Albuquerque Region Weekly Market Activity Report

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

For Week Ending July 11, 2026

Data current as of July 20, 2026

A family earning the nation's median income of $106,800 needed to spend 32% of its income to afford the mortgage payment on a median-priced home in the first quarter of 2026, according to the National Association of Home Builders (NAHB)/Wells Fargo Cost of Housing Index (CHI). That represents a modest improvement from the fourth quarter of 2025, when a family needed to spend 34% of its income on housing.

For the week ending July 11:
- New Listings increased 2.7% to 306
- Pending Sales increased 10.5% to 221
- Inventory decreased 10.1% to 2,181

For the month of June:
- Median Sales Price increased 2.7% to $375,000
- Percent of List Price Received increased 0.1% to 99.0%
- Months Supply of Inventory decreased 10.3% to 2.6

Quick Facts

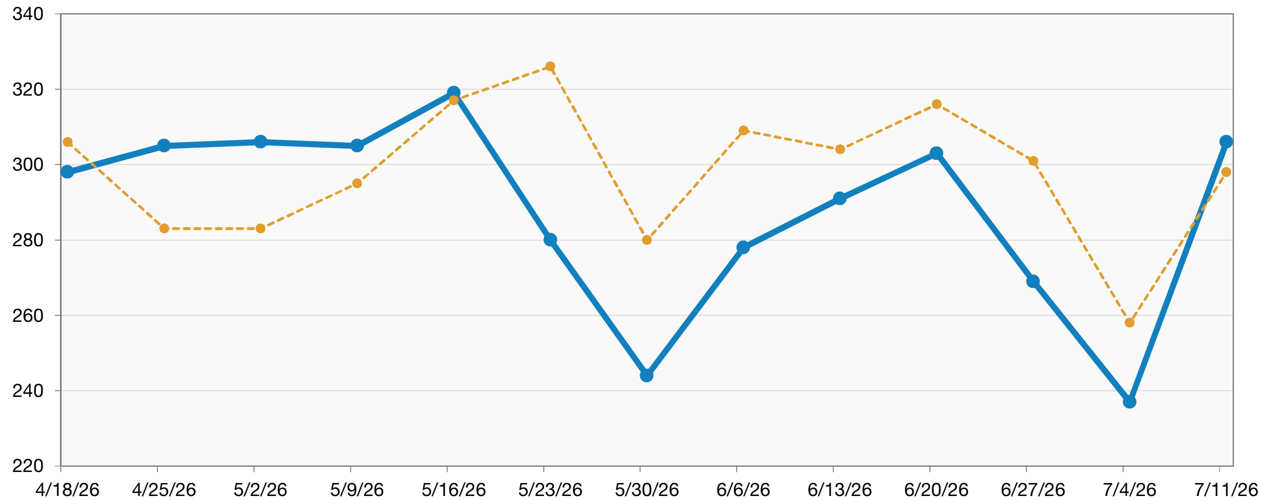
+ 2.7%	+ 10.5%	- 10.1%
Change in **New Listings**	Change in **Pending Sales**	Change in **Inventory**

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.

