

Albuquerque Region Weekly Market Activity Report

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

For Week Ending May 9, 2026

Data current as of May 18, 2026

2026 has been the strongest spring for new listings since 2022, with listing activity up 8.7% month-over-month and 1.1% year-over-year in April, according to Realtor.com. Among major metropolitan areas, Virginia Beach had the strongest new listing growth at 23.8% year-over-year, followed by Indianapolis at 21.1% and Louisville at 19.2%.

For the week ending May 9:

- New Listings increased 1.0% to 298
- Pending Sales increased 6.4% to 248
- Inventory decreased 4.8% to 1,937

For the month of April:

- Median Sales Price increased 5.3% to \$372,500
- Percent of List Price Received decreased 0.1% to 98.8%
- Months Supply of Inventory decreased 4.2% to 2.3

Quick Facts

+ 1.0%	+ 6.4%	- 4.8%
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

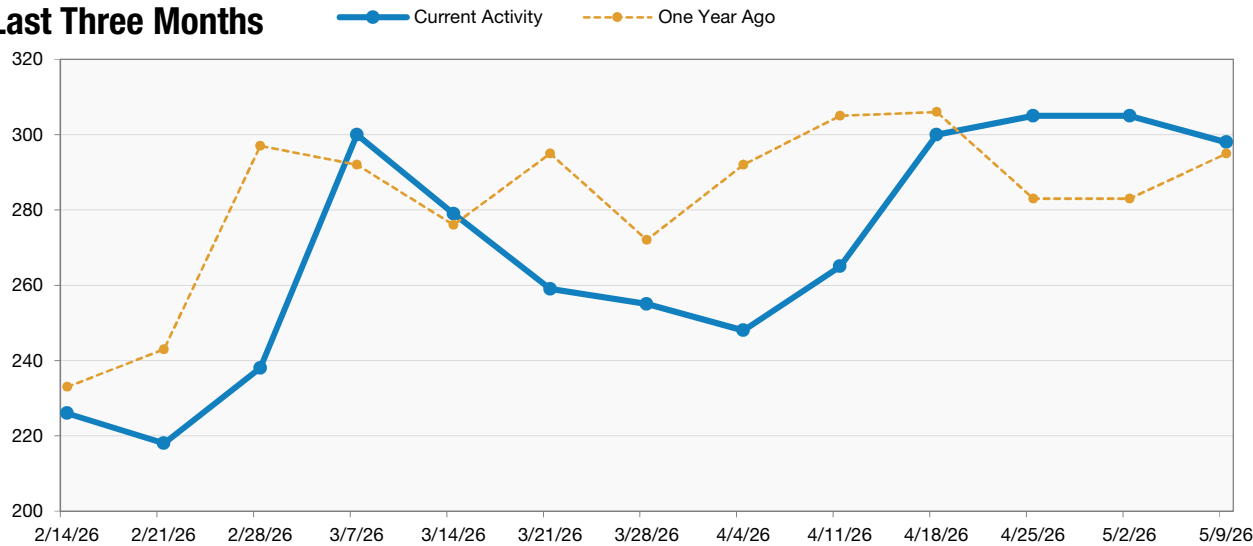
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New Listings

