7%</b>                 |
| Change in<br><b>New Listings</b> | Change in<br><b>Pending Sales</b> | Change in<br><b>Inventory</b> |

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                | <b>2</b> |
| Pending Sales               | <b>3</b> |
| Inventory of Homes for Sale | <b>4</b> |

### Metrics by Month

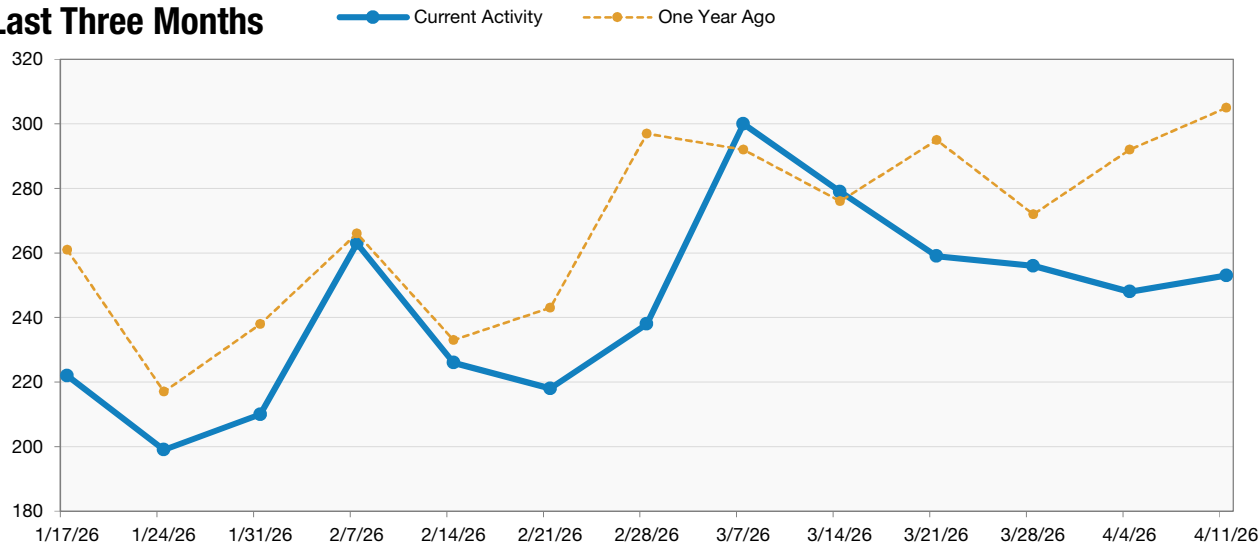
|                                 |          |
|---------------------------------|----------|
| Days on Market                  | <b>5</b> |
| Median Sales Price              | <b>6</b> |
| Percent of List Price Received  | <b>7</b> |
| Housing Affordability Index     | <b>8</b> |
| Months Supply of Homes for Sale | <b>9</b> |

