New Mexico Apartment Advisors Inc.

**Albuquerque Craigslist Rental Inventory Analysis**
**May 2026**

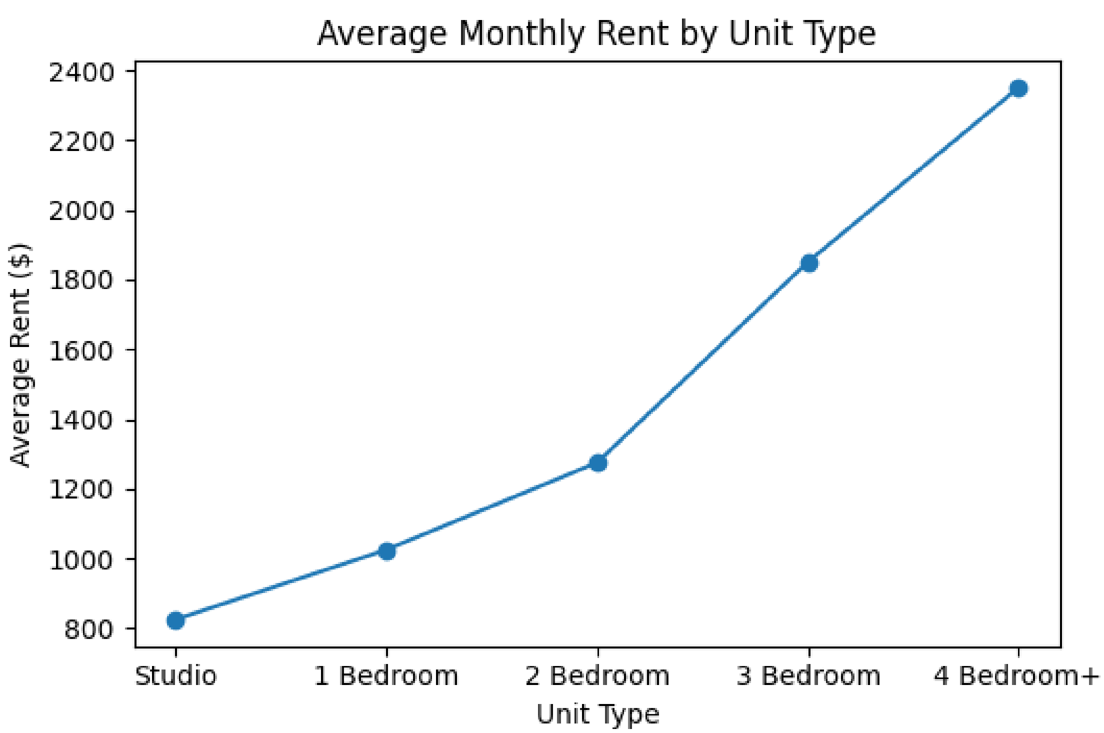
*A market overview of rental pricing, inventory velocity, and repost frequency trends in Albuquerque, New Mexico.*

## Executive Summary

Albuquerque's rental market remains characterized by strong workforce housing demand, rising affordability constraints, and increasing differentiation between affordable inventory and newer luxury apartment product. Analysis of active Craigslist apartment inventory suggests that smaller units continue to lease quickly, while higher-end inventory increasingly relies on concessions and repeated reposting.

