

Albuquerque Region Weekly Market Activity Report

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

For Week Ending August 9, 2025

Data current as of August 18, 2025

The average monthly mortgage payment on a median-priced home reached a record high of \$2,570 in 2024, based on a 30-year fixed-rate loan and a 3.5% down payment, according to the State of the Nation's Housing 2025 report from Harvard University's Joint Center for Housing Studies. Using a 31% debt-to-income ratio, a homebuyer would need to earn at least \$126,700 per year to afford that monthly payment.

For the week ending August 9:

- New Listings increased 10.4% to 286
- Pending Sales increased 13.3% to 213
- Inventory increased 20.5% to 2,329

For the month of July:

- Median Sales Price increased 1.3% to \$365,000
- Percent of List Price Received decreased 0.5% to 98.5%
- Months Supply of Inventory increased 21.7% to 2.8

Quick Facts

+ 10.4%	+ 13.3%	+ 20.5%
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

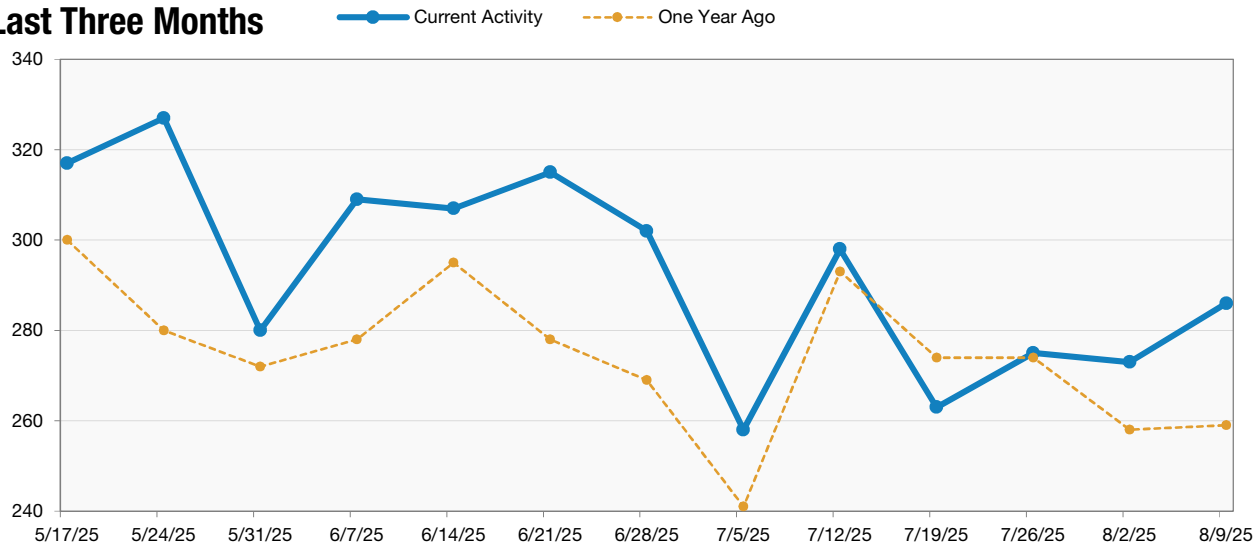
Days on Market	5
Median Sales Price	6
Percent of List Price Received	7
Housing Affordability Index	8
Months Supply of Homes for Sale	9