New Listings

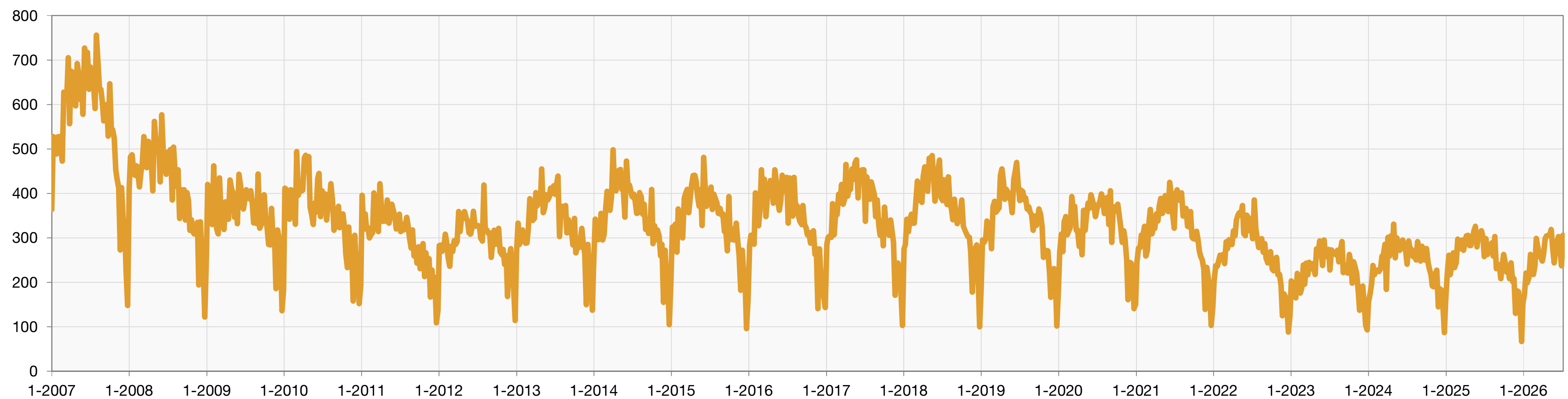
A count of the properties that have been newly listed on the market in a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / –
4/18/2026	298	306	- 2.6%
4/25/2026	305	283	+ 7.8%
5/2/2026	306	283	+ 8.1%
5/9/2026	305	295	+ 3.4%
5/16/2026	319	317	+ 0.6%
5/23/2026	280	326	- 14.1%
5/30/2026	244	280	- 12.9%
6/6/2026	278	309	- 10.0%
6/13/2026	291	304	- 4.3%
6/20/2026	303	316	- 4.1%
6/27/2026	269	301	- 10.6%
7/4/2026	237	258	- 8.1%
7/11/2026	**306**	**298**	**+ 2.7%**
3-Month Total	3,741	3,876	- 3.5%

