

Albuquerque Region Weekly Market Activity Report

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

For Week Ending May 30, 2026

Data current as of June 8, 2026

U.S. housing starts fell 2.8% from the previous month to a seasonally adjusted annual rate of 1,465,000 units in April, the U.S. Census Bureau reported. Despite the monthly decline, starts were up 4.6% from one year earlier. Building permits rose 5.8% month-over-month to a seasonally adjusted annual rate of 1,442,000, while housing completions grew 4.8% to 1,449,000.

For the week ending May 30:

- New Listings decreased 15.0% to 238
- Pending Sales increased 8.6% to 227
- Inventory decreased 5.6% to 2,065

For the month of May:

- Median Sales Price increased 1.4% to \$365,000
- Percent of List Price Received increased 0.1% to 98.9%
- Months Supply of Inventory decreased 11.1% to 2.4

Quick Facts

- 15.0%	+ 8.6%	- 5.6%
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

New Listings	2
Pending Sales	3
Inventory of Homes for Sale	4

Metrics by Month

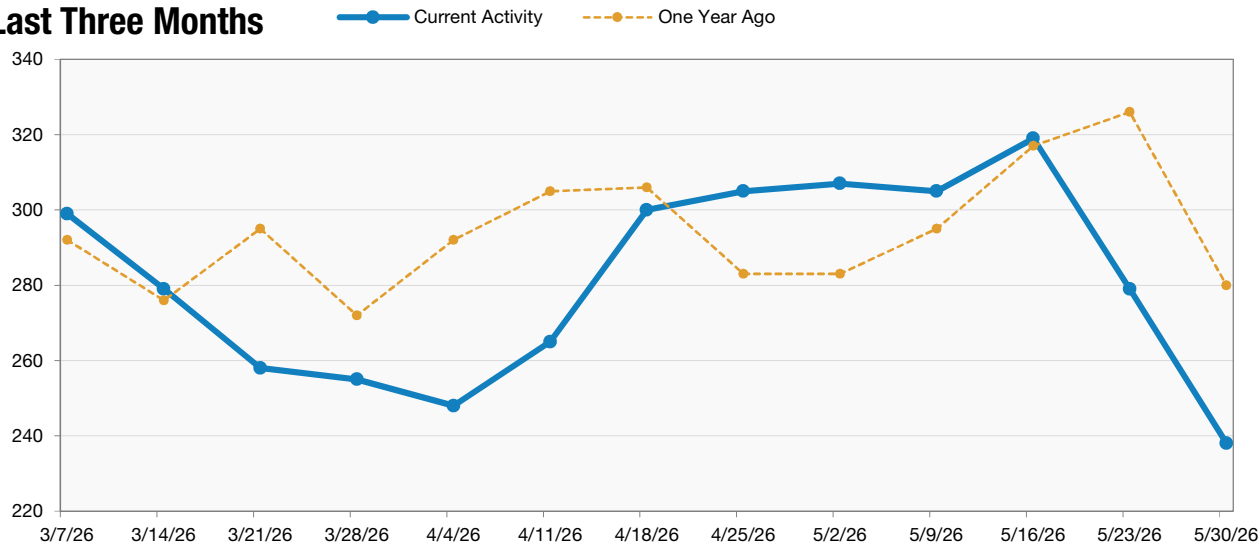
Days on Market	5
Median Sales Price	6
Percent of List Price Received	7
Housing Affordability Index	8
Months Supply of Homes for Sale	9