New Listings

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

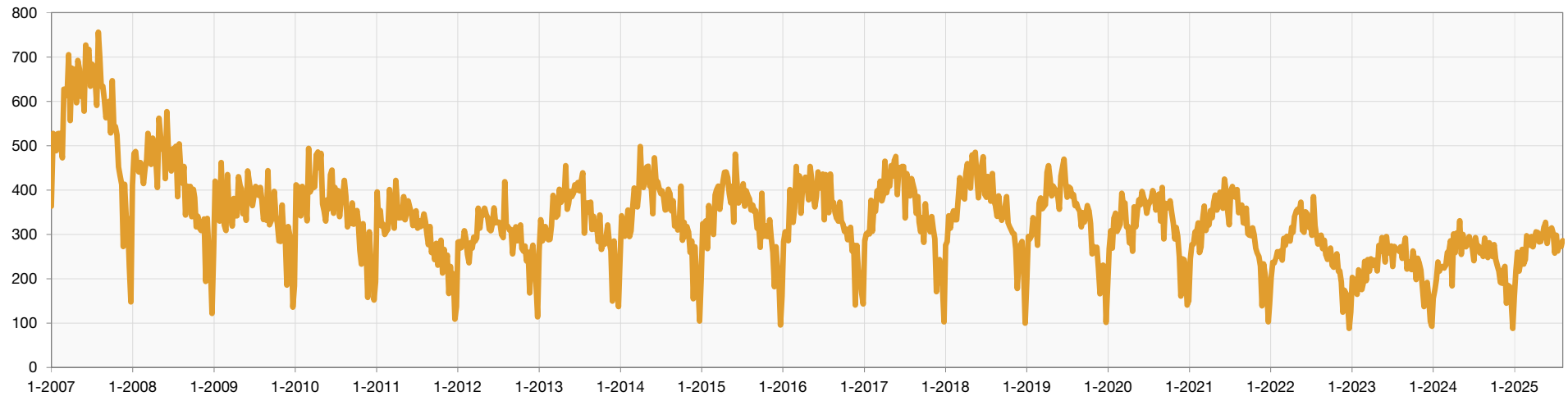


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
5/17/2025	317	300	+ 5.7%
5/24/2025	327	280	+ 16.8%
5/31/2025	280	272	+ 2.9%
6/7/2025	309	278	+ 11.2%
6/14/2025	307	295	+ 4.1%
6/21/2025	315	278	+ 13.3%
6/28/2025	302	269	+ 12.3%
7/5/2025	258	241	+ 7.1%
7/12/2025	298	293	+ 1.7%
7/19/2025	263	274	- 4.0%
7/26/2025	275	274	+ 0.4%
8/2/2025	273	258	+ 5.8%
8/9/2025	286	259	+ 10.4%
3-Month Total	3,810	3,571	+ 6.7%

Historical New Listing Activity

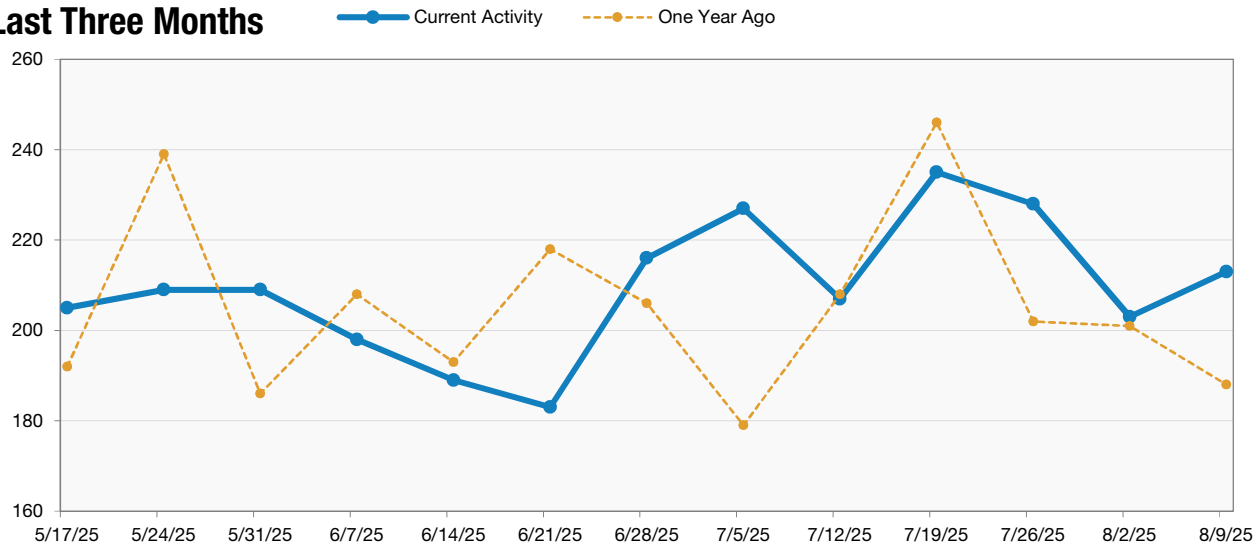


Pending Sales

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.