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

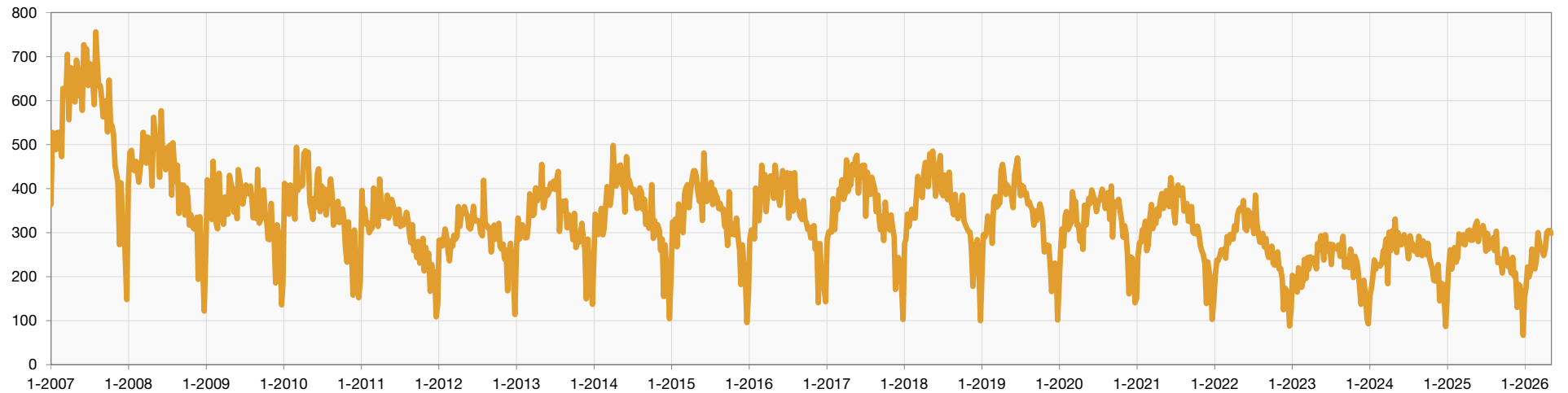


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
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	255	272	- 6.3%
4/4/2026	248	292	- 15.1%
4/11/2026	265	305	- 13.1%
4/18/2026	300	306	- 2.0%
4/25/2026	305	283	+ 7.8%
5/2/2026	305	283	+ 7.8%
5/9/2026	298	295	+ 1.0%
3-Month Total	3,496	3,672	- 4.8%