# New Listings

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

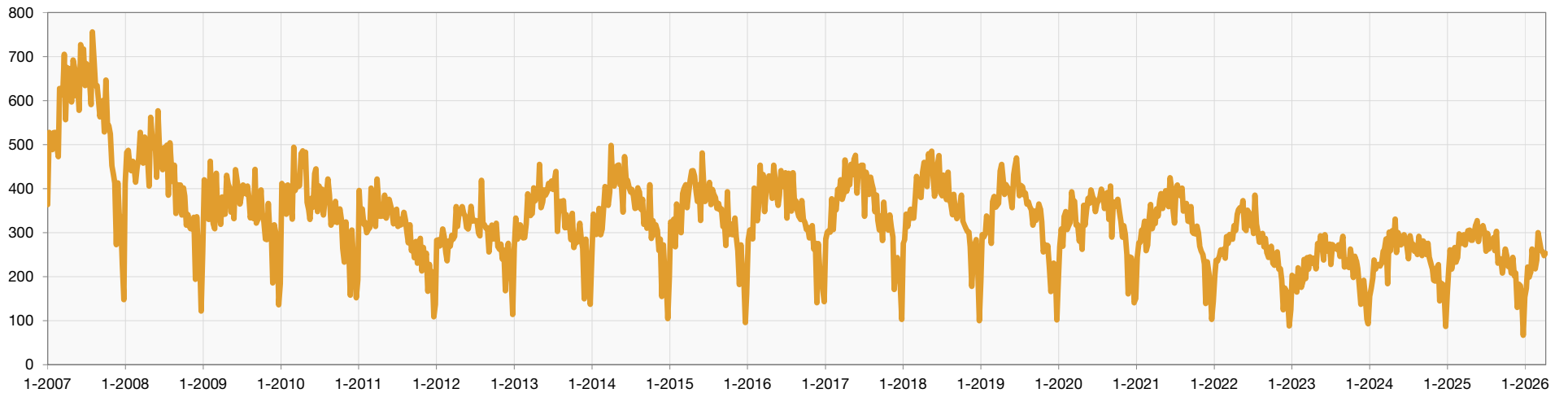


## Last Three Months



| For the Week Ending | Current Activity | One Year Ago | + / -          |
|---------------------|------------------|--------------|----------------|
| 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           | 226              | 233          | - 3.0%         |
| 2/21/2026           | 218              | 243          | - 10.3%        |
| 2/28/2026           | 238              | 297          | - 19.9%        |
| 3/7/2026            | 300              | 292          | + 2.7%         |
| 3/14/2026           | 279              | 276          | + 1.1%         |
| 3/21/2026           | 259              | 295          | - 12.2%        |
| 3/28/2026           | 256              | 272          | - 5.9%         |
| 4/4/2026            | 248              | 292          | - 15.1%        |
| <b>4/11/2026</b>    | <b>253</b>       | <b>305</b>   | <b>- 17.0%</b> |
| 3-Month Total       | 3,171            | 3,487        | - 9.1%         |