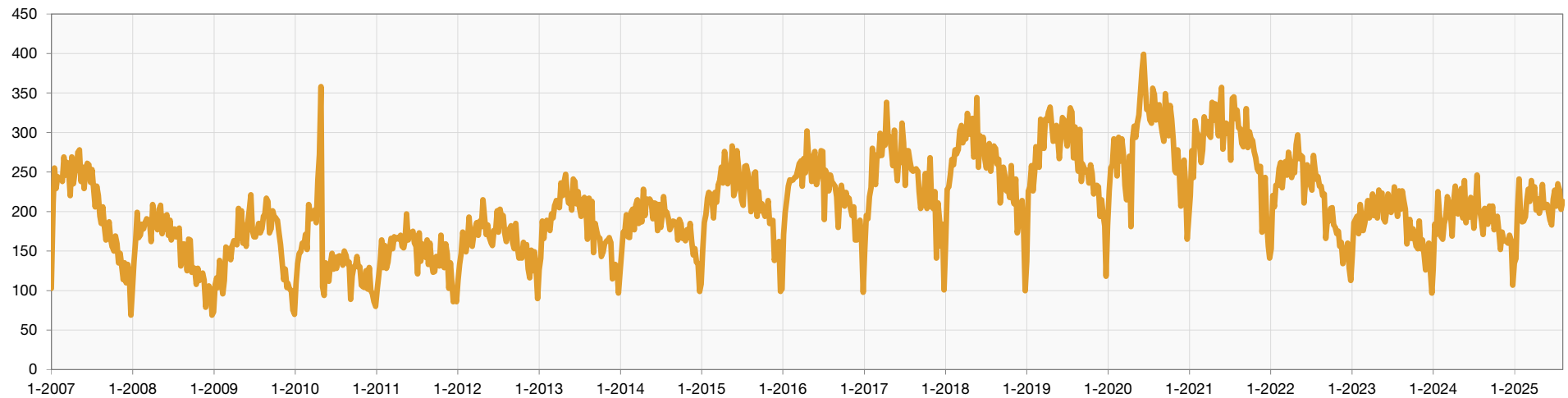


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
5/17/2025	205	192	+ 6.8%
5/24/2025	209	239	- 12.6%
5/31/2025	209	186	+ 12.4%
6/7/2025	198	208	- 4.8%
6/14/2025	189	193	- 2.1%
6/21/2025	183	218	- 16.1%
6/28/2025	216	206	+ 4.9%
7/5/2025	227	179	+ 26.8%
7/12/2025	207	208	- 0.5%
7/19/2025	235	246	- 4.5%
7/26/2025	228	202	+ 12.9%
8/2/2025	203	201	+ 1.0%
8/9/2025	213	188	+ 13.3%
3-Month Total	2,722	2,666	+ 2.1%