New Listings

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

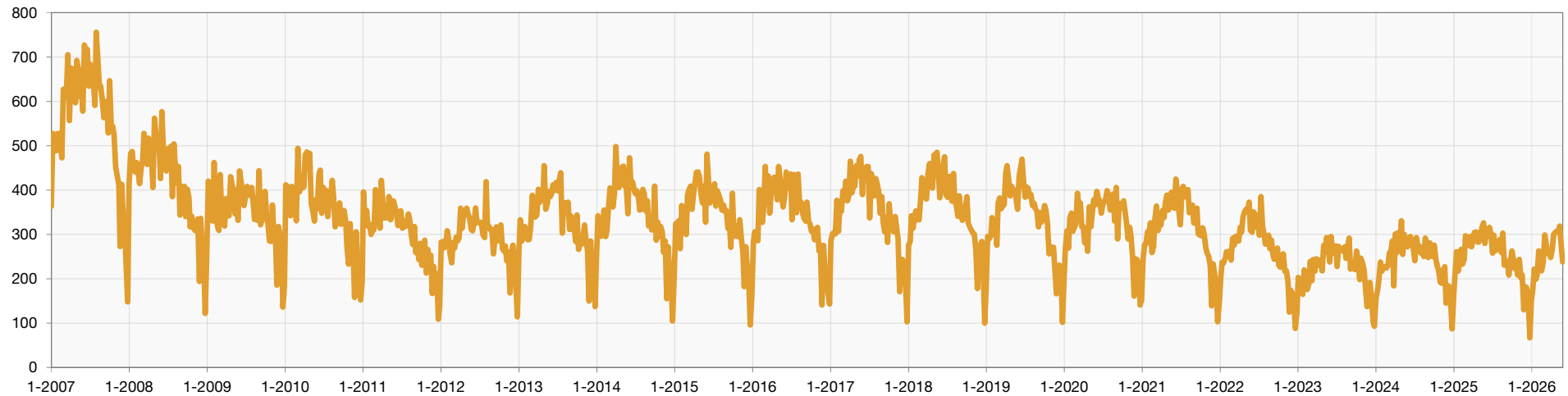


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
3/7/2026	299	292	+ 2.4%
3/14/2026	279	276	+ 1.1%
3/21/2026	258	295	- 12.5%
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	307	283	+ 8.5%
5/9/2026	305	295	+ 3.4%
5/16/2026	319	317	+ 0.6%
5/23/2026	279	326	- 14.4%
5/30/2026	238	280	- 15.0%
3-Month Total	3,657	3,822	- 4.3%

Historical New Listing Activity

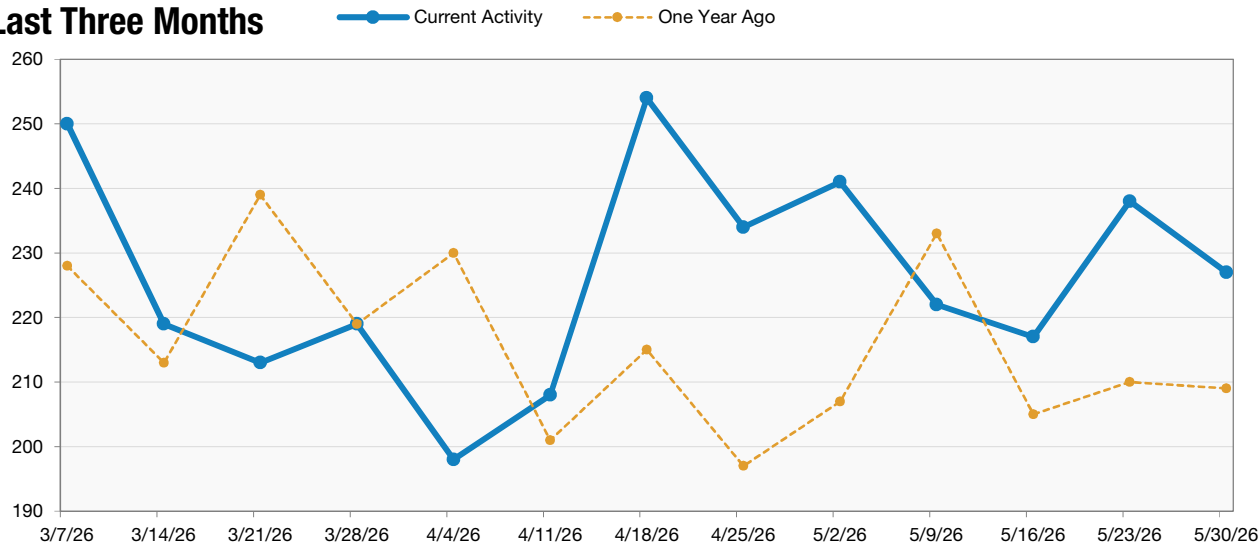


Pending Sales

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.

