



# Albuquerque Region Weekly Market Activity Report

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

## For Week Ending May 23, 2026

Data current as of June 1, 2026

U.S. sales of new residential homes rose 7.4% month-over-month and 3.3% year-over-year to a seasonally adjusted annual rate of 682,000 in March, according to the U.S. Census Bureau. There were approximately 481,000 new homes for sale at the end of March, representing an 8.5-month supply at the current sales pace. The median new-home sales price was \$387,400, down 6.2% from a year earlier.

For the week ending May 23:

- New Listings decreased 16.9% to 271
- Pending Sales increased 19.0% to 250
- Inventory decreased 6.7% to 2,009

For the month of April:

- Median Sales Price increased 5.3% to \$372,700
- Percent of List Price Received decreased 0.1% to 98.8%
- Months Supply of Inventory remained flat at 2.4

## Quick Facts

<b>- 16.9%</b>	<b>+ 19.0%</b>	<b>- 6.7%</b>
Change in <b>New Listings</b>	Change in <b>Pending Sales</b>	Change in <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>

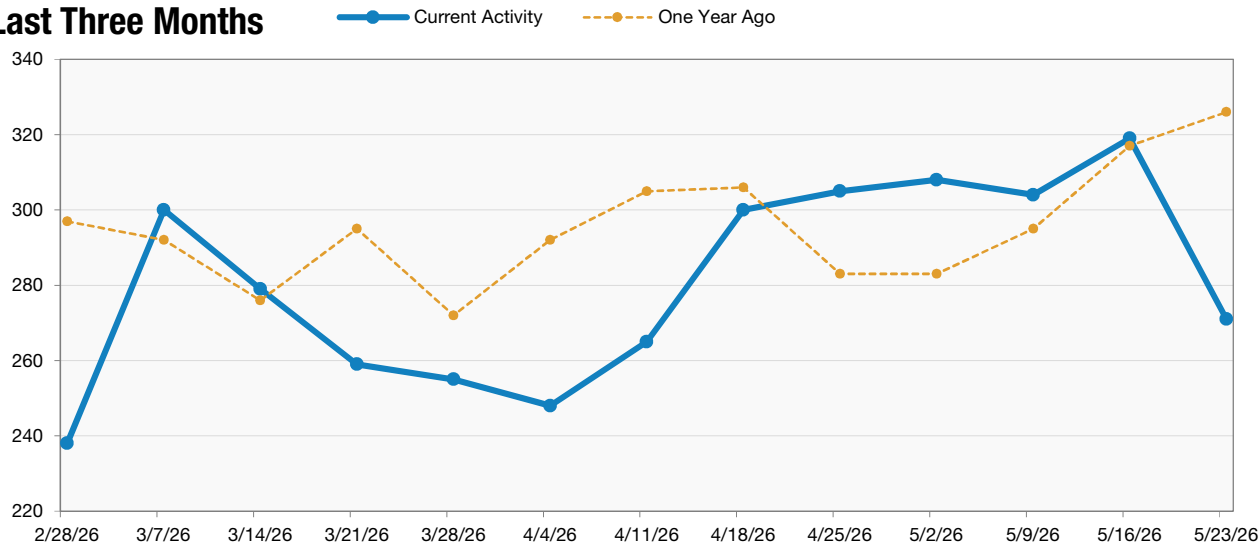


# New Listings

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

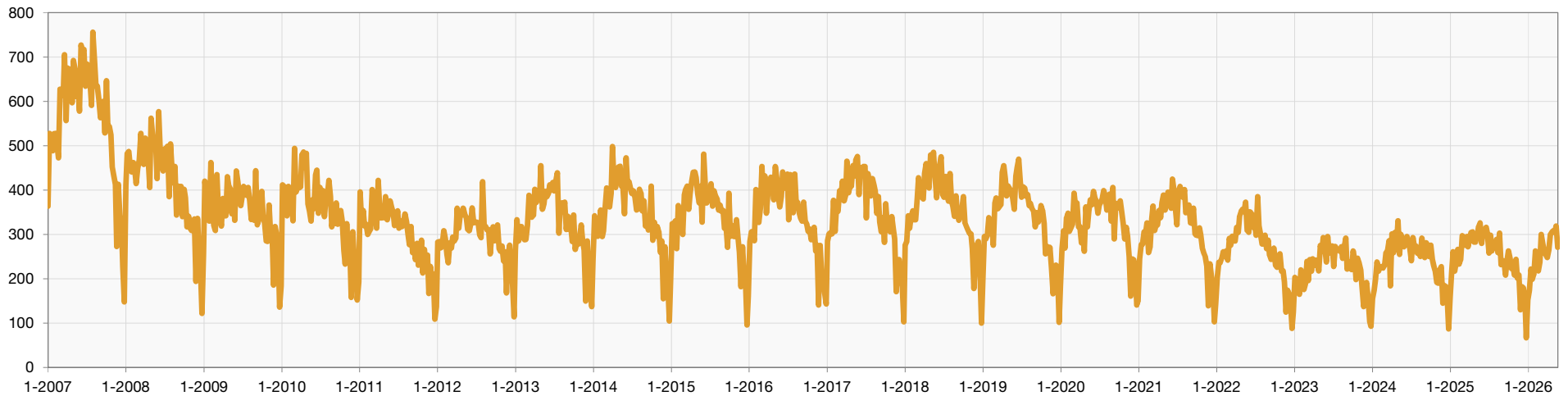


## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
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	308	283	+ 8.8%
5/9/2026	304	295	+ 3.1%
5/16/2026	319	317	+ 0.6%
<b>5/23/2026</b>	<b>271</b>	<b>326</b>	<b>- 16.9%</b>
3-Month Total	3,651	3,839	- 4.9%