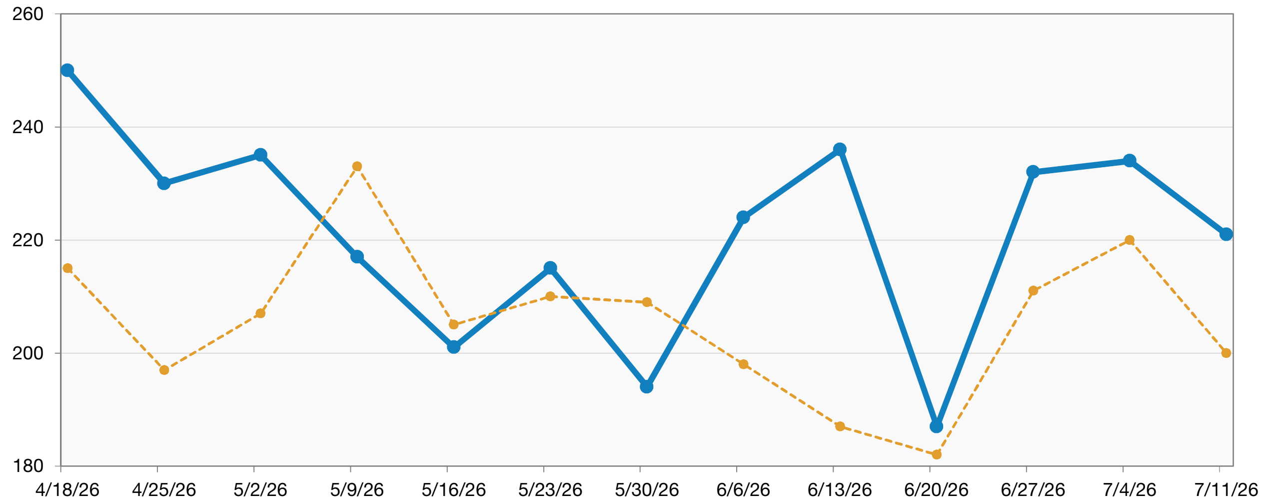
Historical New Listing Activity



Pending Sales

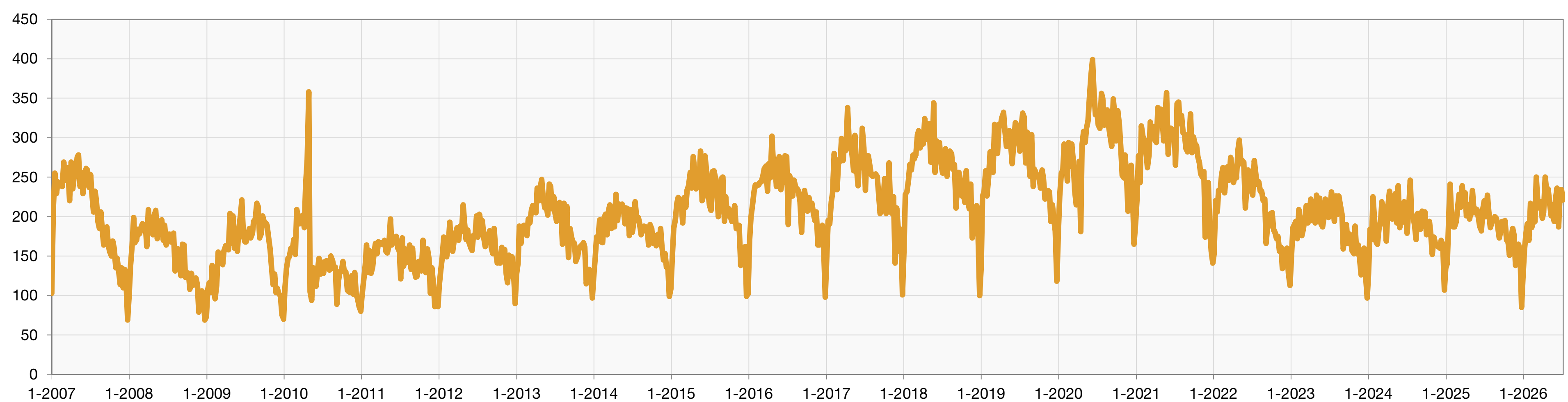
A count of the properties on which contracts have been accepted in a given week.
Pending contracts include "Under Contract-Show" and "Under Contract-No Show" statuses.

Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / –
4/18/2026	250	215	+ 16.3%
4/25/2026	230	197	+ 16.8%
5/2/2026	235	207	+ 13.5%
5/9/2026	217	233	- 6.9%
5/16/2026	201	205	- 2.0%
5/23/2026	215	210	+ 2.4%
5/30/2026	194	209	- 7.2%
6/6/2026	224	198	+ 13.1%
6/13/2026	236	187	+ 26.2%
6/20/2026	187	182	+ 2.7%
6/27/2026	232	211	+ 10.0%
7/4/2026	234	220	+ 6.4%
7/11/2026	**221**	**200**	**+ 10.5%**
3-Month Total	2,876	2,674	+ 7.6%