Historical New Listing Activity

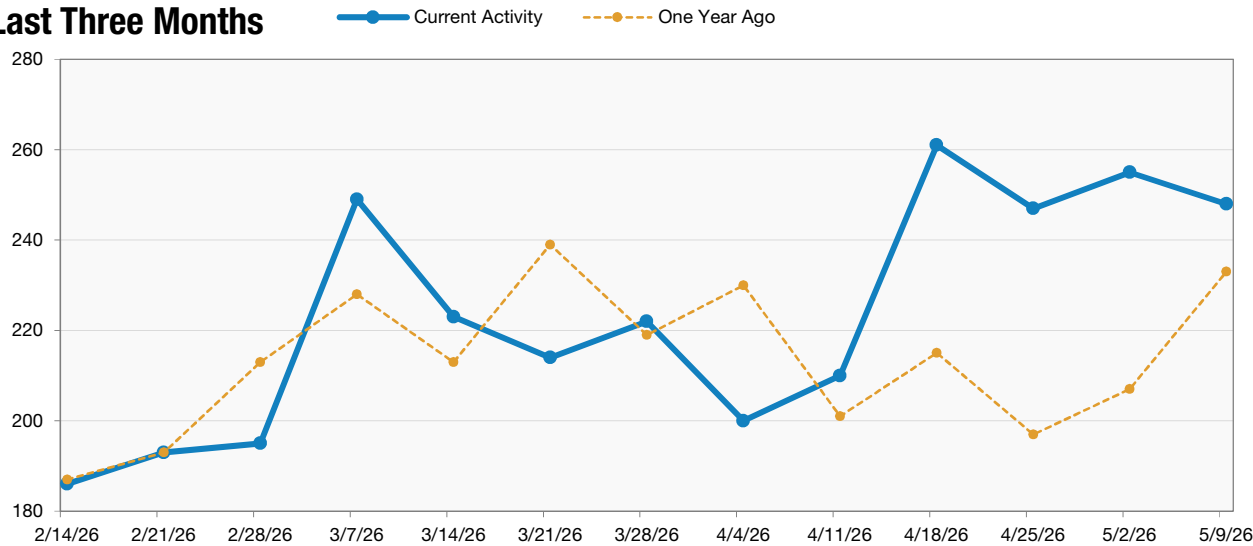


Pending Sales



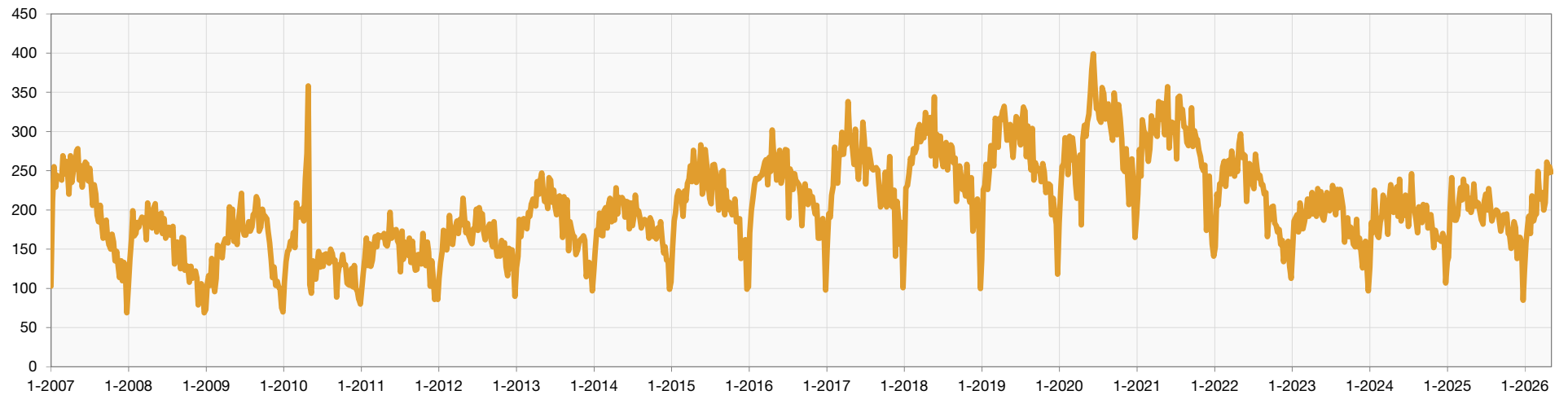
A count of the properties on which contracts have been accepted in a given week.
Pending contracts include "Under Contract-Show" and "Under Contract-No Show" statuses.

Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
2/14/2026	186	187	- 0.5%
2/21/2026	193	193	0.0%
2/28/2026	195	213	- 8.5%
3/7/2026	249	228	+ 9.2%
3/14/2026	223	213	+ 4.7%
3/21/2026	214	239	- 10.5%
3/28/2026	222	219	+ 1.4%
4/4/2026	200	230	- 13.0%
4/11/2026	210	201	+ 4.5%
4/18/2026	261	215	+ 21.4%
4/25/2026	247	197	+ 25.4%
5/2/2026	255	207	+ 23.2%
5/9/2026	248	233	+ 6.4%
3-Month Total	2,903	2,775	+ 4.6%