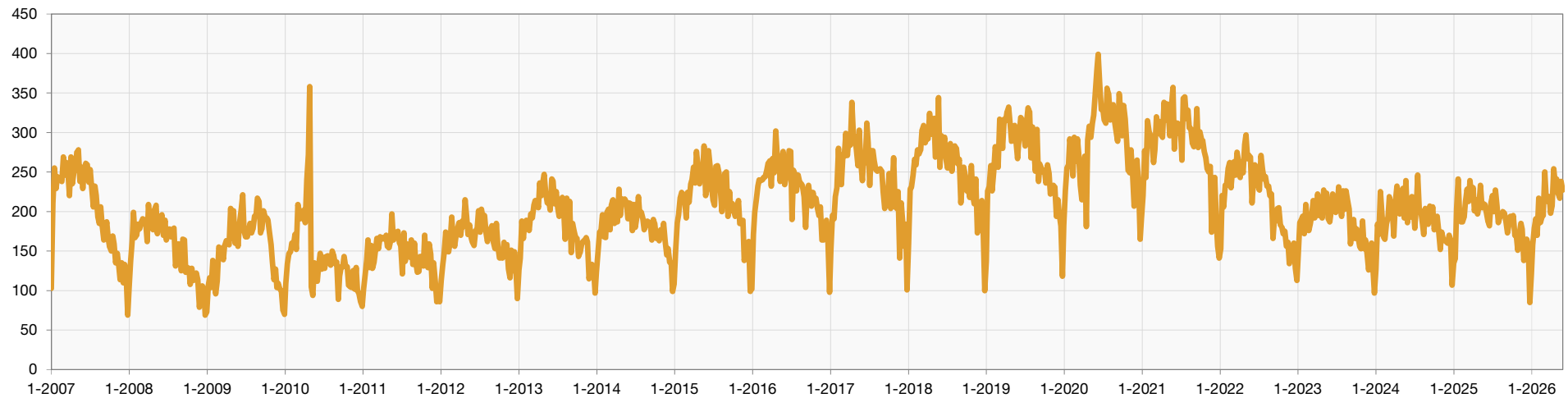


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
3/7/2026	250	228	+ 9.6%
3/14/2026	219	213	+ 2.8%
3/21/2026	213	239	- 10.9%
3/28/2026	219	219	0.0%
4/4/2026	198	230	- 13.9%
4/11/2026	208	201	+ 3.5%
4/18/2026	254	215	+ 18.1%
4/25/2026	234	197	+ 18.8%
5/2/2026	241	207	+ 16.4%
5/9/2026	222	233	- 4.7%
5/16/2026	217	205	+ 5.9%
5/23/2026	238	210	+ 13.3%
5/30/2026	227	209	+ 8.6%
3-Month Total	2,940	2,806	+ 4.8%