Historical Pending Sales Activity

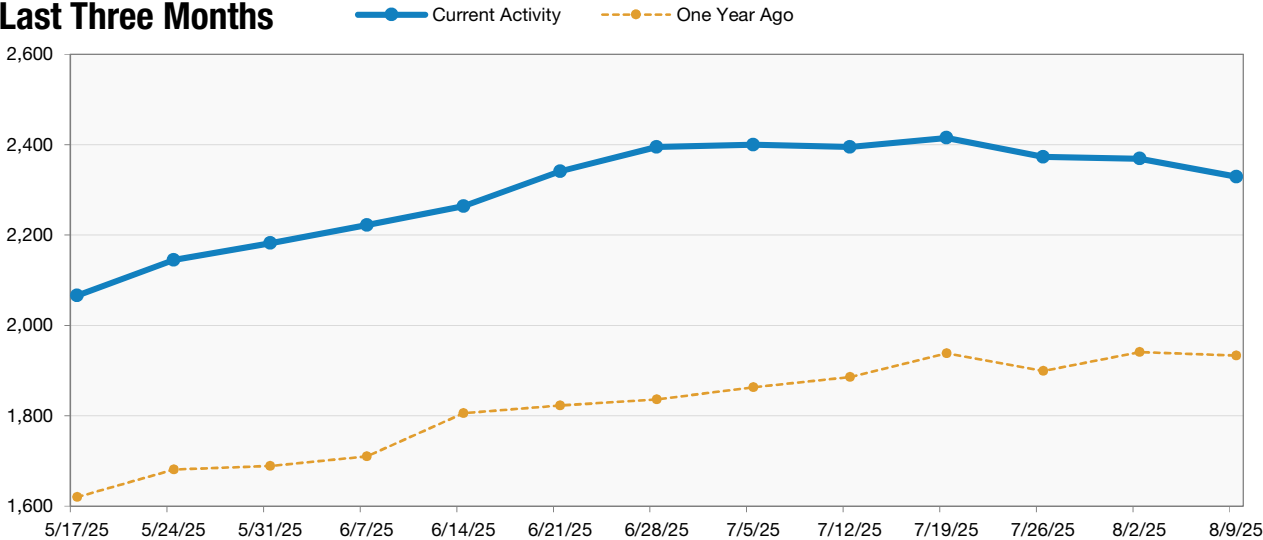


Inventory of Homes for Sale

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

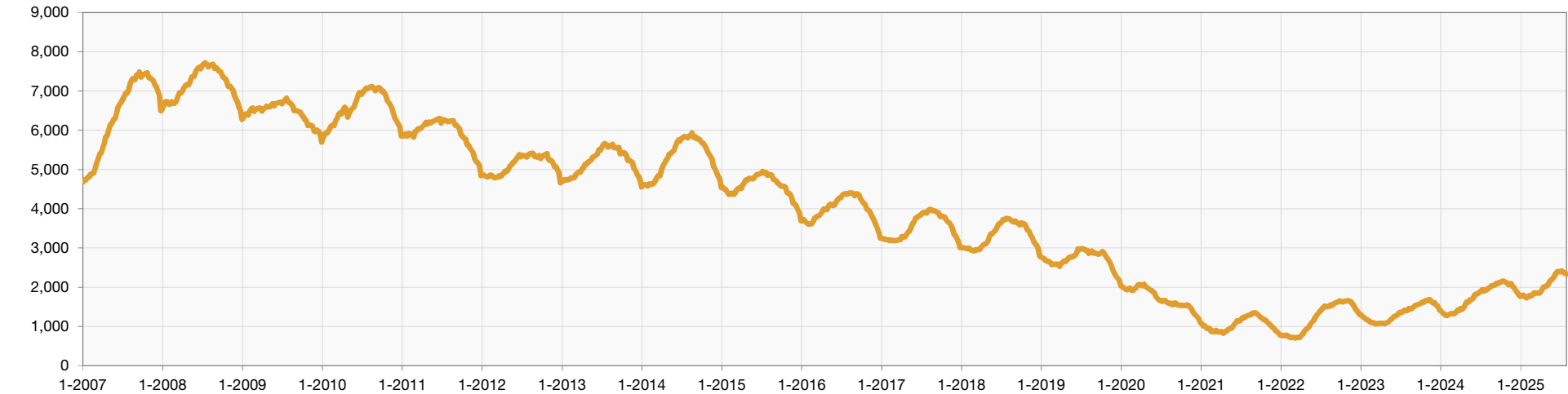


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
5/17/2025	2,066	1,620	+ 27.5%
5/24/2025	2,145	1,681	+ 27.6%
5/31/2025	2,182	1,689	+ 29.2%
6/7/2025	2,222	1,710	+ 29.9%
6/14/2025	2,264	1,806	+ 25.4%
6/21/2025	2,341	1,823	+ 28.4%
6/28/2025	2,395	1,836	+ 30.4%
7/5/2025	2,400	1,863	+ 28.8%
7/12/2025	2,395	1,886	+ 27.0%
7/19/2025	2,415	1,938	+ 24.6%
7/26/2025	2,373	1,899	+ 25.0%
8/2/2025	2,369	1,941	+ 22.1%
8/9/2025	2,329	1,933	+ 20.5%
3-Month Avg	2,300	1,817	+ 26.5%