## Historical New Listing Activity

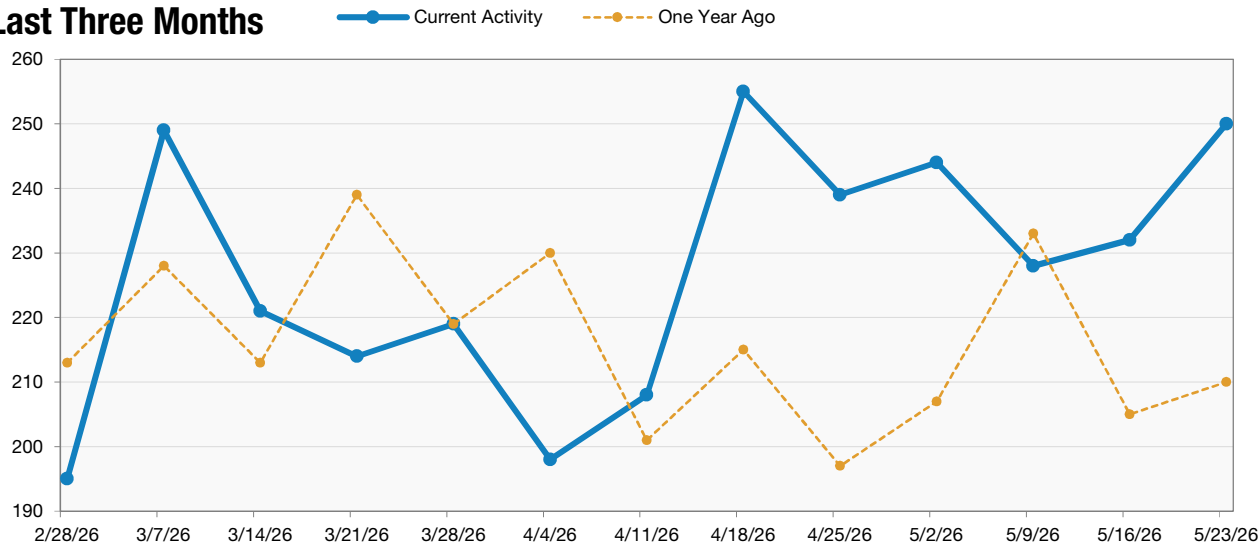


# Pending Sales



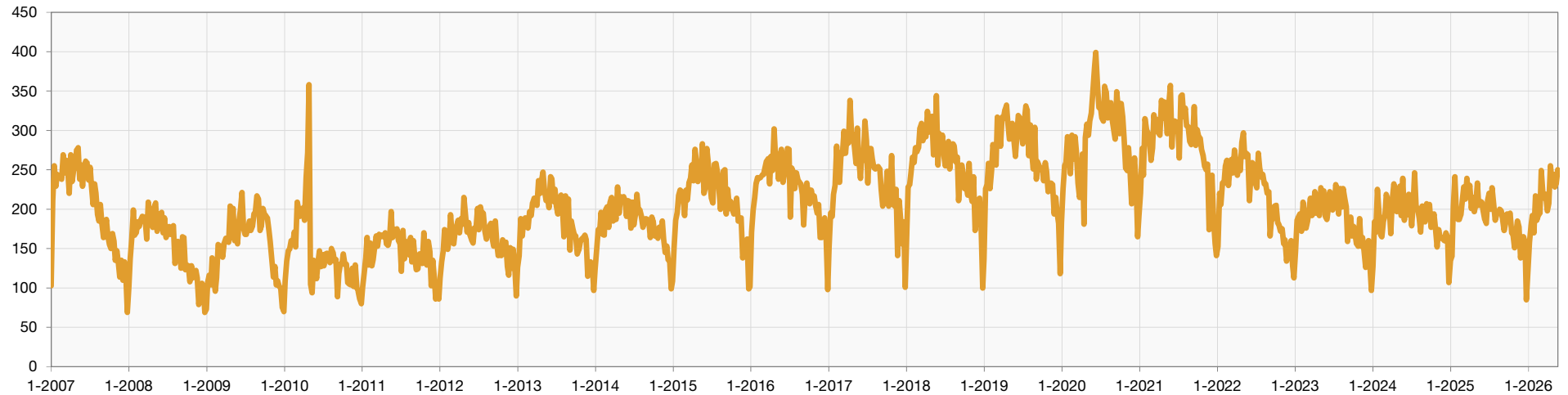
A count of the properties on which contracts have been accepted in a given week.  
Pending contracts include "Under Contract-Show" and "Under Contract-No Show" statuses.

## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
2/28/2026	195	213	- 8.5%
3/7/2026	249	228	+ 9.2%
3/14/2026	221	213	+ 3.8%
3/21/2026	214	239	- 10.5%
3/28/2026	219	219	0.0%
4/4/2026	198	230	- 13.9%
4/11/2026	208	201	+ 3.5%
4/18/2026	255	215	+ 18.6%
4/25/2026	239	197	+ 21.3%
5/2/2026	244	207	+ 17.9%
5/9/2026	228	233	- 2.1%
5/16/2026	232	205	+ 13.2%
<b>5/23/2026</b>	<b>250</b>	<b>210</b>	<b>+ 19.0%</b>
3-Month Total	2,952	2,810	+ 5.1%