## Historical New Listing Activity

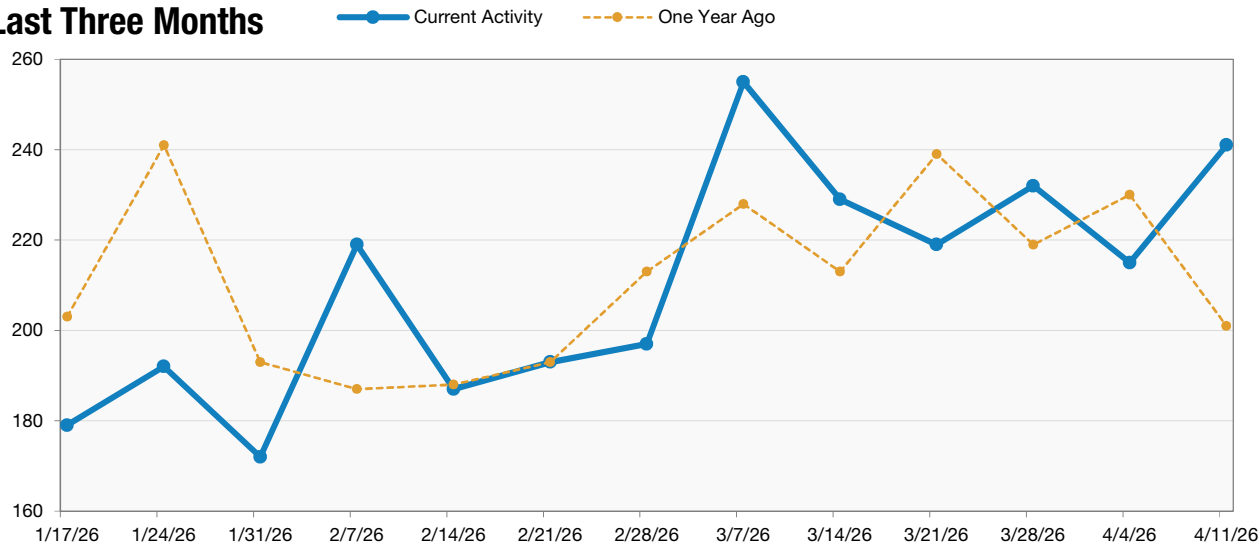


# Pending Sales



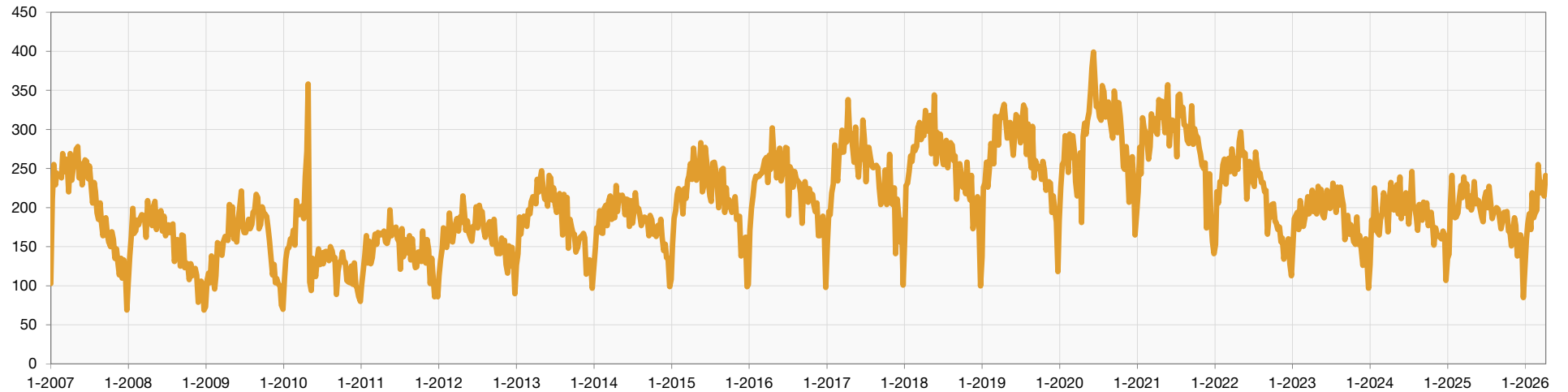
A count of the properties on which contracts have been accepted in a given week.  
Pending contracts include "Under Contract-Show" and "Under Contract-No Show" statuses.

## Last Three Months



| For the Week Ending | Current Activity | One Year Ago | + / -          |
|---------------------|------------------|--------------|----------------|
| 1/17/2026           | 179              | 203          | - 11.8%        |
| 1/24/2026           | 192              | 241          | - 20.3%        |
| 1/31/2026           | 172              | 193          | - 10.9%        |
| 2/7/2026            | 219              | 187          | + 17.1%        |
| 2/14/2026           | 187              | 188          | - 0.5%         |
| 2/21/2026           | 193              | 193          | 0.0%           |
| 2/28/2026           | 197              | 213          | - 7.5%         |
| 3/7/2026            | 255              | 228          | + 11.8%        |
| 3/14/2026           | 229              | 213          | + 7.5%         |
| 3/21/2026           | 219              | 239          | - 8.4%         |
| 3/28/2026           | 232              | 219          | + 5.9%         |
| 4/4/2026            | 215              | 230          | - 6.5%         |
| <b>4/11/2026</b>    | <b>241</b>       | <b>201</b>   | <b>+ 19.9%</b> |
| 3-Month Total       | 2,730            | 2,748        | - 0.7%         |