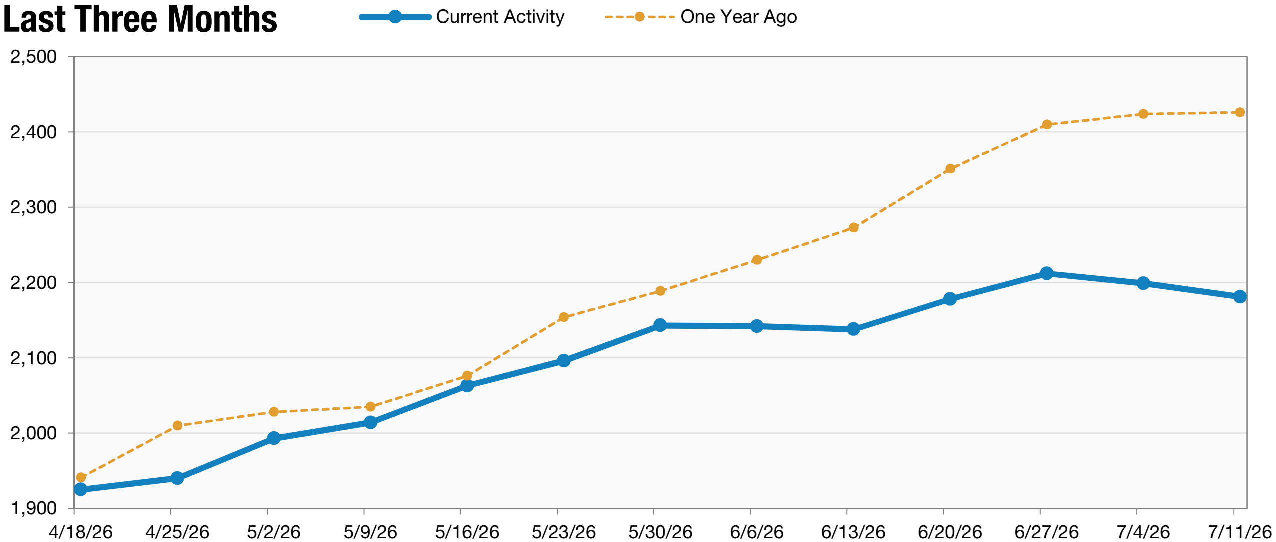
Historical Pending Sales Activity



Inventory of Homes for Sale

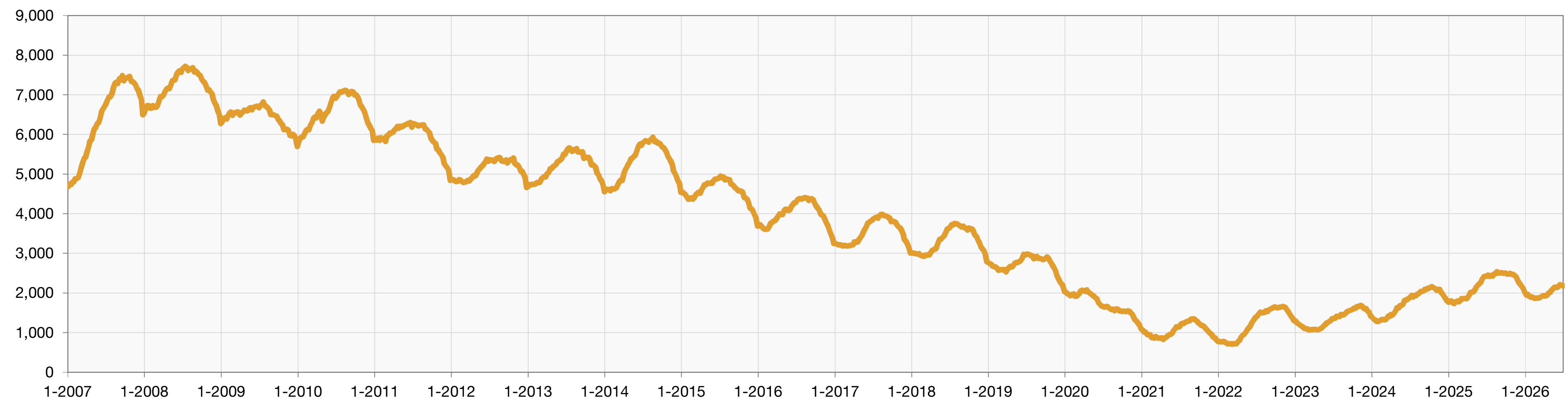
The number of properties available for sale in active status at the end of a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / –
4/18/2026	1,925	1,941	- 0.8%
4/25/2026	1,940	2,010	- 3.5%
5/2/2026	1,993	2,028	- 1.7%
5/9/2026	2,014	2,035	- 1.0%
5/16/2026	2,063	2,076	- 0.6%
5/23/2026	2,096	2,154	- 2.7%
5/30/2026	2,143	2,189	- 2.1%
6/6/2026	2,142	2,230	- 3.9%
6/13/2026	2,138	2,273	- 5.9%
6/20/2026	2,178	2,351	- 7.4%
6/27/2026	2,212	2,410	- 8.2%
7/4/2026	2,199	2,424	- 9.3%
7/11/2026	**2,181**	**2,426**	**- 10.1%**
3-Month Avg	2,094	2,196	- 4.6%