Historical Pending Sales Activity

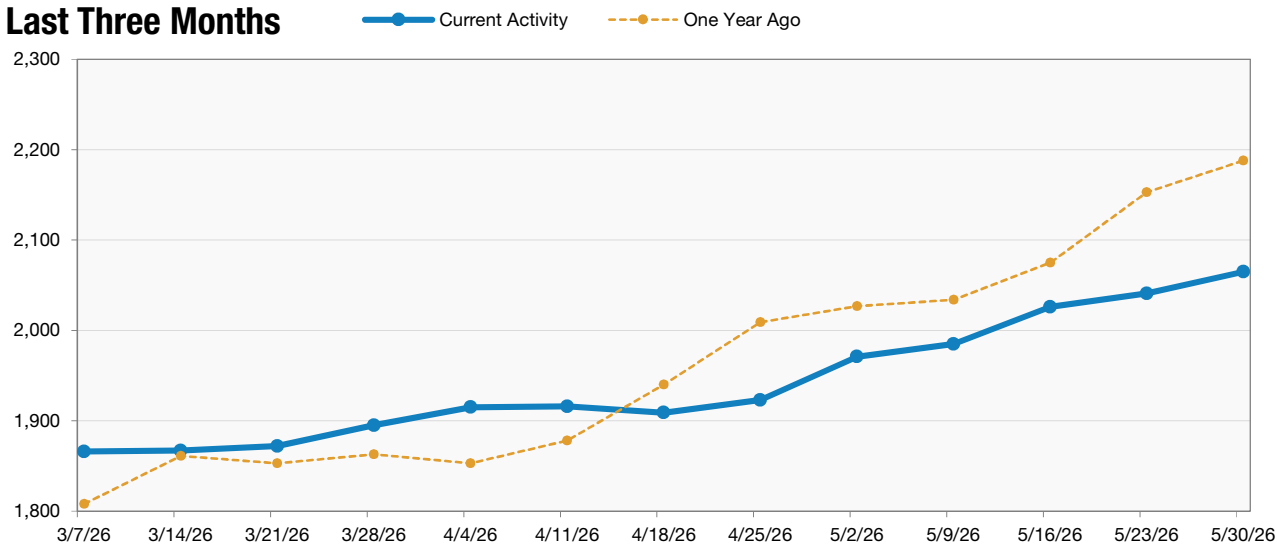


Inventory of Homes for Sale

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

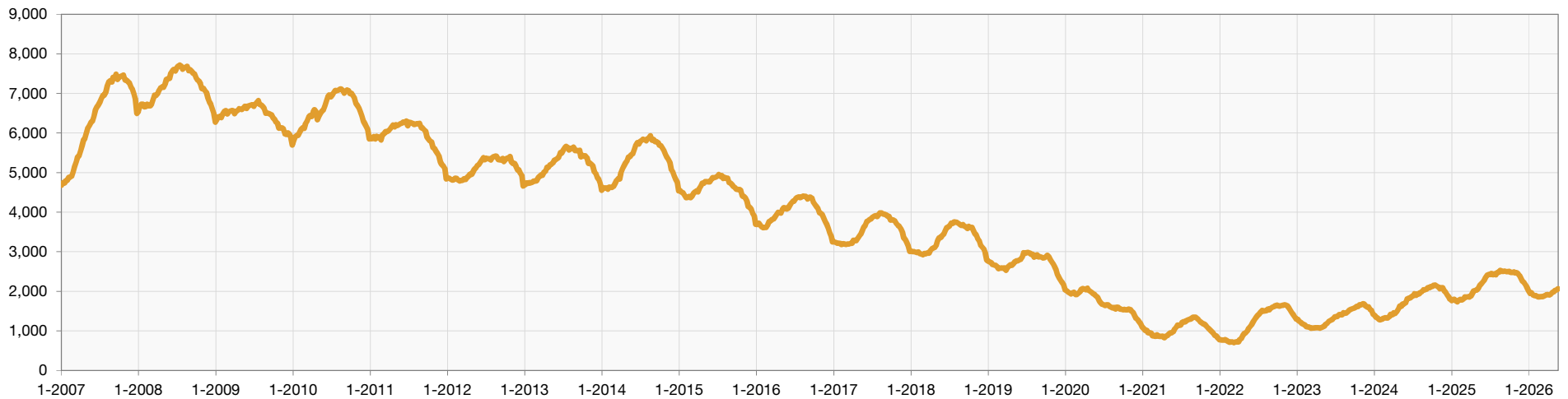


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
3/7/2026	1,866	1,808	+ 3.2%
3/14/2026	1,867	1,861	+ 0.3%
3/21/2026	1,872	1,853	+ 1.0%
3/28/2026	1,895	1,863	+ 1.7%
4/4/2026	1,915	1,853	+ 3.3%
4/11/2026	1,916	1,878	+ 2.0%
4/18/2026	1,909	1,940	- 1.6%
4/25/2026	1,923	2,009	- 4.3%
5/2/2026	1,971	2,027	- 2.8%
5/9/2026	1,985	2,034	- 2.4%
5/16/2026	2,026	2,075	- 2.4%
5/23/2026	2,041	2,153	- 5.2%
5/30/2026	2,065	2,188	- 5.6%
3-Month Avg	1,942	1,965	- 1.1%