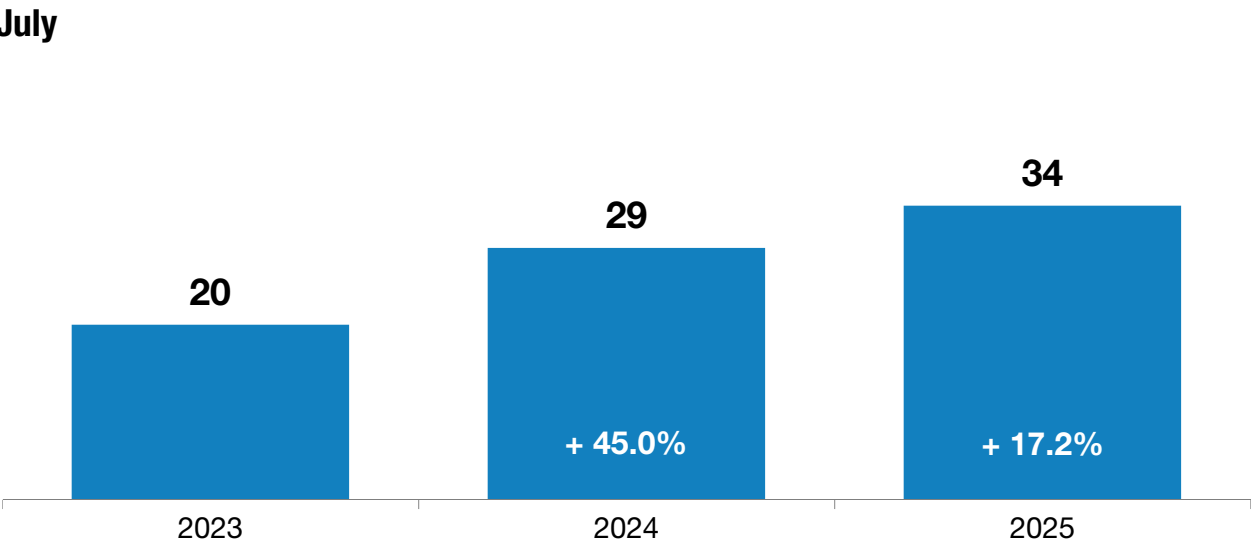
Historical Inventory Activity



Days on Market

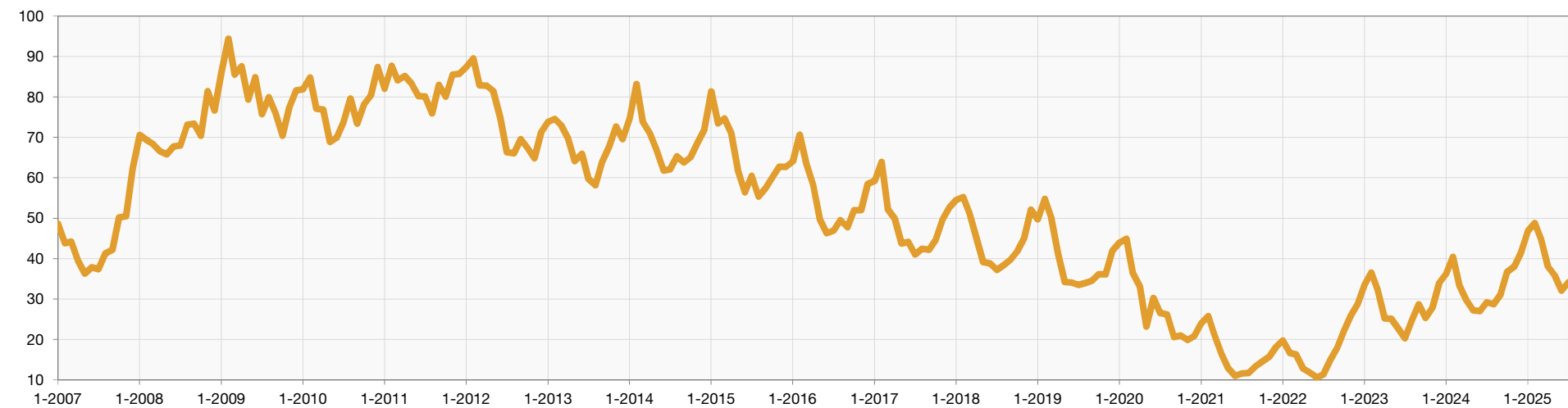


Days on Market (DOM) tracks the days on market for a property specific to the MLS number. DOM accrues for "Active" and "Under Contract-Show" statuses. DOM does not include any days that the listing is in "Under Contract-No Show," "Temporarily off Market," "Closed/Sold," "Expired" and "Withdrawn" statuses.



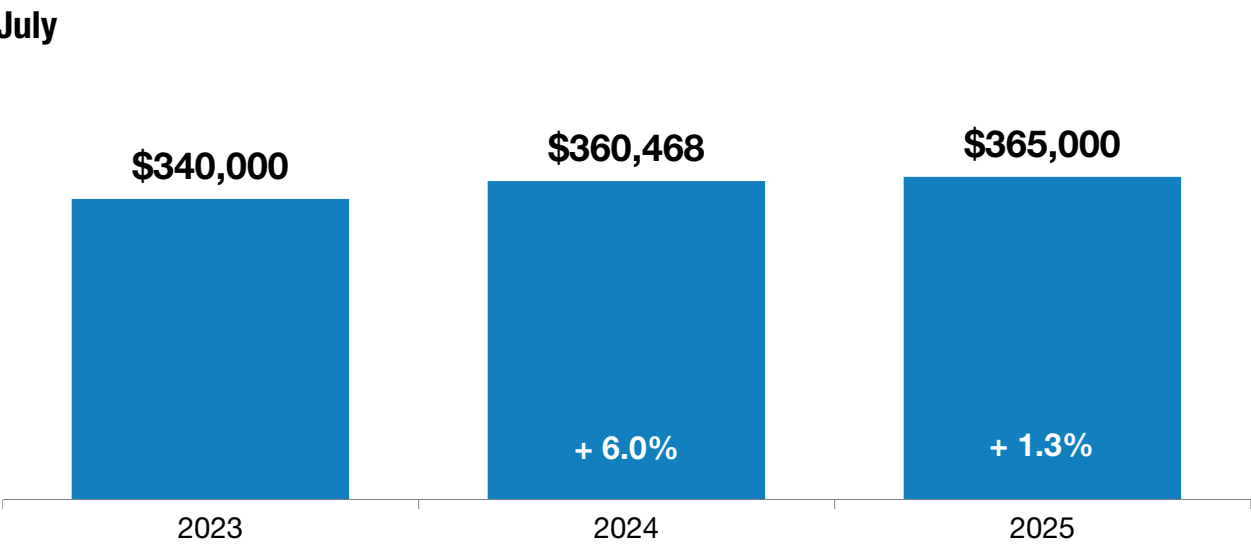
Month	Current Activity	One Year Previous	+/-
August 2024	29	25	+ 16.0%
September 2024	31	29	+ 6.9%
October 2024	37	25	+ 48.0%
November 2024	38	28	+ 35.7%
December 2024	41	34	+ 20.6%
January 2025	47	36	+ 30.6%
February 2025	49	40	+ 22.5%
March 2025	45	33	+ 36.4%
April 2025	38	30	+ 26.7%
May 2025	36	27	+ 33.3%
June 2025	32	27	+ 18.5%
July 2025	34	29	+ 17.2%
12-Month Avg	38	30	+ 26.7%