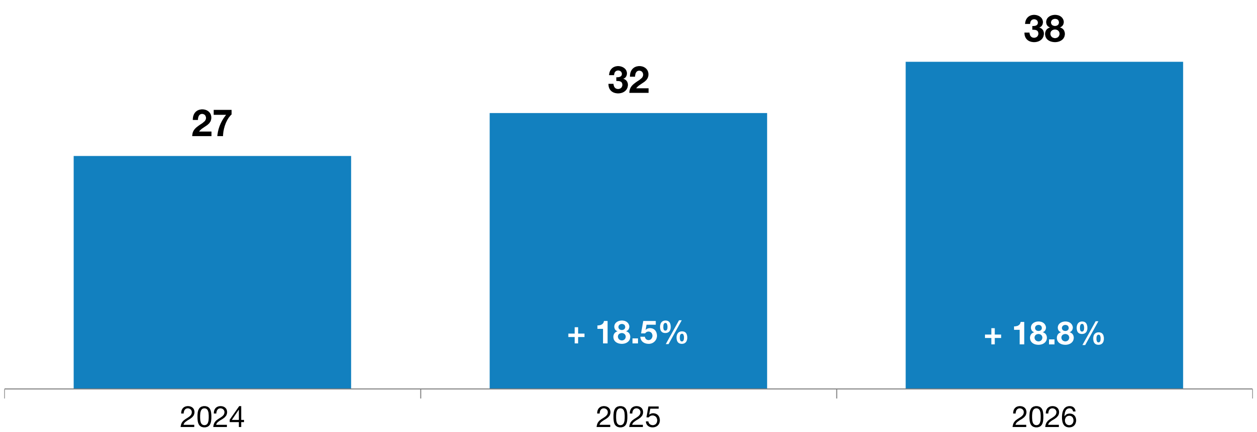
Historical Inventory Activity



Days on Market

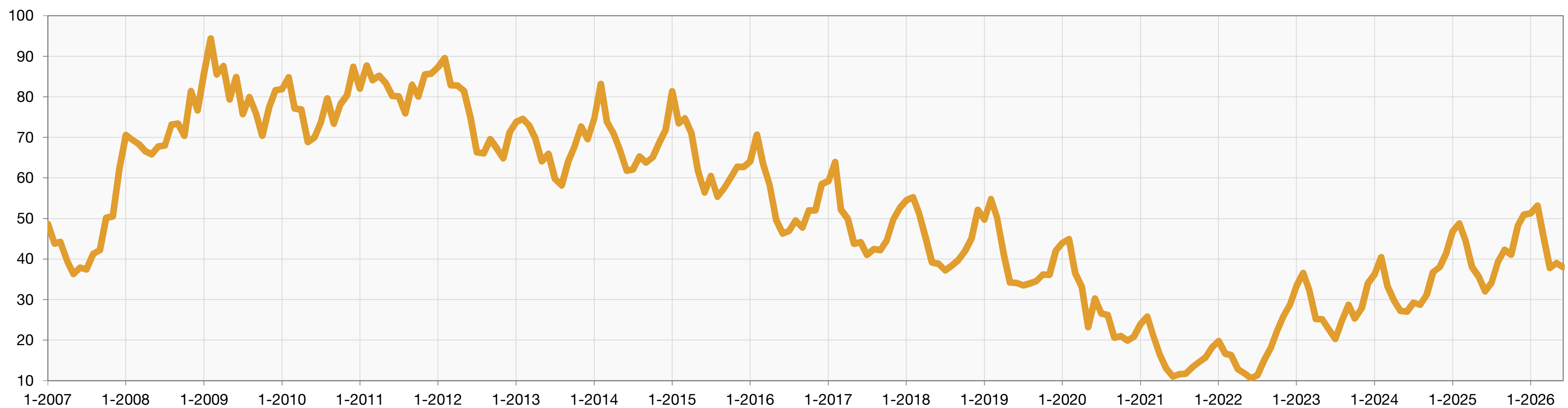
Days on Market (DOM) tracks the days on market for a property specific to the MLS number. DOM accrues for “Active” and “Under Contract-Show” statuses. DOM does not include any days that the listing is in “Under Contract-No Show,” “Temporarily off Market,” “Closed/Sold,” “Expired” and “Withdrawn” statuses.

June



Month	Current Activity	One Year Previous	+/-
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%
June 2026	**38**	**32**	**+ 18.8%**
12-Month Avg	44	37	+ 18.9%