Historical Inventory Activity

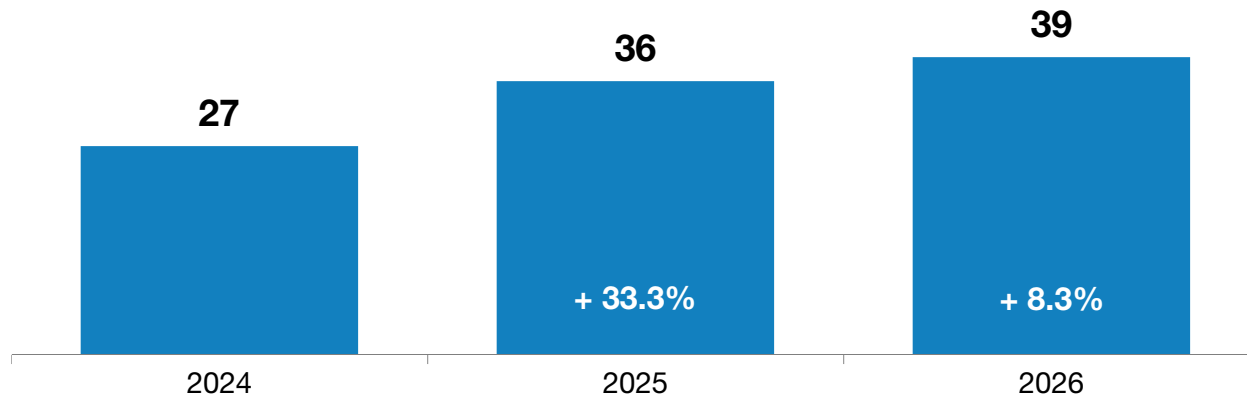


Days on Market



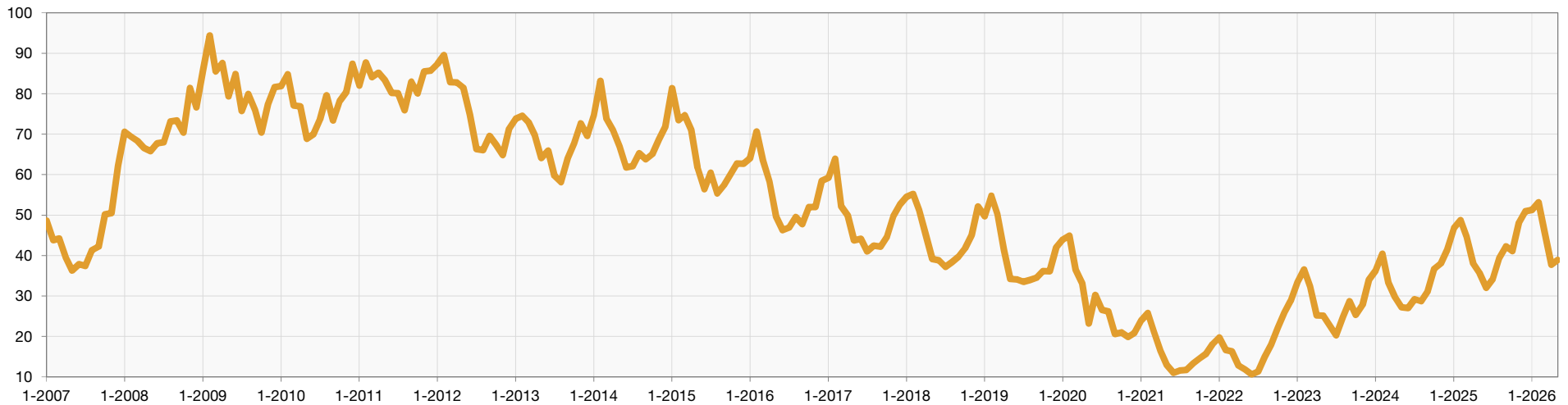
Days on Market (DOM) tracks the days on market for a property specific to the MLS number. DOM accrues for "Active" and "Under Contract-Show" statuses. DOM does not include any days that the listing is in "Under Contract-No Show," "Temporarily off Market," "Closed/Sold," "Expired" and "Withdrawn" statuses.

May



Month	Current Activity	One Year Previous	+/-
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%
May 2026	39	36	+ 8.3%
12-Month Avg	43	37	+ 16.2%