## Historical Pending Sales Activity

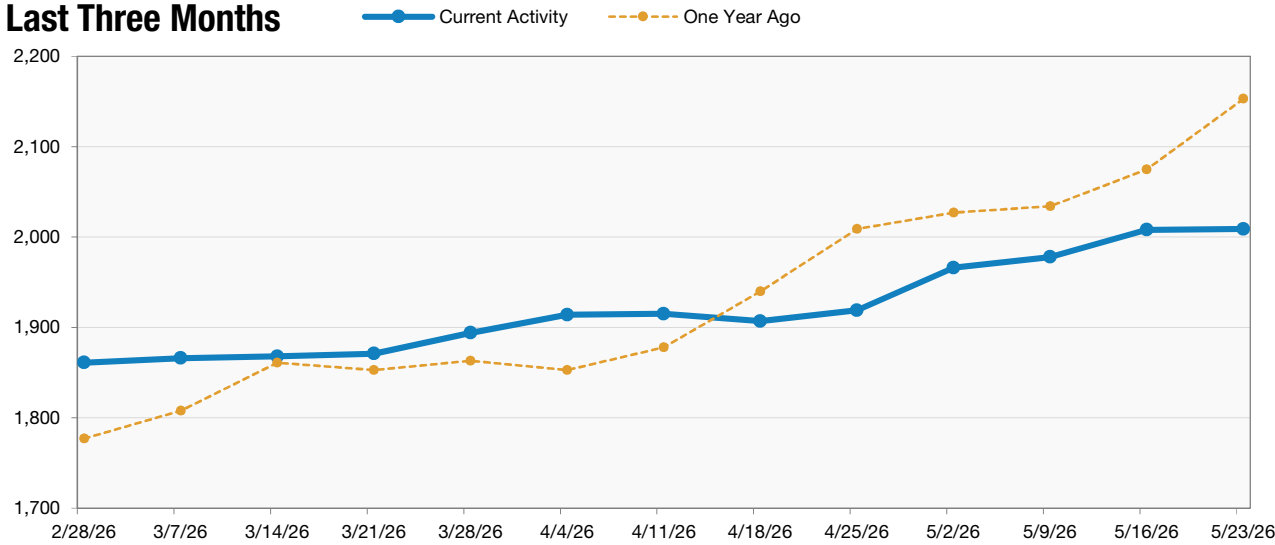


# Inventory of Homes for Sale

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

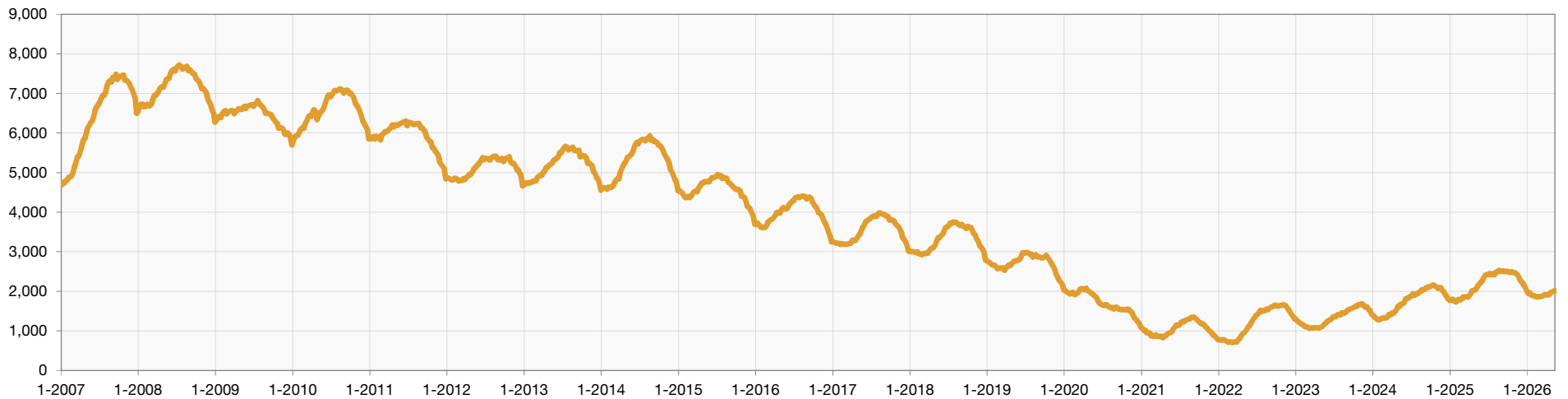


## Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
2/28/2026	1,861	1,777	+ 4.7%
3/7/2026	1,866	1,808	+ 3.2%
3/14/2026	1,868	1,861	+ 0.4%
3/21/2026	1,871	1,853	+ 1.0%
3/28/2026	1,894	1,863	+ 1.7%
4/4/2026	1,914	1,853	+ 3.3%
4/11/2026	1,915	1,878	+ 2.0%
4/18/2026	1,907	1,940	- 1.7%
4/25/2026	1,919	2,009	- 4.5%
5/2/2026	1,966	2,027	- 3.0%
5/9/2026	1,978	2,034	- 2.8%
5/16/2026	2,008	2,075	- 3.2%
<b>5/23/2026</b>	<b>2,009</b>	<b>2,153</b>	<b>- 6.7%</b>
3-Month Avg	1,921	1,933	- 0.6%