Historical Pending Sales Activity

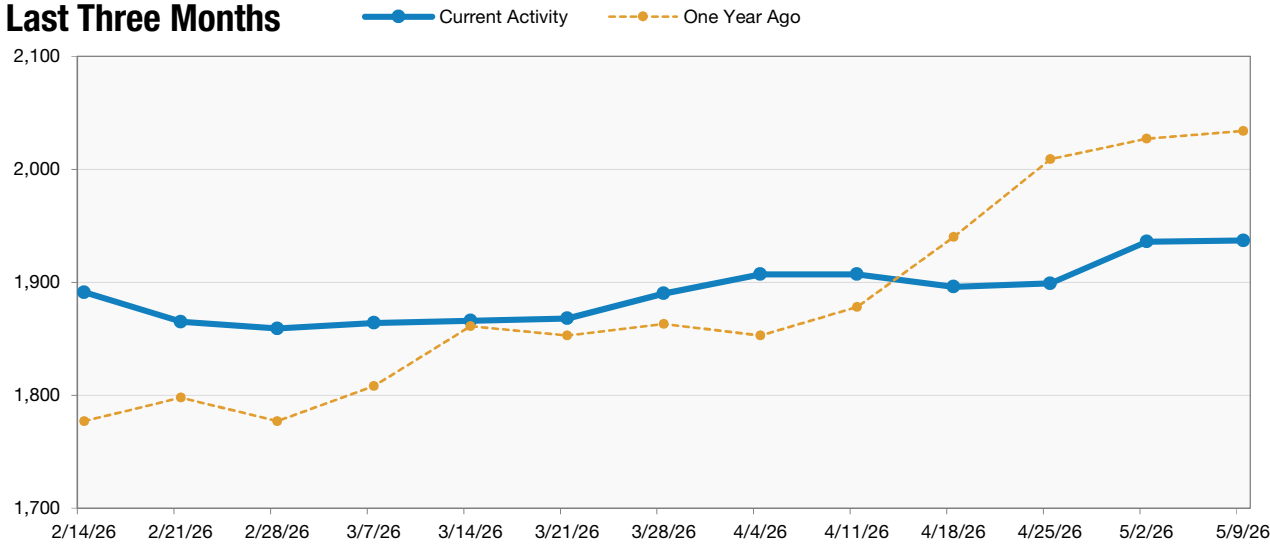


Inventory of Homes for Sale

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

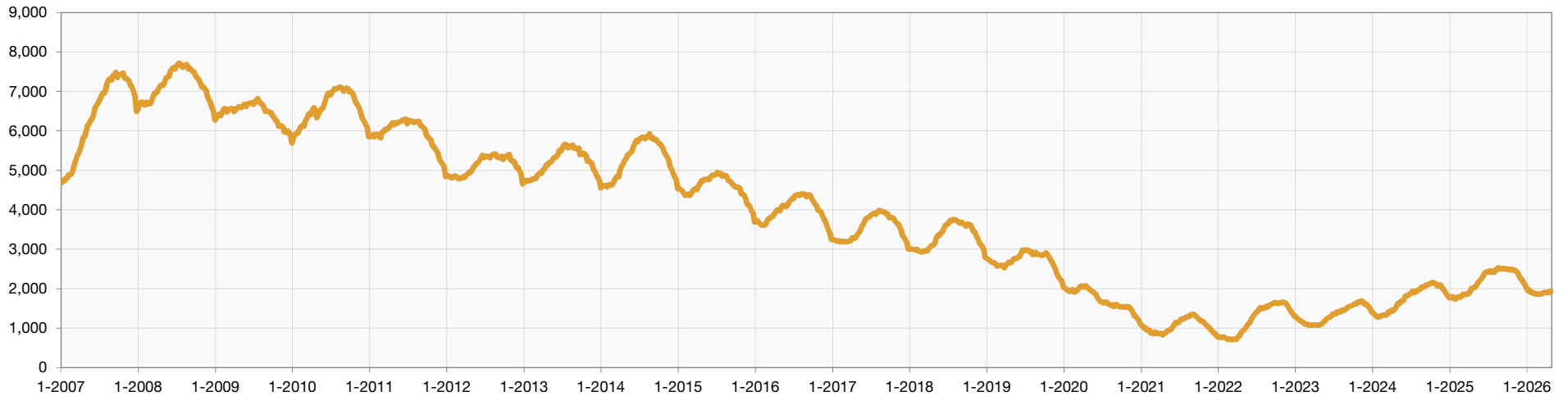


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
2/14/2026	1,891	1,777	+ 6.4%
2/21/2026	1,865	1,798	+ 3.7%
2/28/2026	1,859	1,777	+ 4.6%
3/7/2026	1,864	1,808	+ 3.1%
3/14/2026	1,866	1,861	+ 0.3%
3/21/2026	1,868	1,853	+ 0.8%
3/28/2026	1,890	1,863	+ 1.4%
4/4/2026	1,907	1,853	+ 2.9%
4/11/2026	1,907	1,878	+ 1.5%
4/18/2026	1,896	1,940	- 2.3%
4/25/2026	1,899	2,009	- 5.5%
5/2/2026	1,936	2,027	- 4.5%
5/9/2026	1,937	2,034	- 4.8%
3-Month Avg	1,891	1,883	+ 0.4%