## Historical Pending Sales Activity

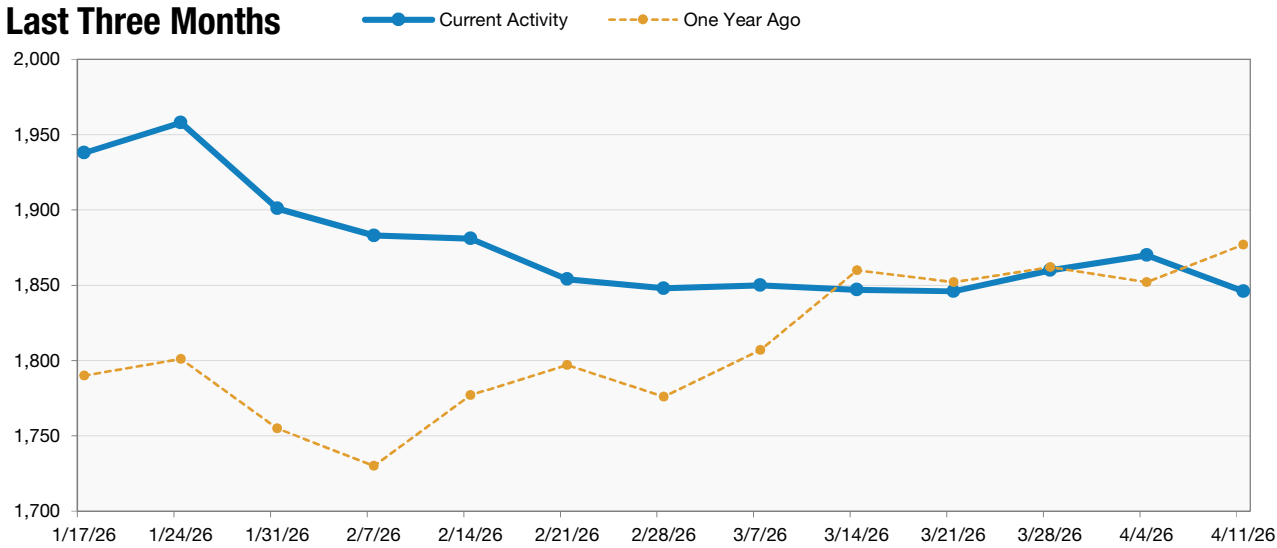


# Inventory of Homes for Sale

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

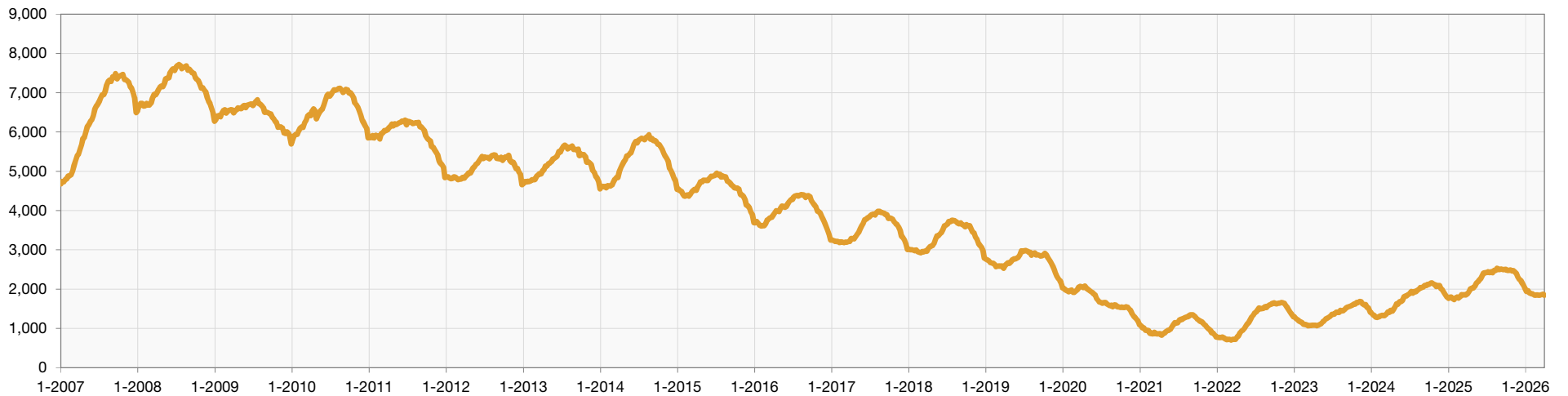


## Last Three Months



| For the Week Ending | Current Activity | One Year Ago | + / -         |
|---------------------|------------------|--------------|---------------|
| 1/17/2026           | 1,938            | 1,790        | + 8.3%        |
| 1/24/2026           | 1,958            | 1,801        | + 8.7%        |
| 1/31/2026           | 1,901            | 1,755        | + 8.3%        |
| 2/7/2026            | 1,883            | 1,730        | + 8.8%        |
| 2/14/2026           | 1,881            | 1,777        | + 5.9%        |
| 2/21/2026           | 1,854            | 1,797        | + 3.2%        |
| 2/28/2026           | 1,848            | 1,776        | + 4.1%        |
| 3/7/2026            | 1,850            | 1,807        | + 2.4%        |
| 3/14/2026           | 1,847            | 1,860        | - 0.7%        |
| 3/21/2026           | 1,846            | 1,852        | - 0.3%        |
| 3/28/2026           | 1,860            | 1,862        | - 0.1%        |
| 4/4/2026            | 1,870            | 1,852        | + 1.0%        |
| <b>4/11/2026</b>    | <b>1,846</b>     | <b>1,877</b> | <b>- 1.7%</b> |
| 3-Month Avg         | 1,876            | 1,810        | + 3.6%        |