Historical Days on Market



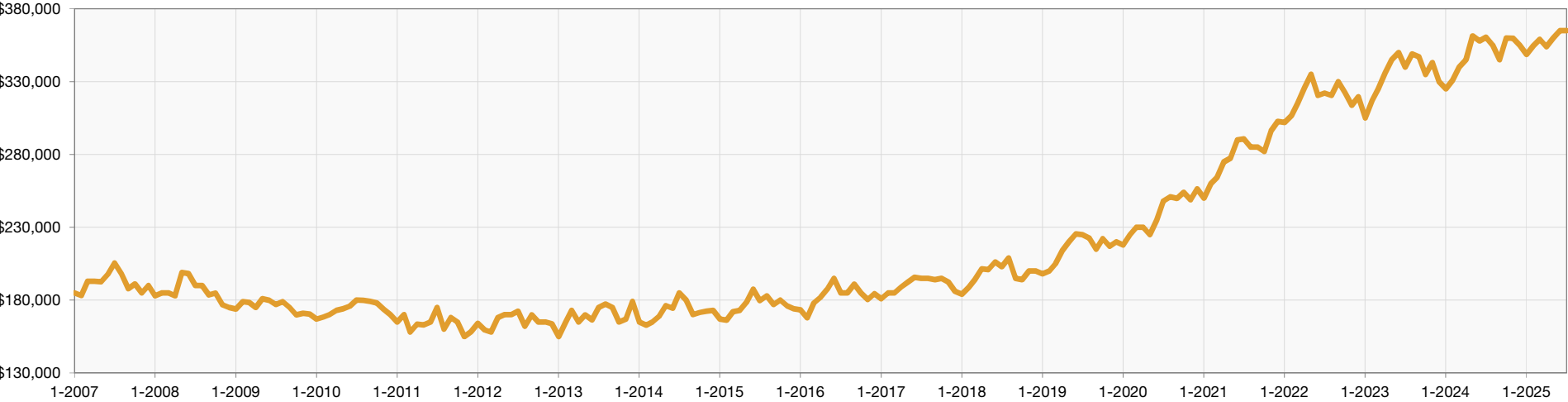
Median Sales Price

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



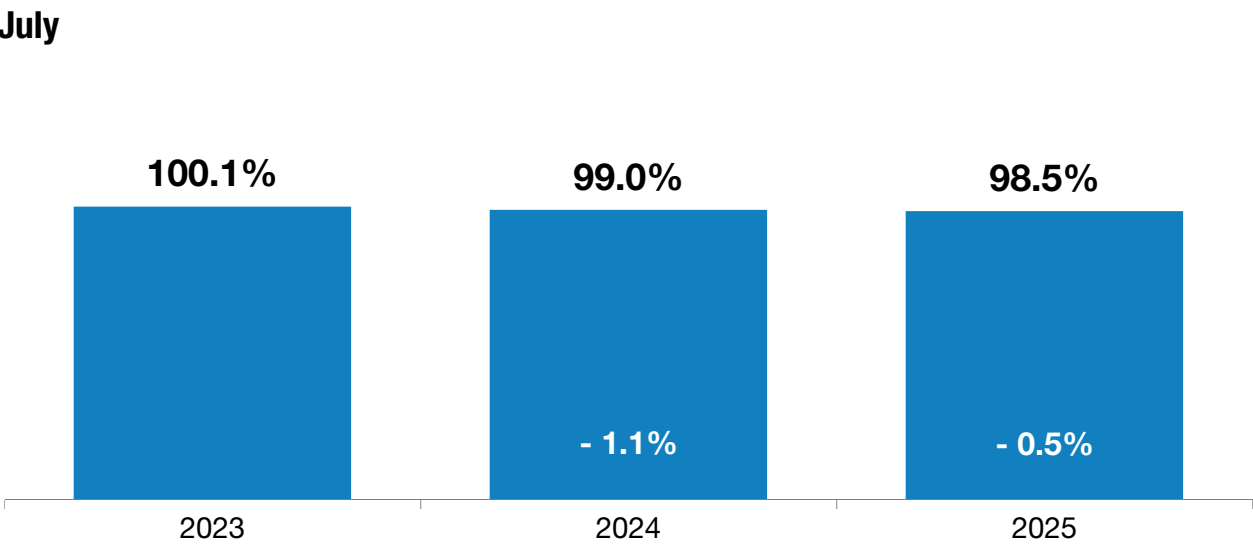
Month	Current Activity	One Year Previous	+ / -
August 2024	\$355,000	\$349,000	+ 1.7%
September 2024	\$345,000	\$347,000	- 0.6%
October 2024	\$360,000	\$334,950	+ 7.5%
November 2024	\$359,698	\$343,000	+ 4.9%
December 2024	\$355,000	\$330,000	+ 7.6%
January 2025	\$348,750	\$325,000	+ 7.3%
February 2025	\$354,750	\$330,800	+ 7.2%
March 2025	\$358,990	\$340,000	+ 5.6%
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%
12-Month Avg	\$350,000	\$340,000	+ 2.9%