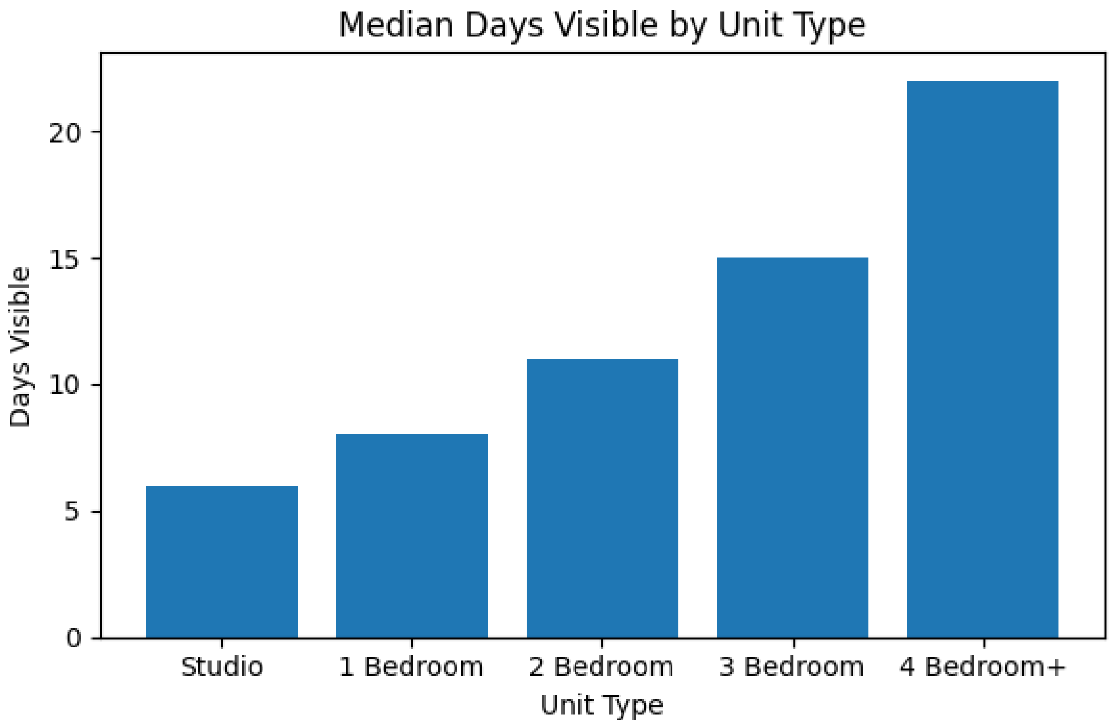
## Average Rent by Unit Type

| Unit Type | Avg Monthly Rent | Avg Sq Ft | Rent per SF | Median Days Visible |
|---|---|---|---|---|
| Studio | $825 | 400 | $2.06 | 6 |
| 1 Bedroom | $1,025 | 650 | $1.58 | 8 |
| 2 Bedroom | $1,275 | 950 | $1.34 | 11 |
| 3 Bedroom | $1,850 | 1250 | $1.48 | 15 |
| 4 Bedroom+ | $2,350 | 1700 | $1.38 | 22 |




## Median Days Visible and Market Velocity

Affordable workforce-oriented inventory—particularly studios and one-bedroom units under prevailing affordability thresholds—typically leases within days. Larger and higher-priced units remain visible longer and are more frequently reposted.




### Repost Frequency and Market Interpretation

Repost frequency on Craigslist provides a useful proxy for underlying market conditions. Listings that are repeatedly reposted may indicate elevated vacancy pressure, pricing resistance, or aggressive lease-up activity. In Albuquerque, workforce housing generally exhibits low repost frequency, while Class A inventory demonstrates substantially higher repost activity.

| Repost Frequency | Likely Interpretation | Market Signal |
|---|---|---|
| Low (<10%) | Strong demand | Tight market |
| Moderate (10-20%) | Balanced conditions | Stable occupancy |
| High (20-35%) | Slower leasing | Moderate softness |
| Very High (35%+) | Weak absorption | Elevated vacancy pressure |

### Submarket Observations

Northeast Heights and UNM/Nob Hill continue to exhibit the strongest leasing velocity, especially for smaller units. Westside and Rio Rancho properties generally display longer marketing periods but maintain stable occupancy. Downtown inventory remains mixed, with some luxury projects experiencing increased concession activity.

### Conclusion

The Albuquerque apartment market continues to demonstrate resilient renter demand, particularly within workforce housing segments. Current Craigslist inventory trends suggest that affordability constraints remain the defining force shaping leasing velocity, rent growth, and absorption patterns. Investors and operators should closely monitor repost frequency, concession activity, and days-visible metrics as leading indicators of changing market conditions.