## Historical Inventory Activity

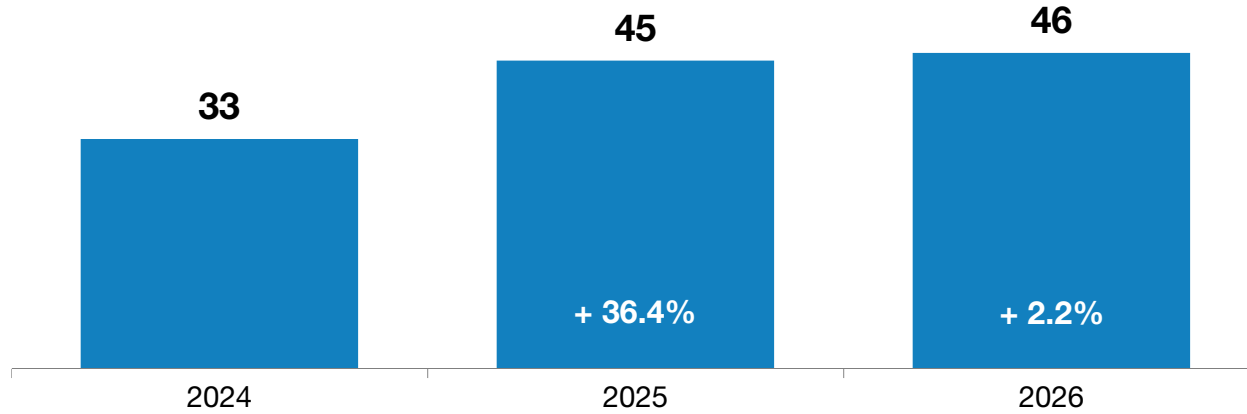


# Days on Market



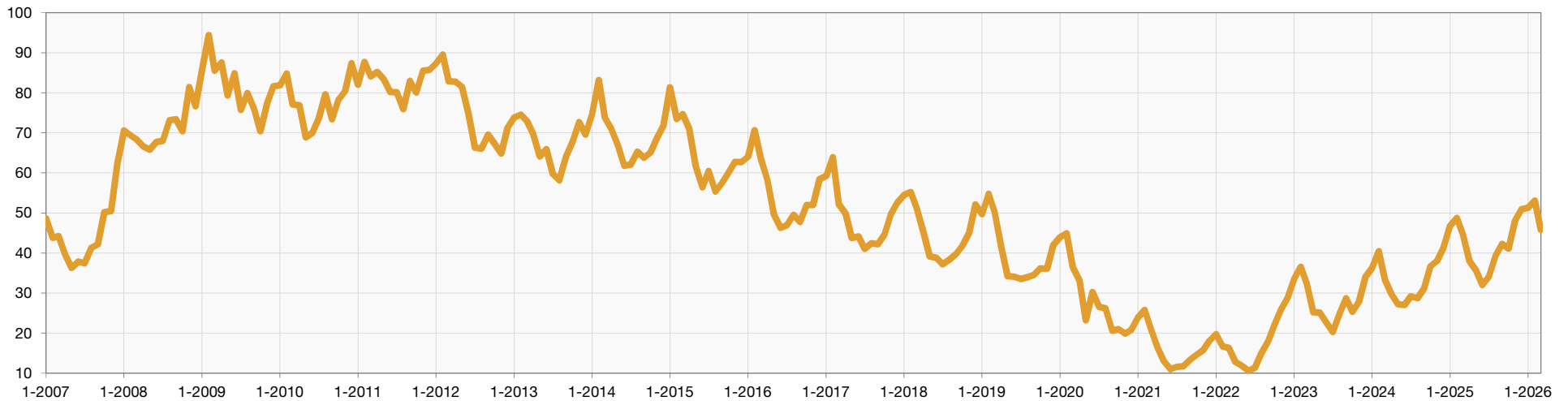
Days on Market (DOM) tracks the days on market for a property specific to the MLS number. DOM accrues for "Active" and "Under Contract-Show" statuses. DOM does not include any days that the listing is in "Under Contract-No Show," "Temporarily off Market," "Closed/Sold," "Expired" and "Withdrawn" statuses.

## March



| Month             | Current Activity | One Year Previous | +/-           |
|-------------------|------------------|-------------------|---------------|
| 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%        |
| <b>March 2026</b> | <b>46</b>        | <b>45</b>         | <b>+ 2.2%</b> |
| 12-Month Avg      | 42               | 36                | + 16.7%       |