Historical Median Sales Price



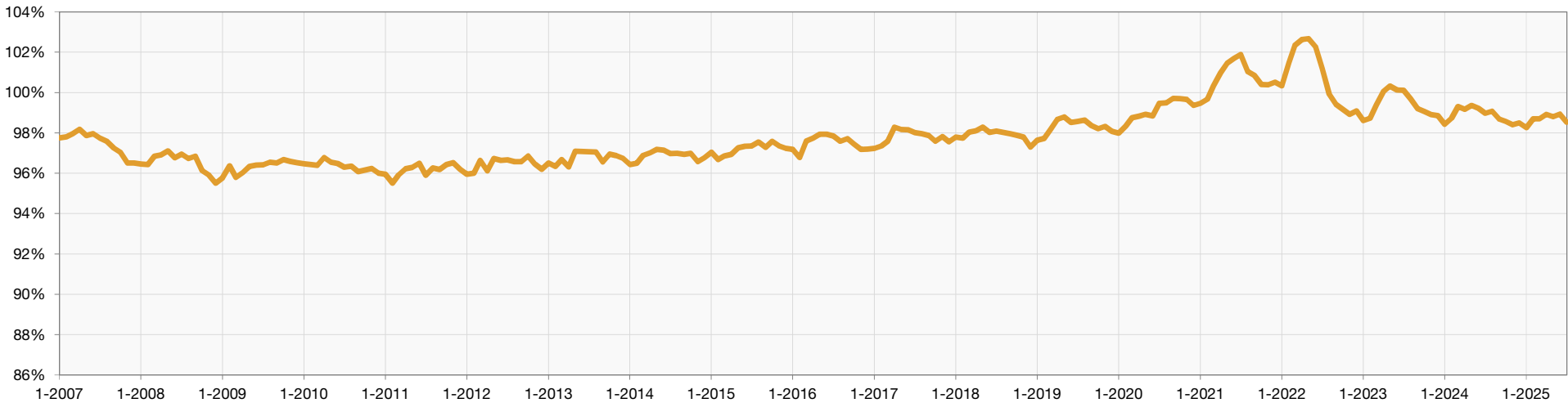
Percent of List Price Received

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.



Month	Current Activity	One Year Previous	+ / -
August 2024	99.1%	99.7%	- 0.6%
September 2024	98.7%	99.2%	- 0.5%
October 2024	98.6%	99.1%	- 0.5%
November 2024	98.4%	98.9%	- 0.5%
December 2024	98.5%	98.8%	- 0.3%
January 2025	98.3%	98.4%	- 0.1%
February 2025	98.7%	98.7%	0.0%
March 2025	98.7%	99.3%	- 0.6%
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	98.5%	99.0%	- 0.5%
12-Month Avg	98.6%	99.0%	- 1.4%

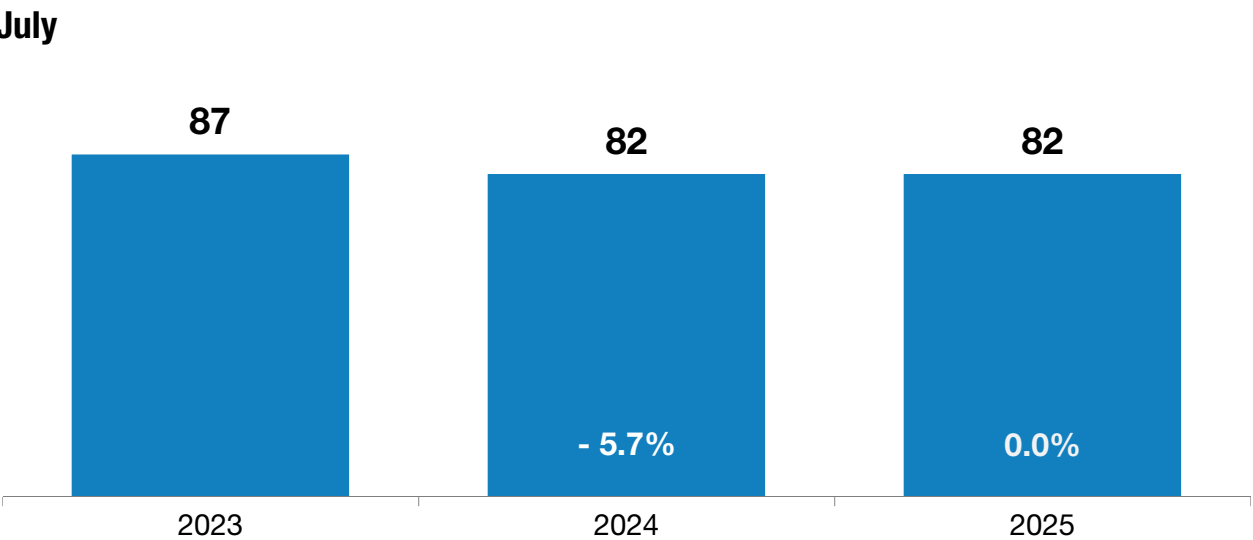
Historical Percent of Original List Price Received