## Historical Inventory Activity

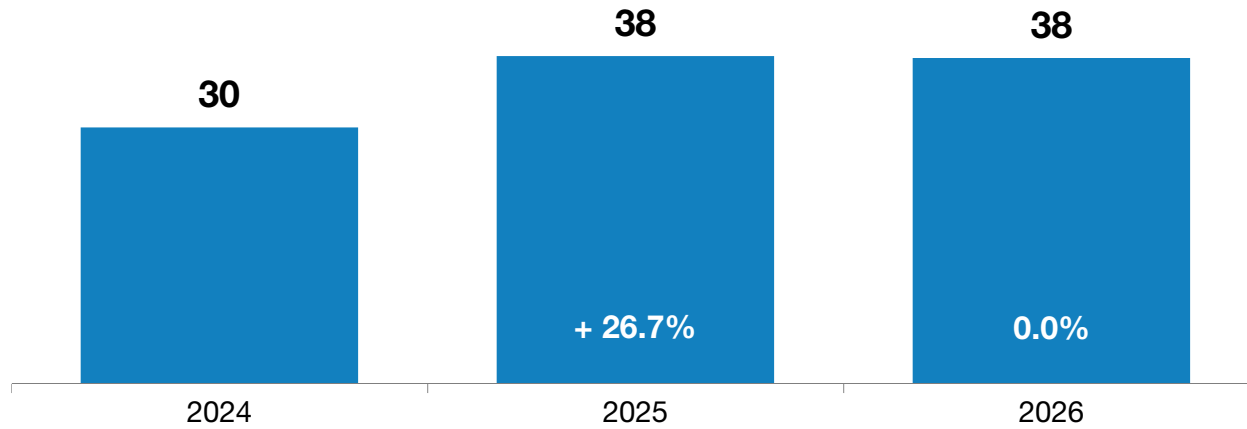


# Days on Market



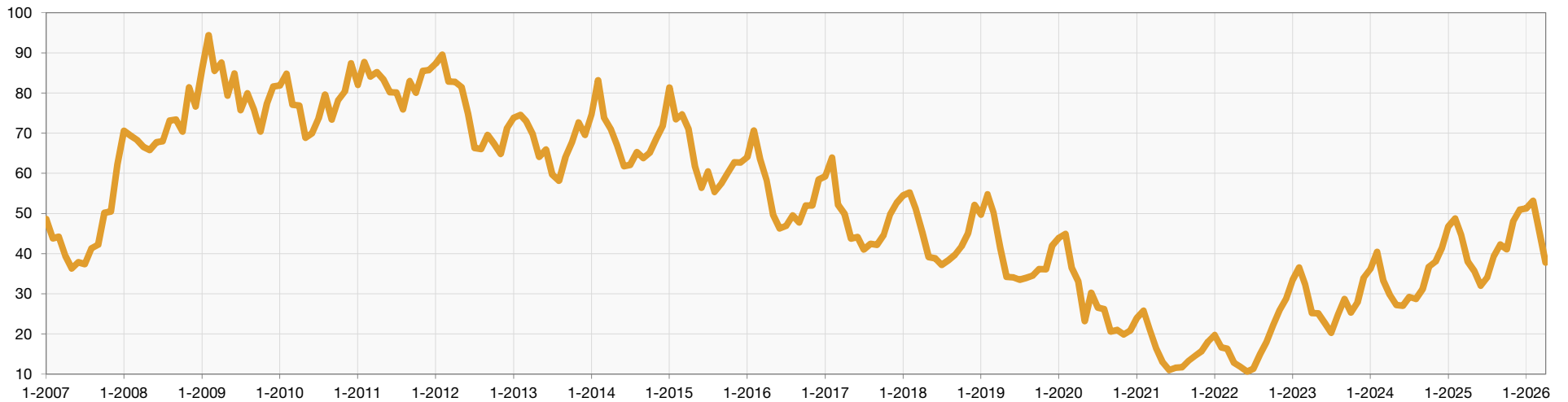
Days on Market (DOM) tracks the days on market for a property specific to the MLS number. DOM accrues for "Active" and "Under Contract-Show" statuses. DOM does not include any days that the listing is in "Under Contract-No Show," "Temporarily off Market," "Closed/Sold," "Expired" and "Withdrawn" statuses.

## 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%
<b>April 2026</b>	<b>38</b>	<b>38</b>	<b>0.0%</b>
12-Month Avg	43	36	+ 19.4%