## Historical Days on Market

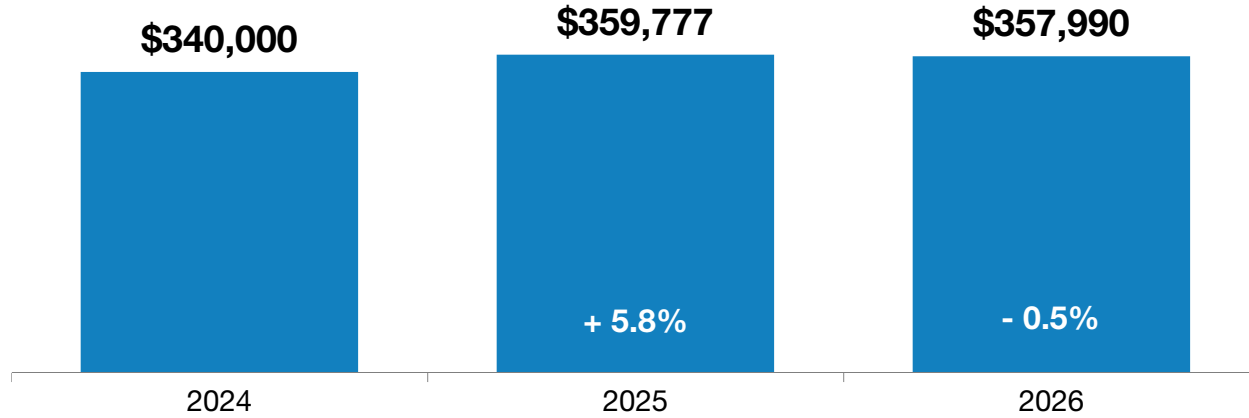


# Median Sales Price

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

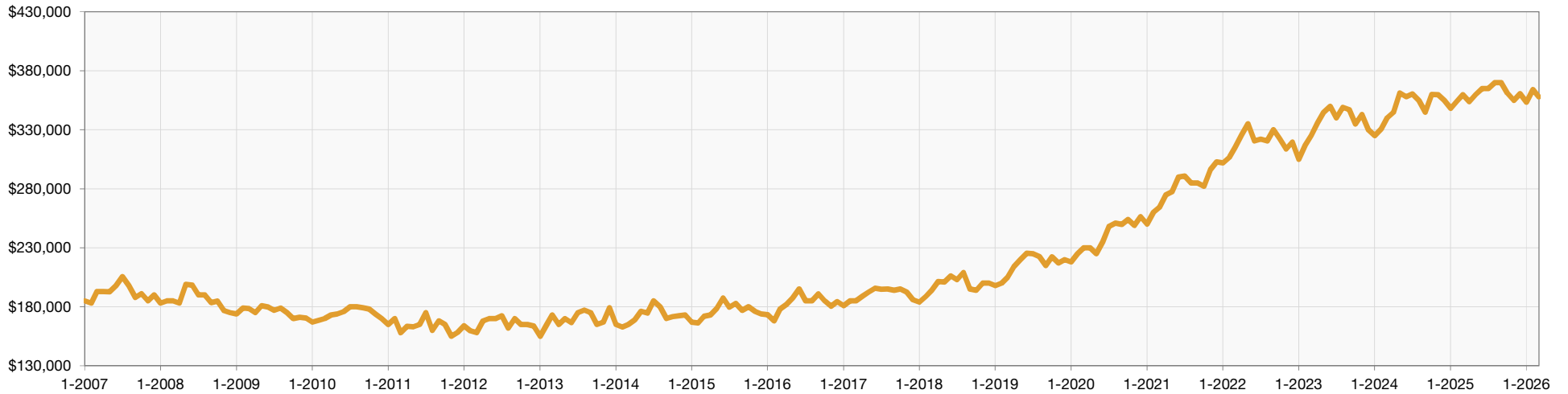


## March



| Month             | Current Activity | One Year Previous | + / -         |
|-------------------|------------------|-------------------|---------------|
| 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     | \$364,000        | \$354,500         | + 2.7%        |
| <b>March 2026</b> | <b>\$357,990</b> | <b>\$359,777</b>  | <b>- 0.5%</b> |
| 12-Month Avg      | \$355,945        | \$350,000         | + 1.7%        |