Historical Days on Market

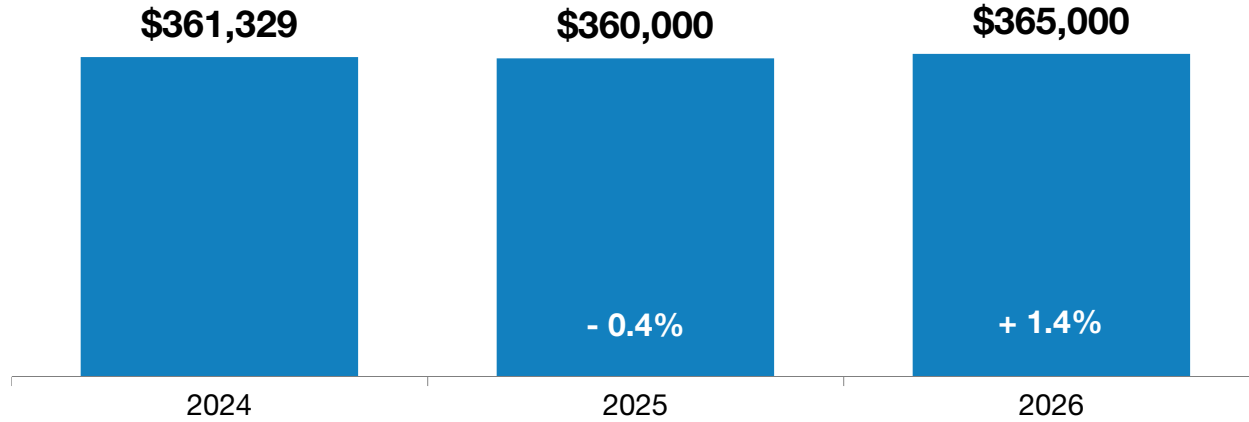


Median Sales Price

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

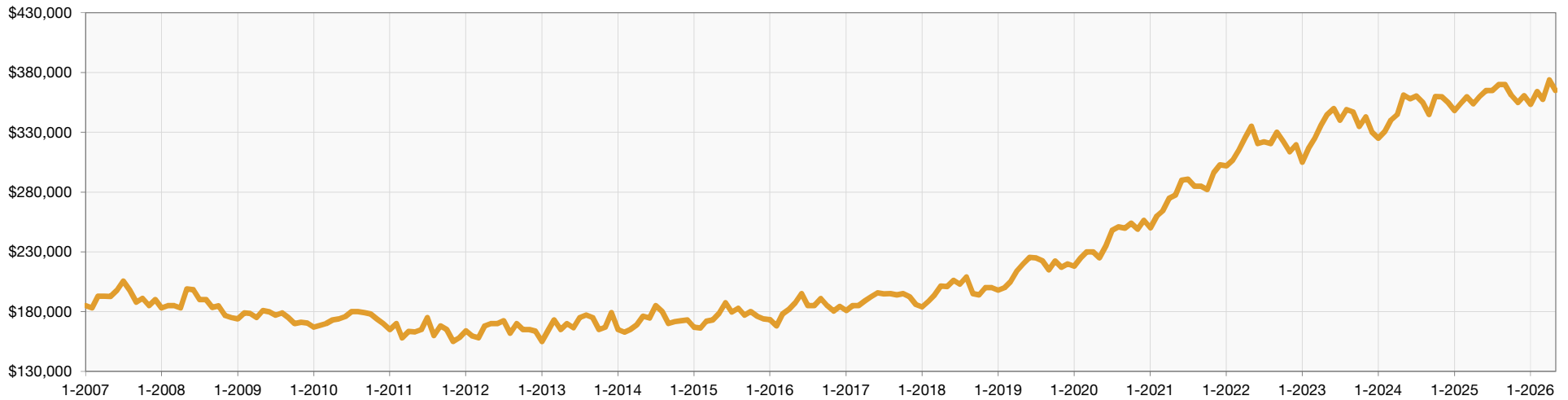


May



Month	Current Activity	One Year Previous	+ / -
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	\$373,900	\$353,900	+ 5.7%
May 2026	\$365,000	\$360,000	+ 1.4%
12-Month Avg	\$359,900	\$350,000	+ 2.8%