Historical Inventory Activity

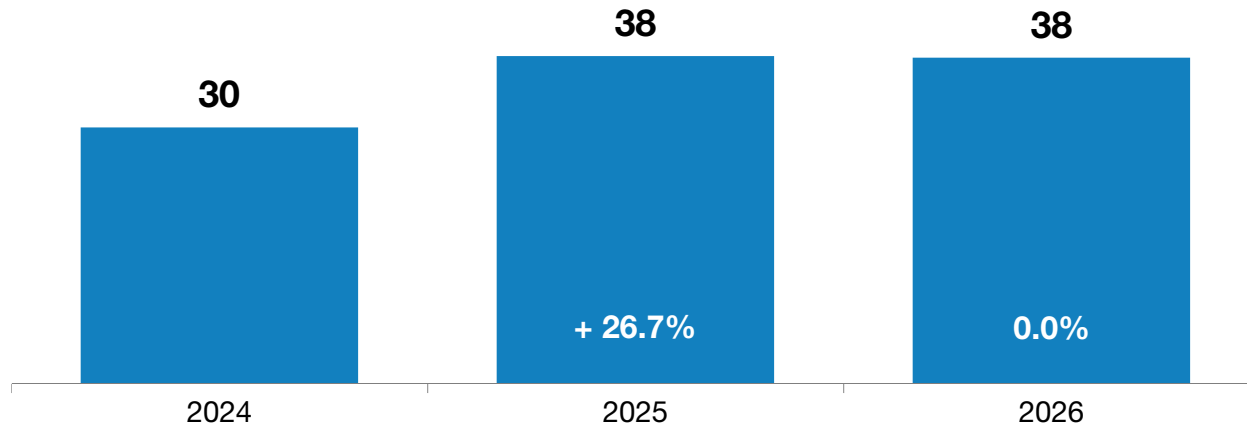


Days on Market



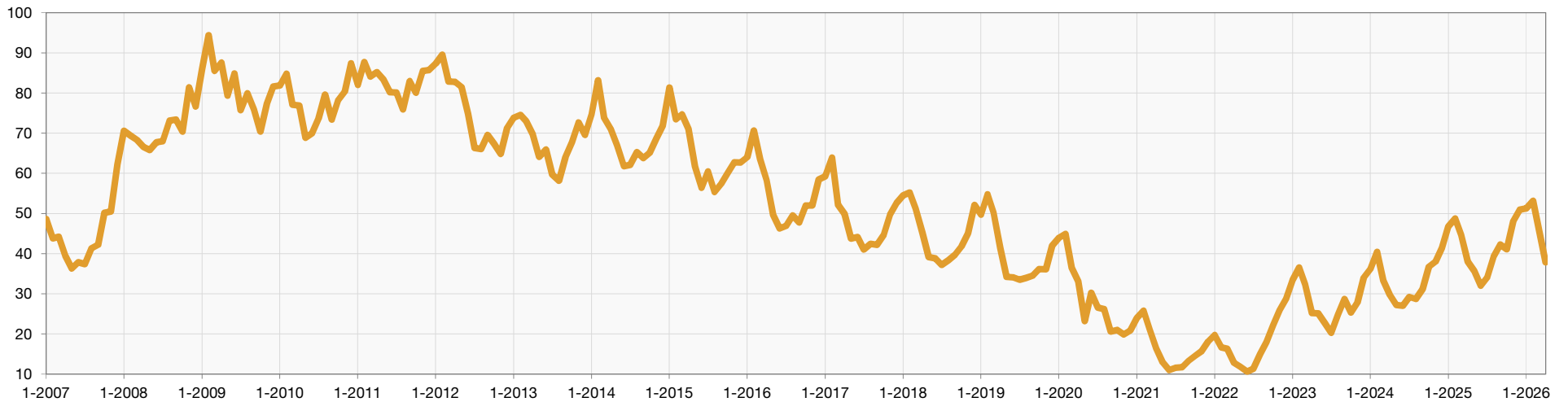
Days on Market (DOM) tracks the days on market for a property specific to the MLS number. DOM accrues for "Active" and "Under Contract-Show" statuses. DOM does not include any days that the listing is in "Under Contract-No Show," "Temporarily off Market," "Closed/Sold," "Expired" and "Withdrawn" statuses.

April



Month	Current Activity	One Year Previous	+/-
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%
March 2026	46	45	+ 2.2%
April 2026	38	38	0.0%
12-Month Avg	43	36	+ 19.4%