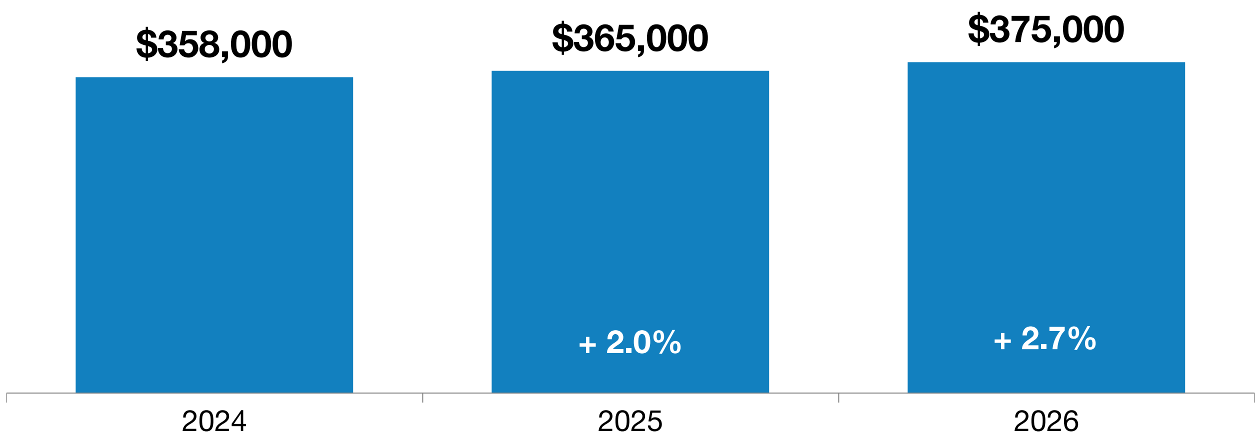
Historical Days on Market



Median Sales Price

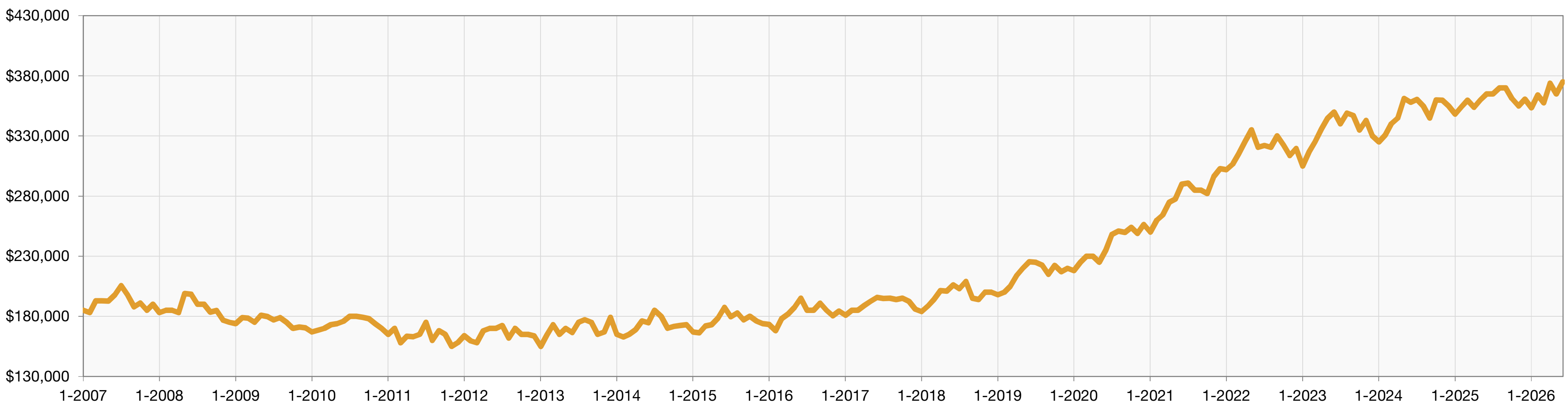
Median price point for all closed sales, not accounting for seller concessions, in a given month.

June



Month	Current Activity	One Year Previous	+ / –
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	$374,000	$353,900	+ 5.7%
May 2026	$365,000	$360,000	+ 1.4%
June 2026	**$375,000**	**$365,000**	**+ 2.7%**
12-Month Avg	$360,000	$350,000	+ 2.9%