Historical Median Sales Price

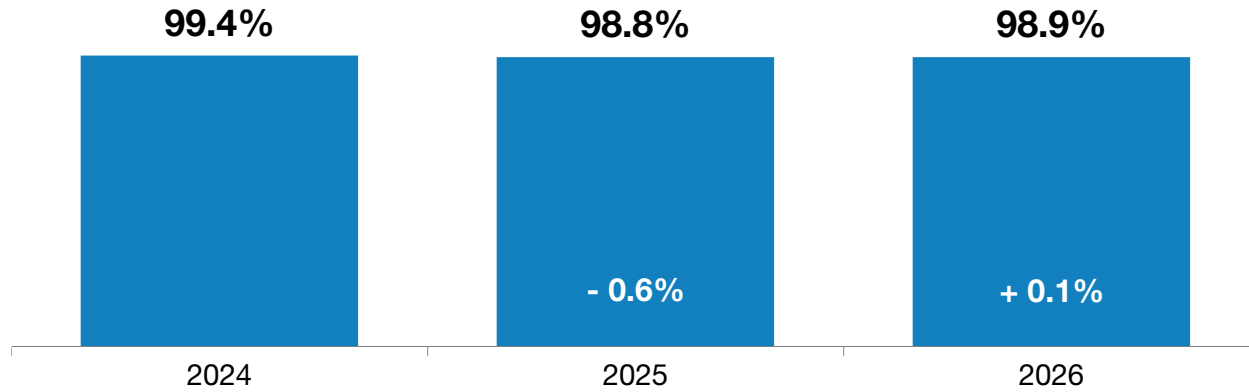


Percent of List Price Received



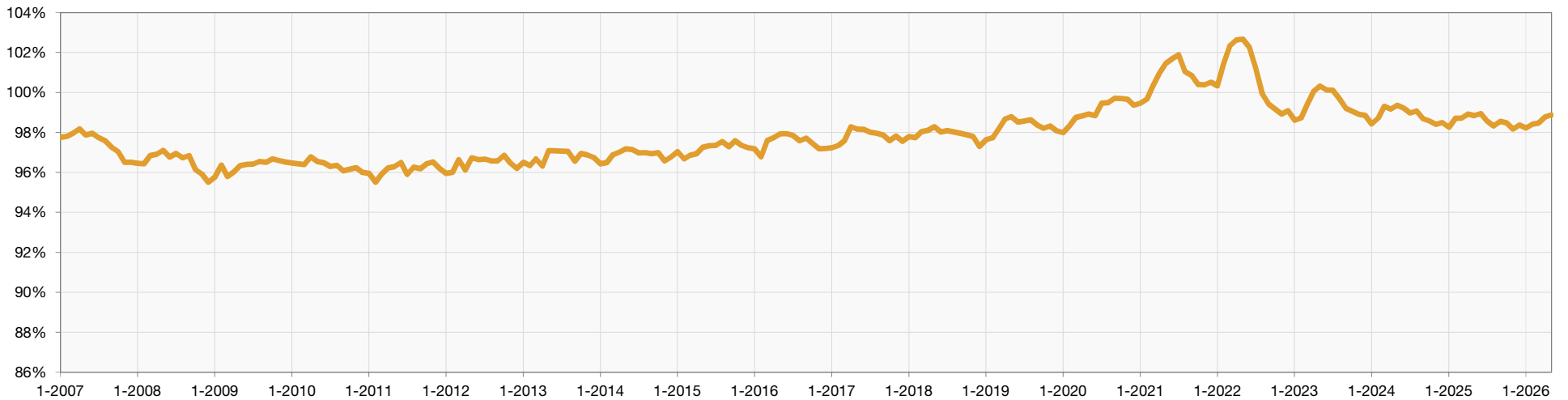
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