Housing Affordability Index

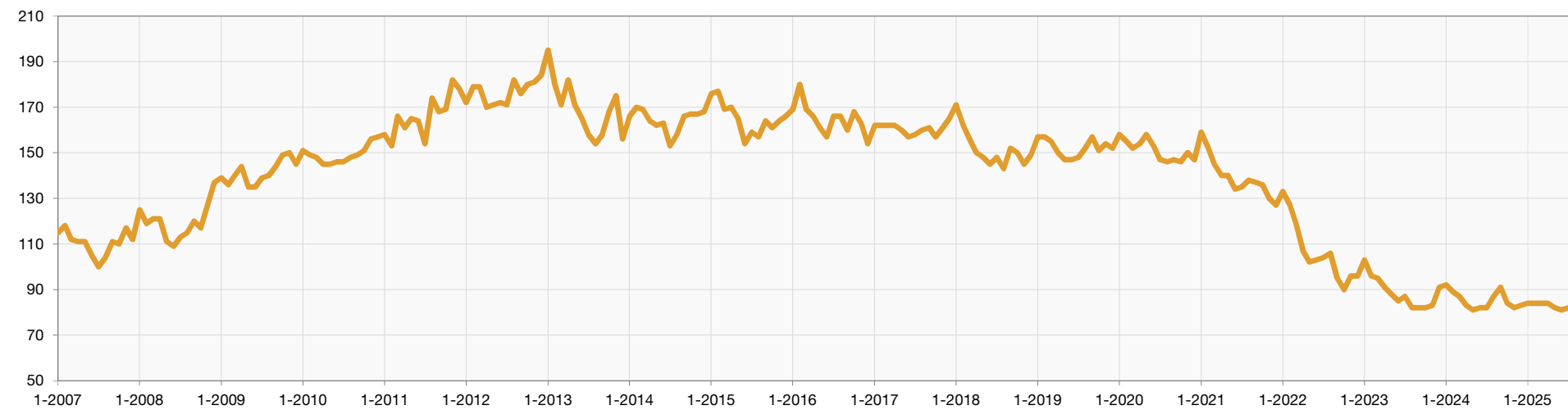


This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**



Month	Current Activity	One Year Previous	+ / -
August 2024	87	82	+ 6.1%
September 2024	91	82	+ 11.0%
October 2024	84	82	+ 2.4%
November 2024	82	83	- 1.2%
December 2024	83	91	- 8.8%
January 2025	84	92	- 8.7%
February 2025	84	89	- 5.6%
March 2025	84	87	- 3.4%
April 2025	84	83	+ 1.2%
May 2025	82	81	+ 1.2%
June 2025	81	82	- 1.2%
July 2025	82	82	0.0%
12-Month Avg	84	85	- 1.2%

Historical Housing Affordability Index

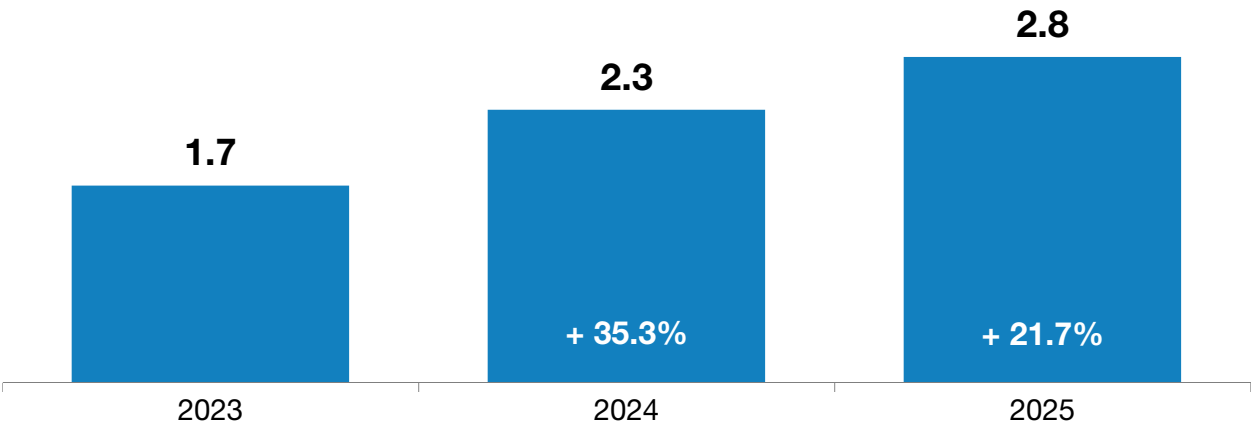


Months Supply of Homes for Sale

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.



July



Month	Current Activity	One Year Previous	+ / -
August 2024	2.6	1.8	+ 44.4%
September 2024	2.6	1.9	+ 36.8%
October 2024	2.6	2.0	+ 30.0%
November 2024	2.5	2.0	+ 25.0%
December 2024	2.1	1.8	+ 16.7%
January 2025	2.1	1.6	+ 31.3%
February 2025	2.2	1.6	+ 37.5%
March 2025	2.2	1.7	+ 29.4%
April 2025	2.4	1.9	+ 26.3%
May 2025	2.6	2.1	+ 23.8%
June 2025	2.9	2.3	+ 26.1%
July 2025	2.8	2.3	+ 21.7%
12-Month Avg	2.5	2.0	+ 25.0%

Historical Months Supply of Inventory

