Albuquerque housing market

October 2026

Greater Albuquerque Area | Southwest MLS

Detached and attached homes, side by side.

Compare this month with Oct 2025. Year-over-year changes appear beneath each value.

MARKET ACTIVITY

New listings

Homes entering the market

Detached	Attached
943	**97**
Oct 2025: 980	Oct 2025: 95
-3.8% YoY	**+2.1% YoY**

Pending listings

Under contract, not yet sold

Detached	Attached
660	**57**
Oct 2025: 710	Oct 2025: 83
-7.0% YoY	**-31.3% YoY**

Closed sales

Completed home sales

Detached	Attached
683	**59**
Oct 2025: 771	Oct 2025: 68
-11.4% YoY	**-13.2% YoY**

SALE PRICES

Median sale price

The middle sale price

Detached	Attached
$375,000	**$263,000**
Oct 2025: $369,000	Oct 2025: $285,000
+1.6% YoY	**-7.7% YoY**

Average sale price

The mean sale price

Detached	Attached
$430,046	**$265,398**
Oct 2025: $433,254	Oct 2025: $300,463
-0.7% YoY	**-11.7% YoY**

Sale-to-list price

Percent of list price received

Detached	Attached
98.3%	**98.4%**
Oct 2025: 98.6%	Oct 2025: 96.7%
-0.3 pts YoY	**+1.7 pts YoY**

SUPPLY & MARKET PACE

Homes for sale

Active listings

Detached	Attached
2,368	**240**
Oct 2025: 2,251	Oct 2025: 245
+5.2% YoY	**-2.0% YoY**

Days on market

Average for homes sold

Detached	Attached
41	**43**
Oct 2025: 41	Oct 2025: 39
0.0% YoY	**+10.3% YoY**

Months of inventory

Supply at the monthly sales pace

Detached	Attached
3.47	**4.07**
Oct 2025: 2.92	Oct 2025: 3.60
+18.8% YoY	**+13.1% YoY**

HOW TO READ THIS REPORT

Detached: stand-alone homes. Attached: homes sharing a wall, such as townhomes and condos.
YoY: change from the same month last year. Sale-to-list changes are percentage points (pts).
Months of inventory uses the worksheet value (active listings / closed sales), not pending sales.

Source: Southwest MLS via FlexMLS, Greater Albuquerque Area. Data may be revised; n/a means unavailable.
Worksheet retrieved 2026-11-08. Market conditions vary by home, location and price range.