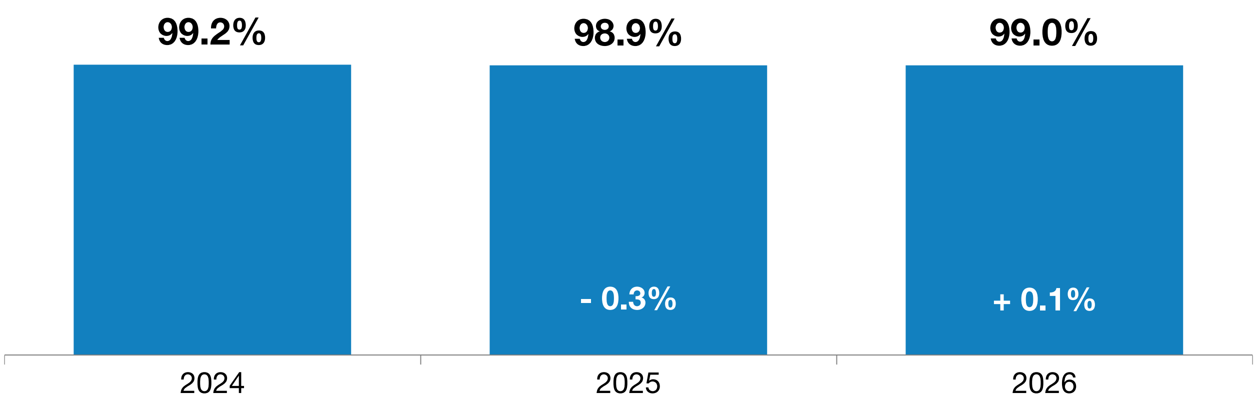
Historical Median Sales Price



Percent of List Price Received

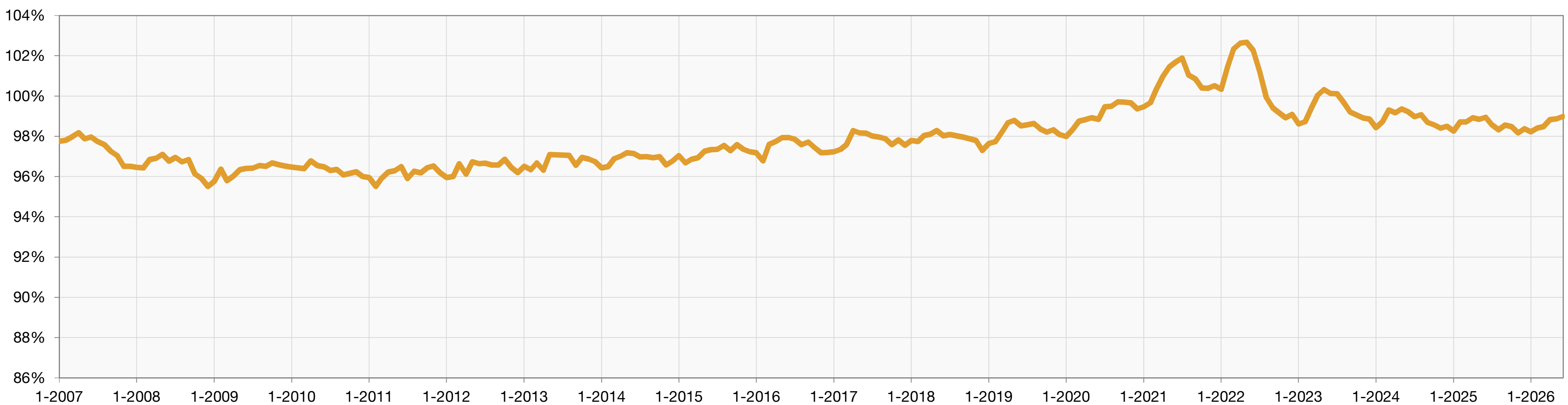
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

June



Month	Current Activity	One Year Previous	+ / –
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%
June 2026	**99.0%**	**98.9%**	**+ 0.1%**
12-Month Avg	98.5%	98.7%	- 1.5%

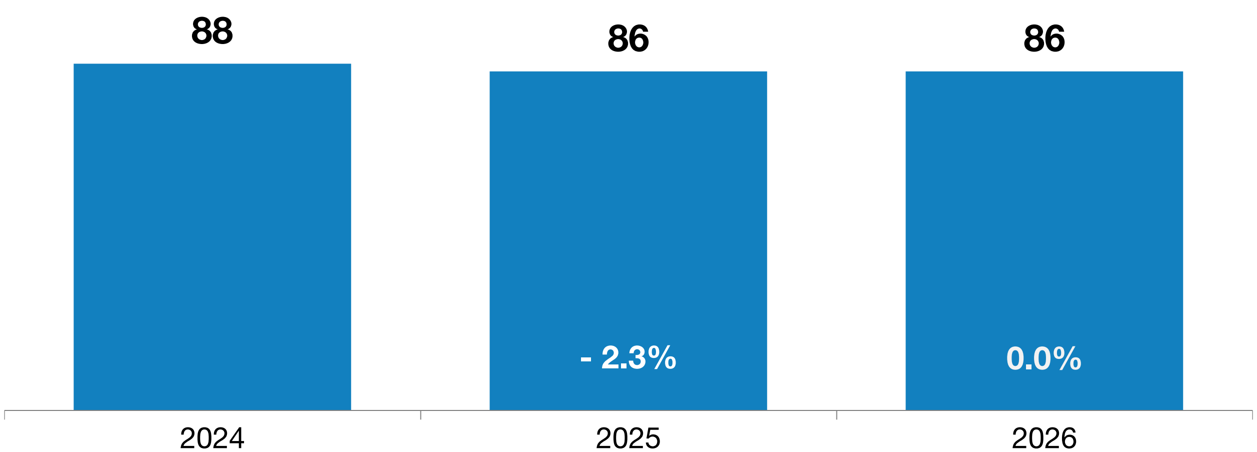
Historical Percent of Original List Price Received