Historical Days on Market

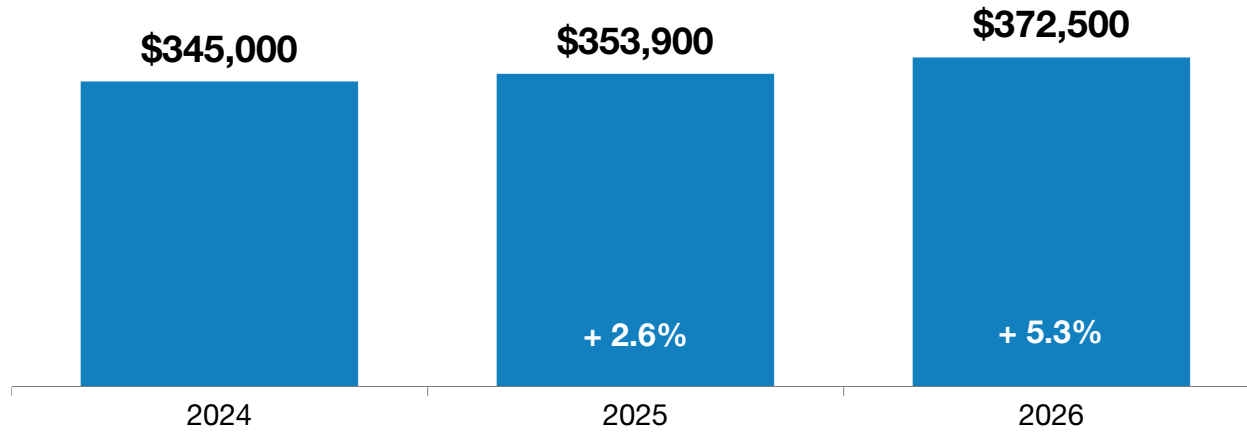


Median Sales Price

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

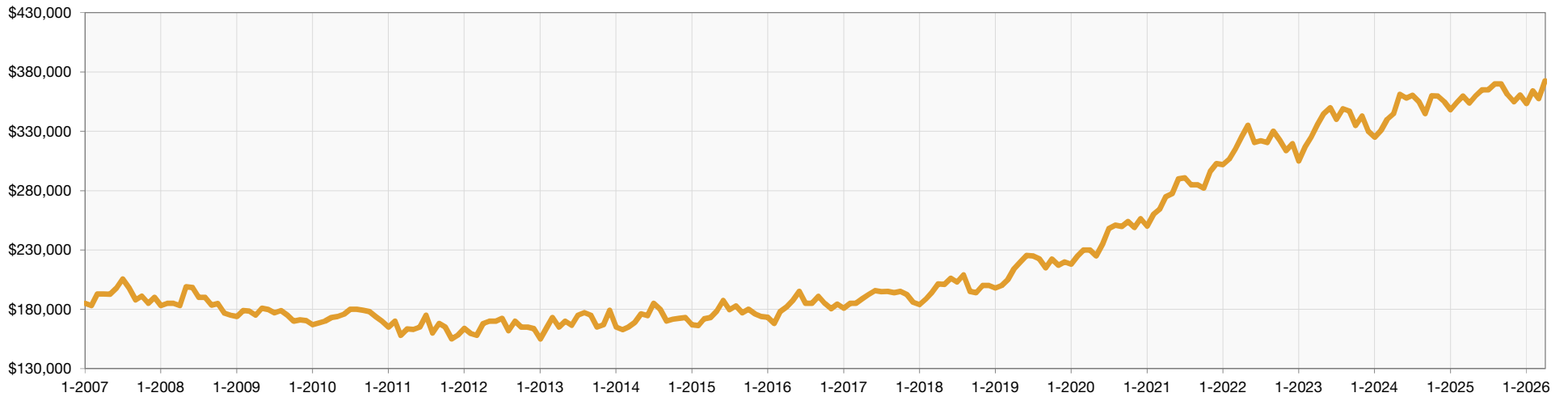


April



Month	Current Activity	One Year Previous	+ / -
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%
March 2026	\$357,500	\$359,777	- 0.6%
April 2026	\$372,500	\$353,900	+ 5.3%
12-Month Avg	\$359,000	\$350,000	+ 2.6%