## Historical Days on Market

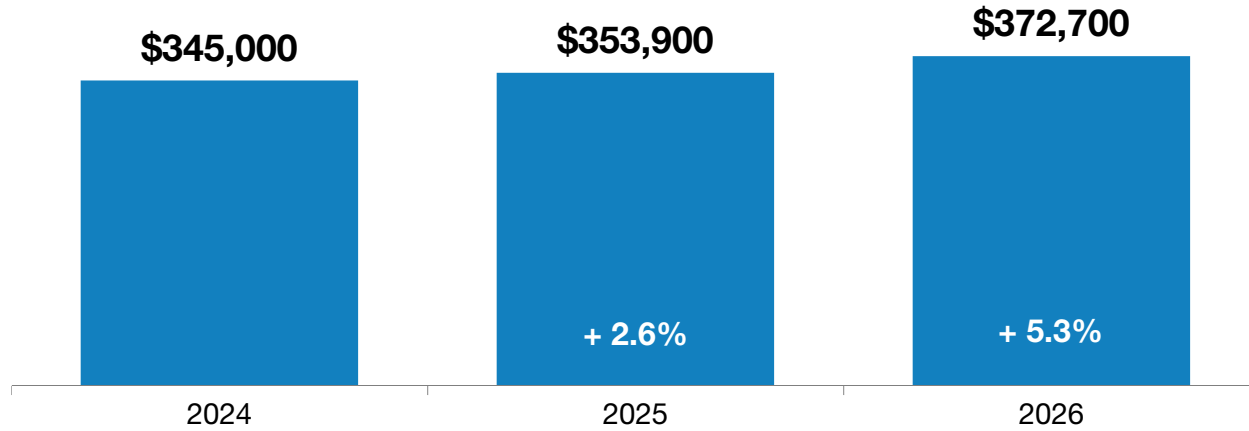


# Median Sales Price

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

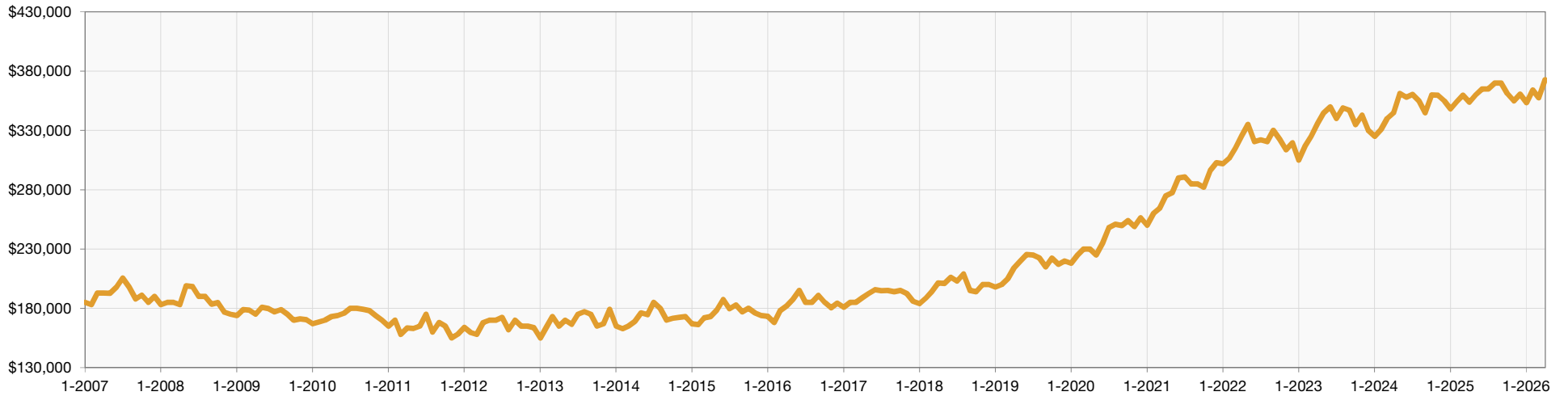


## April



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%
<b>April 2026</b>	<b>\$372,700</b>	<b>\$353,900</b>	<b>+ 5.3%</b>
12-Month Avg	\$359,000	\$350,000	+ 2.6%