## Historical Median Sales Price

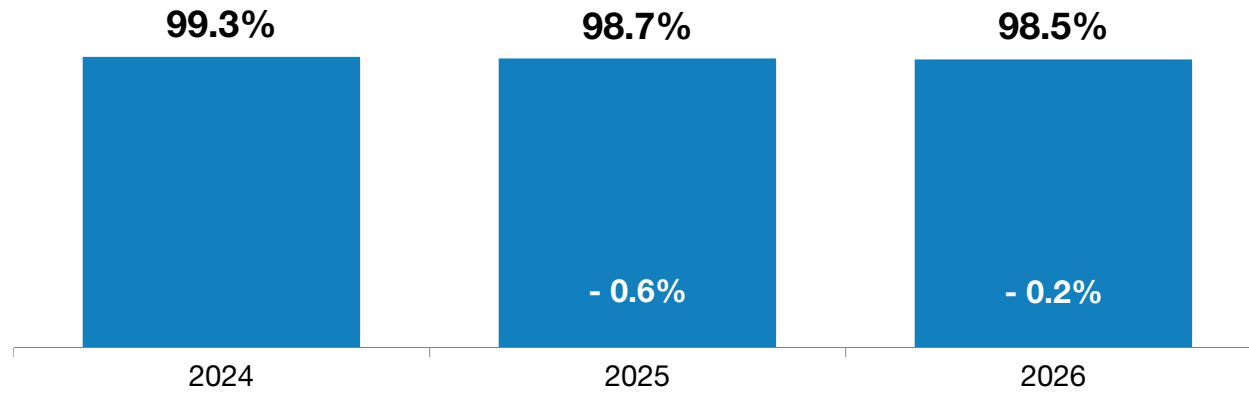


# Percent of List Price Received



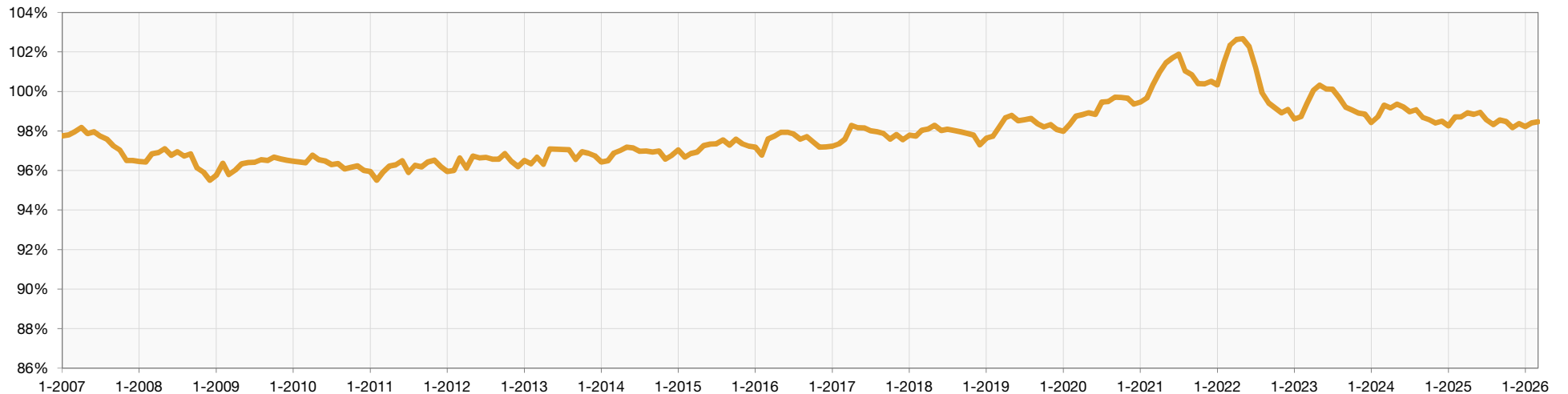
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

## March



| Month             | Current Activity | One Year Previous | + / -         |
|-------------------|------------------|-------------------|---------------|
| 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%        |
| <b>March 2026</b> | <b>98.5%</b>     | <b>98.7%</b>      | <b>- 0.2%</b> |
| 12-Month Avg      | 98.5%            | 98.8%             | - 1.5%        |