Housing Affordability Index

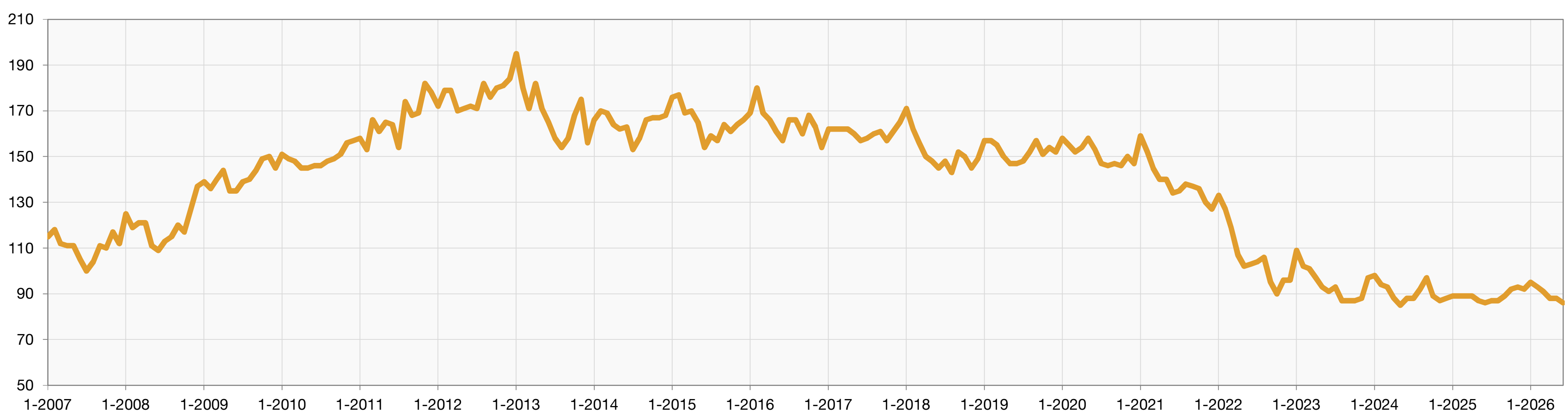
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

June



Month	Current Activity	One Year Previous	+ / –
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%
June 2026	**86**	**86**	**0.0%**
12-Month Avg	90	89	+ 1.1%

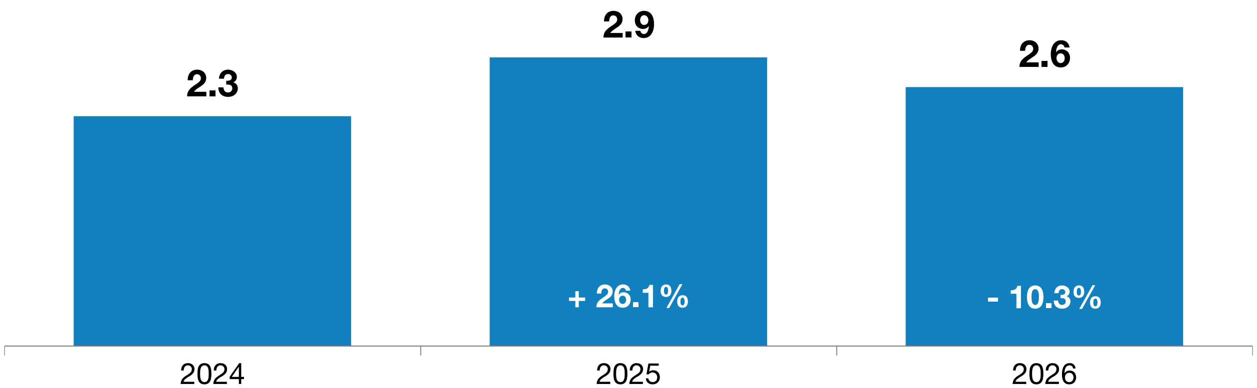
Historical Housing Affordability Index



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.

June



Month	Current Activity	One Year Previous	+ / –
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	2.6	2.7	- 3.7%
June 2026	**2.6**	**2.9**	**- 10.3%**
12-Month Avg	2.7	2.5	+ 8.0%

Historical Months Supply of Inventory