Historical Median Sales Price

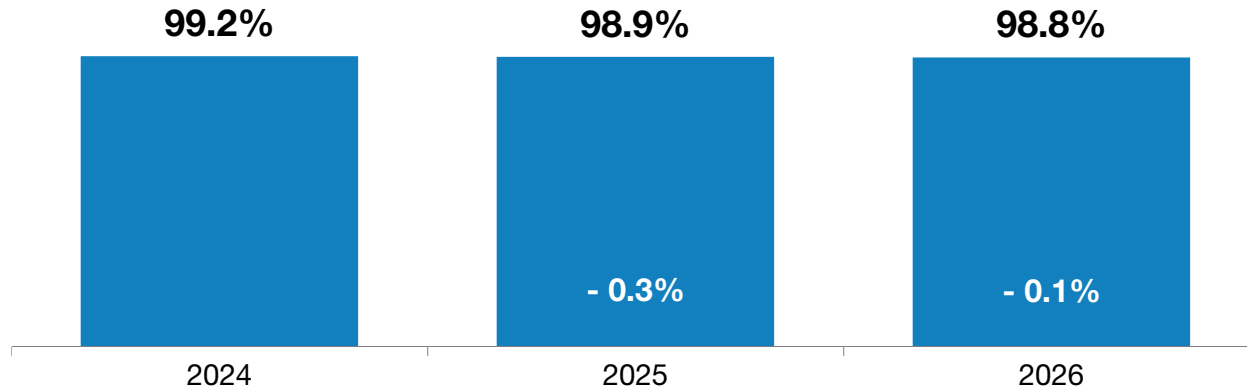


Percent of List Price Received



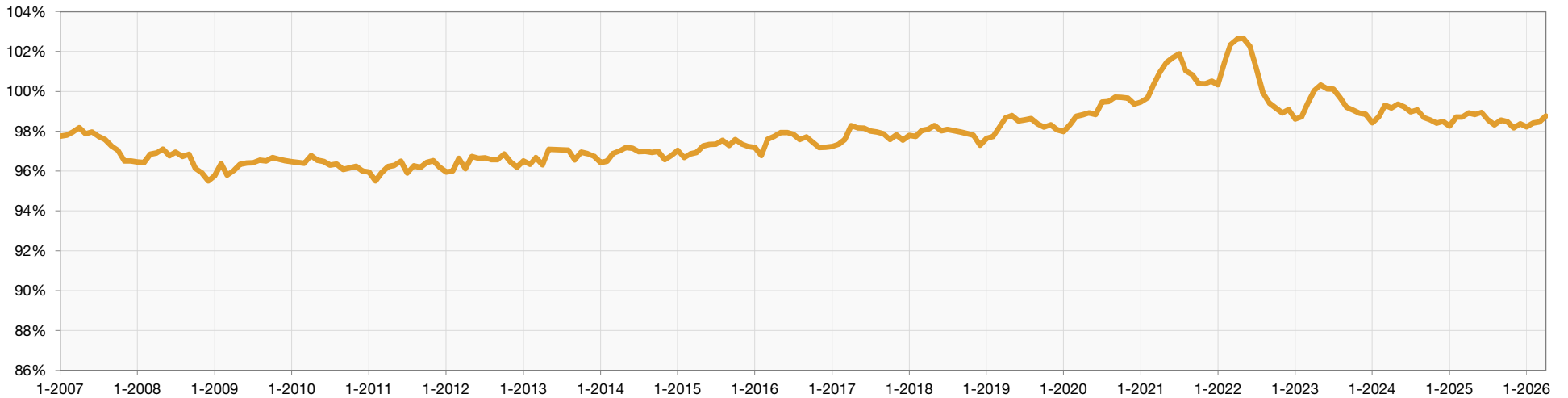
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

April



Month	Current Activity	One Year Previous	+ / -
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%
March 2026	98.5%	98.7%	- 0.2%
April 2026	98.8%	98.9%	- 0.1%
12-Month Avg	98.5%	98.7%	- 1.5%