May



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

Historical Percent of Original List Price Received

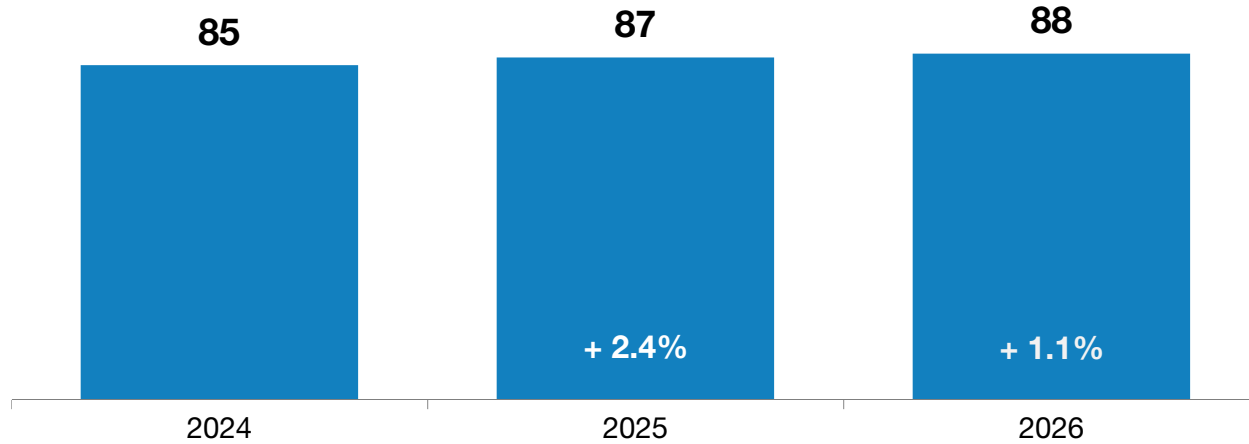


Housing Affordability Index



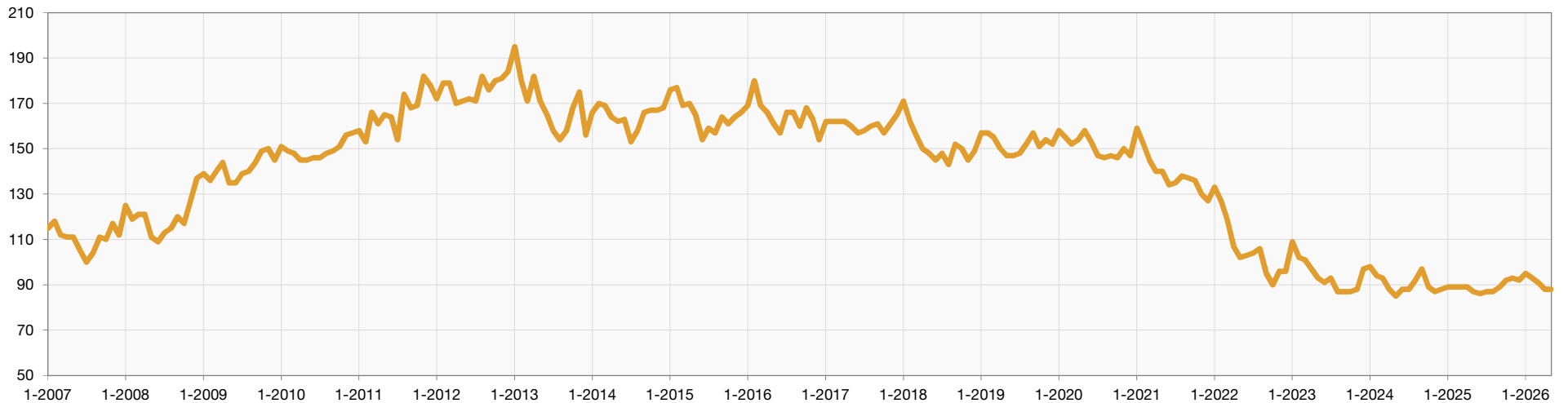
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

May



Month	Current Activity	One Year Previous	+ / -
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	88	89	- 1.1%
May 2026	88	87	+ 1.1%
12-Month Avg	90	89	+ 1.1%

Historical Housing Affordability Index

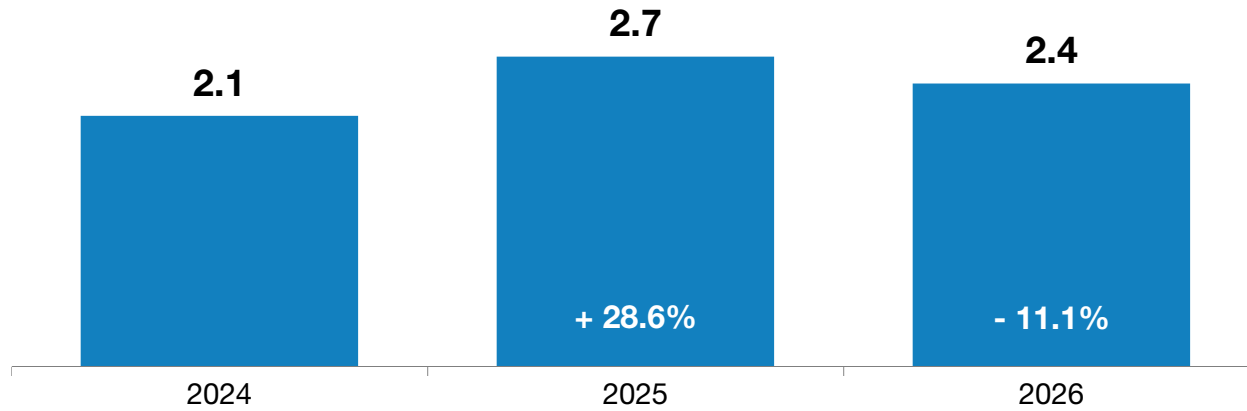


Months Supply of Homes for Sale

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.



May



Month	Current Activity	One Year Previous	+ / -
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	2.4	2.4	0.0%
May 2026	2.4	2.7	- 11.1%
12-Month Avg	2.7	2.4	+ 12.5%

Historical Months Supply of Inventory