## Historical Median Sales Price

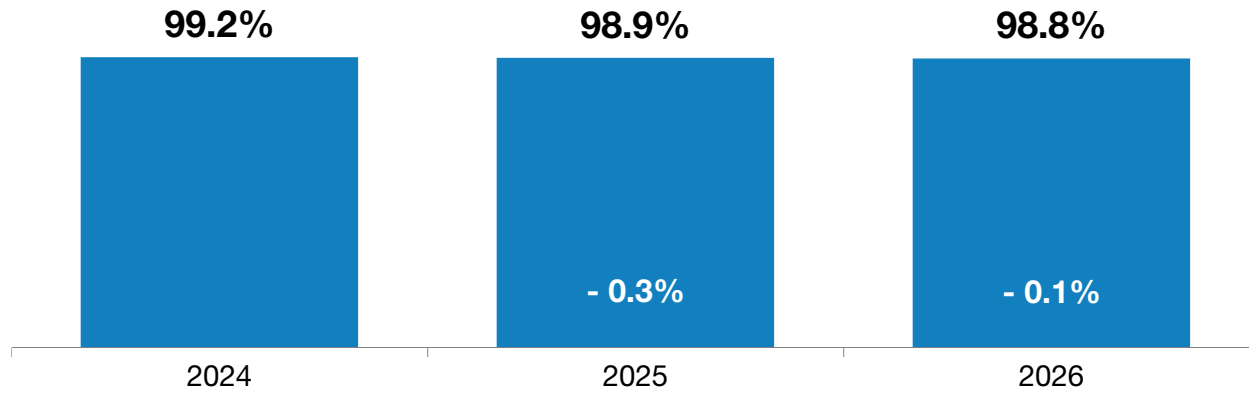


# Percent of List Price Received



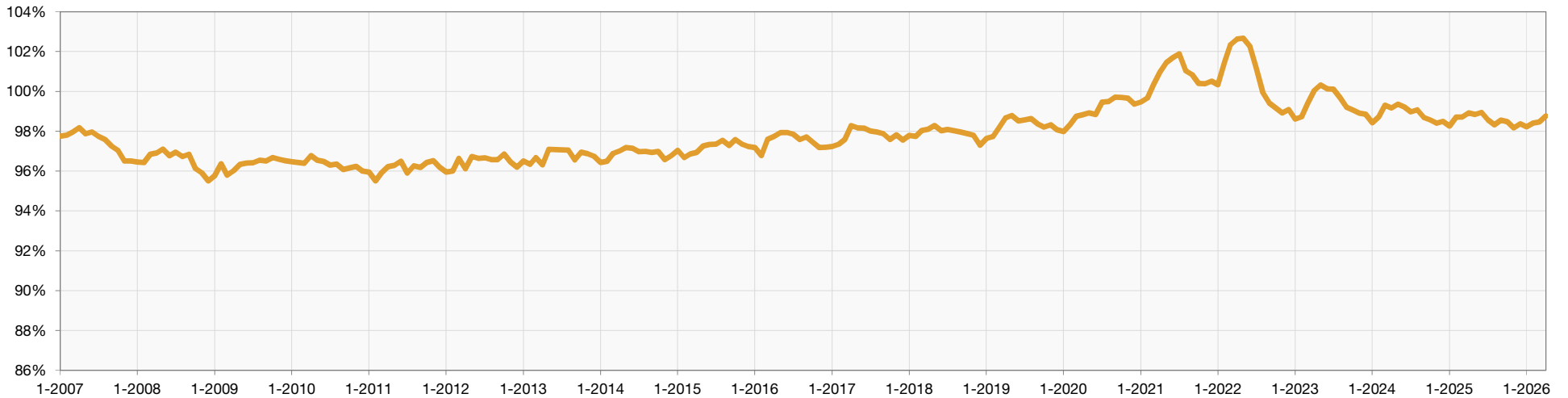
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

## 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%
<b>April 2026</b>	<b>98.8%</b>	<b>98.9%</b>	<b>- 0.1%</b>
12-Month Avg	98.5%	98.7%	- 1.5%