## Historical Percent of Original List Price Received

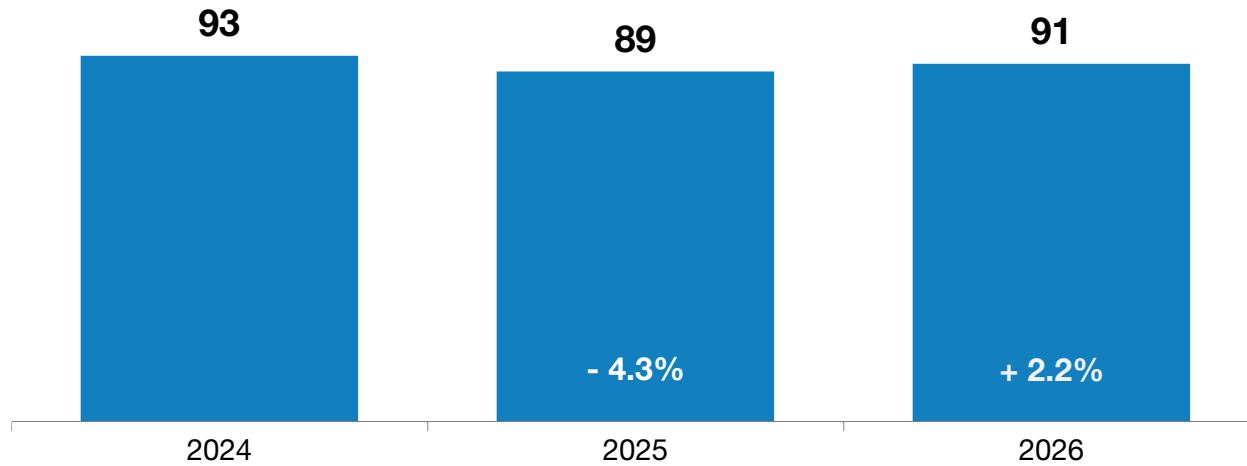


# Housing Affordability Index



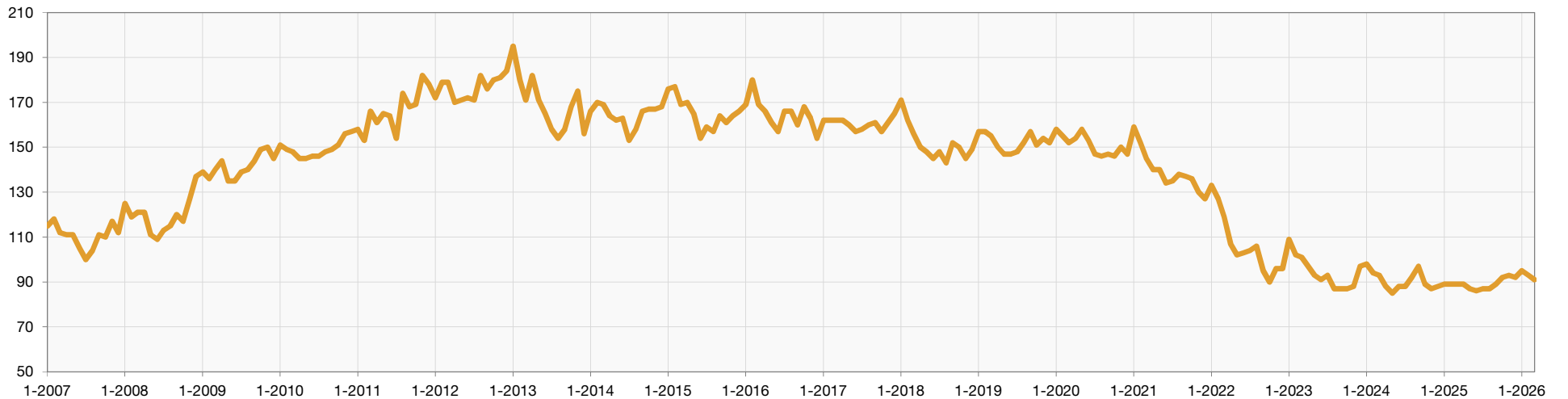
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

## March



| Month             | Current Activity | One Year Previous | + / -         |
|-------------------|------------------|-------------------|---------------|
| 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%        |
| <b>March 2026</b> | <b>91</b>        | <b>89</b>         | <b>+ 2.2%</b> |
| 12-Month Avg      | 90               | 89                | + 1.1%        |

## Historical Housing Affordability Index

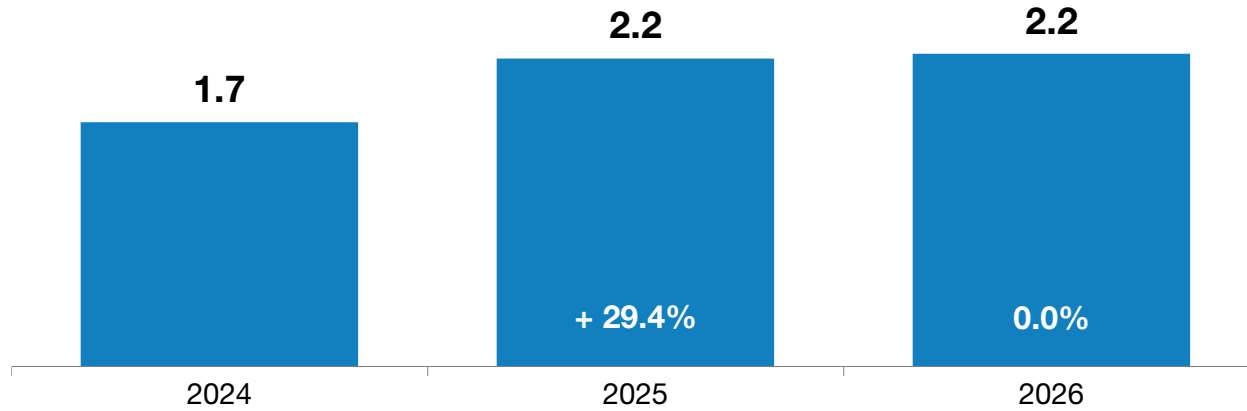


# Months Supply of Homes for Sale

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.



## March



| Month             | Current Activity | One Year Previous | + / -       |
|-------------------|------------------|-------------------|-------------|
| 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    | 3.0              | 2.6               | + 15.4%     |
| 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     | 2.3              | 2.2               | + 4.5%      |
| <b>March 2026</b> | <b>2.2</b>       | <b>2.2</b>        | <b>0.0%</b> |
| 12-Month Avg      | 2.7              | 2.3               | + 17.4%     |

## Historical Months Supply of Inventory