Historical Percent of Original List Price Received

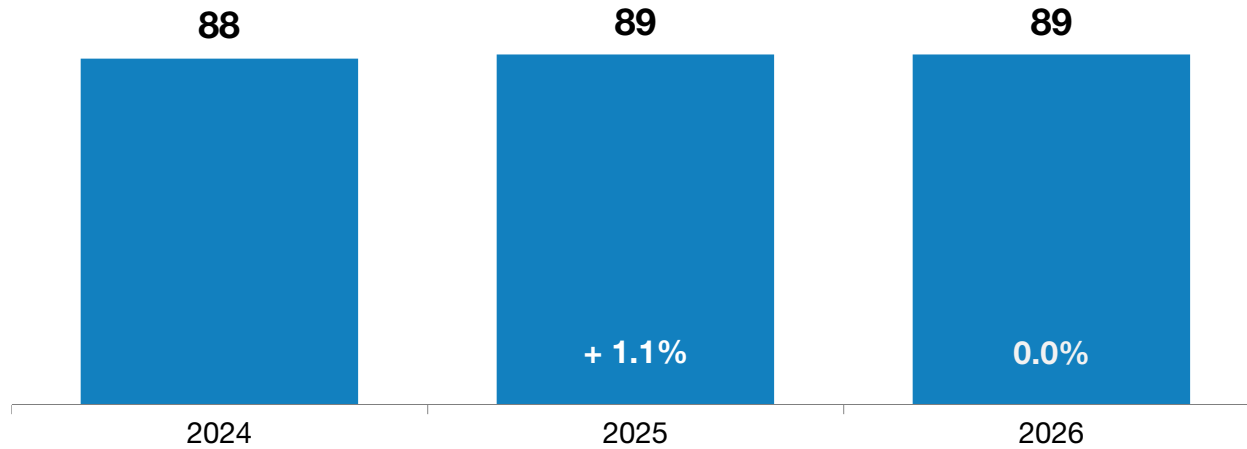


Housing Affordability Index



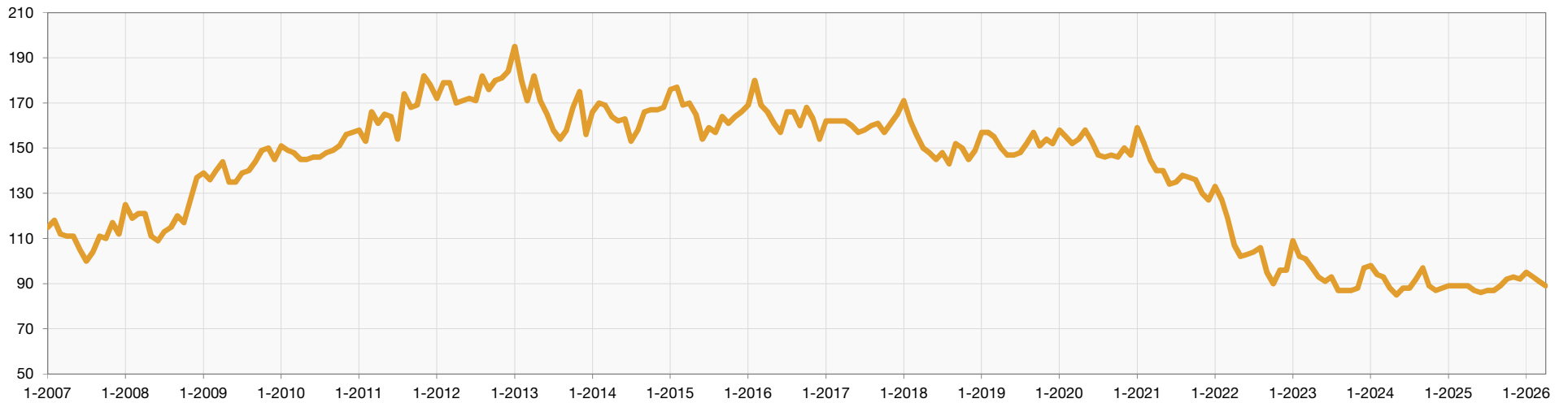
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

April



Month	Current Activity	One Year Previous	+ / -
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%
March 2026	91	89	+ 2.2%
April 2026	89	89	0.0%
12-Month Avg	90	89	+ 1.1%

Historical Housing Affordability Index

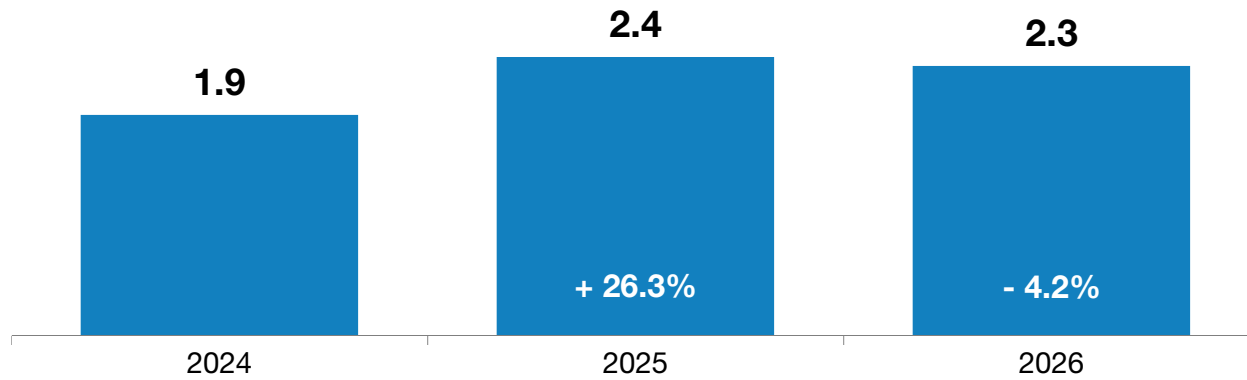


Months Supply of Homes for Sale

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.



April



Month	Current Activity	One Year Previous	+ / -
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%
March 2026	2.3	2.2	+ 4.5%
April 2026	2.3	2.4	- 4.2%
12-Month Avg	2.7	2.4	+ 12.5%

Historical Months Supply of Inventory