## Historical Percent of Original List Price Received

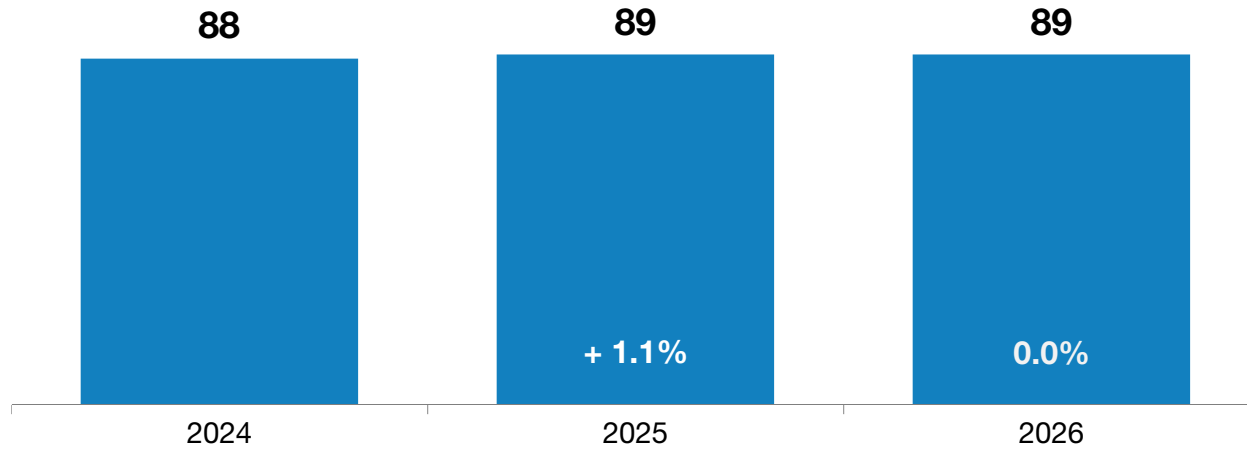


# Housing Affordability Index



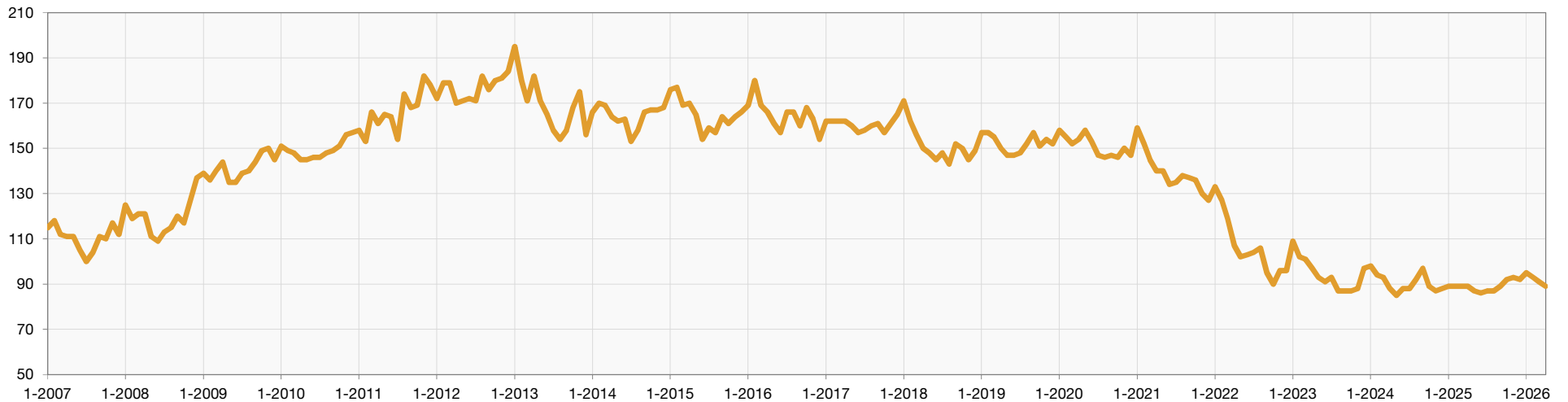
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

## 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%
<b>April 2026</b>	<b>89</b>	<b>89</b>	<b>0.0%</b>
12-Month Avg	90	89	+ 1.1%

## Historical Housing Affordability Index

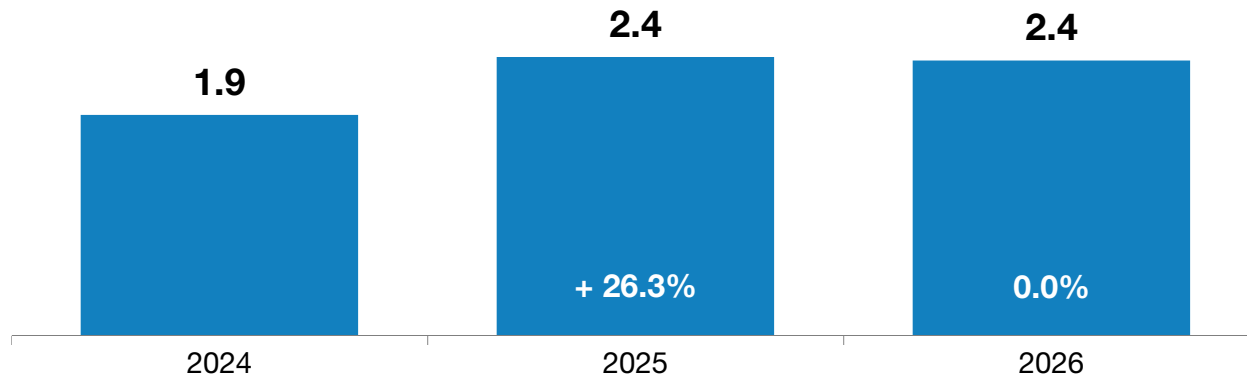


# Months Supply of Homes for Sale

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.



## 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%
<b>April 2026</b>	<b>2.4</b>	<b>2.4</b>	<b>0.0%</b>
12-Month Avg	2.7	2.4	+ 12.5%

## Historical Months Supply of Inventory

