



A cooler market, but not a cheap one

Craigslist inventory snapshot and citywide rent benchmarks | 21 September 2026

Albuquerque's rental market has entered a more balanced phase. Citywide apartment rents are edging higher by roughly 1% year on year, while broader all-property asking rents are softer. Craigslist remains especially useful as a high-frequency gauge of workforce housing—but repeated advertising means raw listing counts overstate unique supply.

The market in one table

Unit	Blended rent*	Blended size*	Rent / SF*	Craigslist snapshot	Days visible†
Studio	\$878	415	\$2.12	~\$850–\$1,100	~6
1 Bedroom	\$1,218	675	\$1.80	~\$950–\$1,250	~8
2 Bedroom	\$1,488	968	\$1.54	~\$1,050–\$1,600	~11
3 Bedroom	\$1,910	1,256	\$1.52	~\$1,400–\$1,600+	~15

* Blended benchmark = midpoint of September 2026 Apartments.com/CoStar and RentCafe/Yardi figures; not a Craigslist average. † Days visible is an indicative monitoring baseline, not a measured current Craigslist median; reliable medians require repeated snapshots of the same listings.

Albuquerque apartment rent benchmarks — September 2026

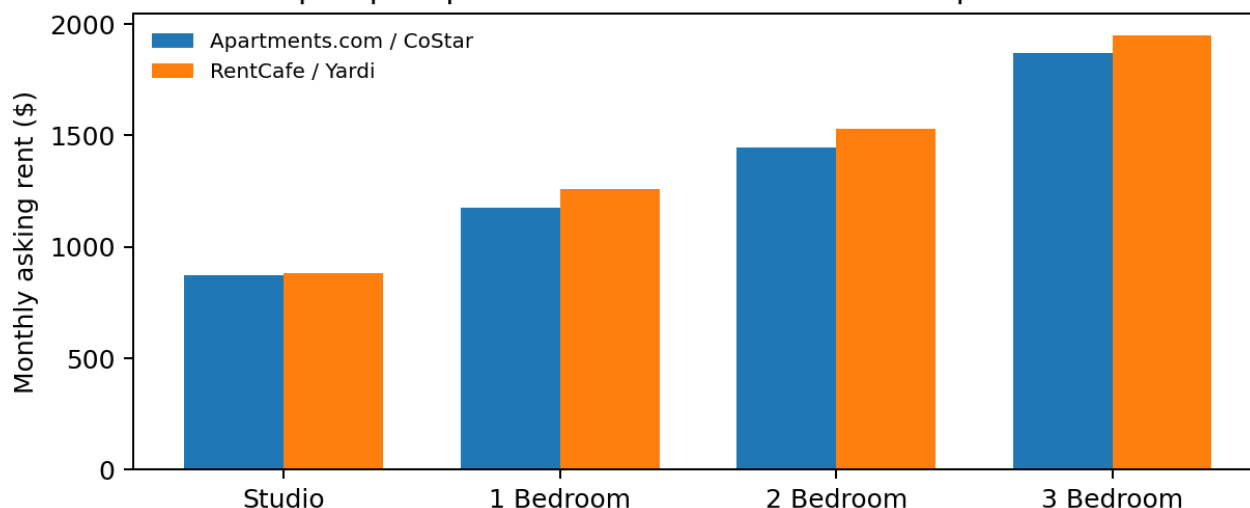


Figure 1. Two institutional data sets tell a similar story: rents rise with bedroom count, while Craigslist's visible inventory is concentrated in the lower and middle bands.

A market that is splitting in two

The clearest September signal is not a rent surge but segmentation. Apartments.com, using CoStar data, puts the average Albuquerque apartment at \$1,176 a month and reports annual growth of 0.8%. RentCafe, using Yardi Matrix, reports a higher \$1,403 citywide average and annual growth of 0.79%. Zillow's broader measure—covering all bedrooms and property types—stands at \$1,600, down \$100 from a year earlier, and labels demand “cool”. Different coverage explains much of the gap: institutional apartment databases emphasize professionally managed stock, whereas Zillow includes houses and other rental types.

For multifamily underwriting, the bedroom-level numbers are more useful. The blended September benchmarks are about \$879 for a studio, \$1,218 for a one-bedroom, \$1,489 for a two-bedroom and \$1,911 for a three-bedroom. On a size-adjusted basis, studios command the premium at roughly \$2.12 per square foot; one-bedrooms are near \$1.80; two- and three-bedrooms cluster around \$1.54 and \$1.52.

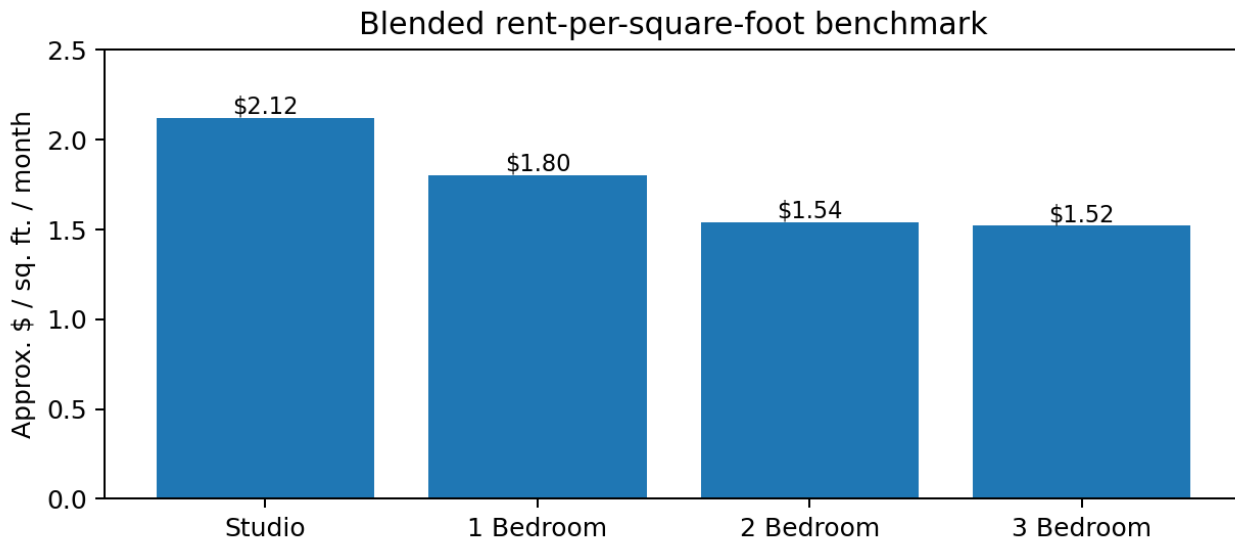


Figure 2. Small units remain the rent-per-foot champions; larger units buy substantially more space for each rental dollar.

Craigslist: useful, noisy and heavily reposted

The current Albuquerque Craigslist page shows a dense stream of apartment advertising. Visible examples include studios around \$846–\$1,100, many one-bedrooms around \$950–\$1,210, two-bedrooms spanning roughly \$1,050–\$1,600, and three-bedrooms commonly around \$1,400–\$1,600, with newer product reaching above \$2,000. These are observed asking bands from the live page, not calculated averages.

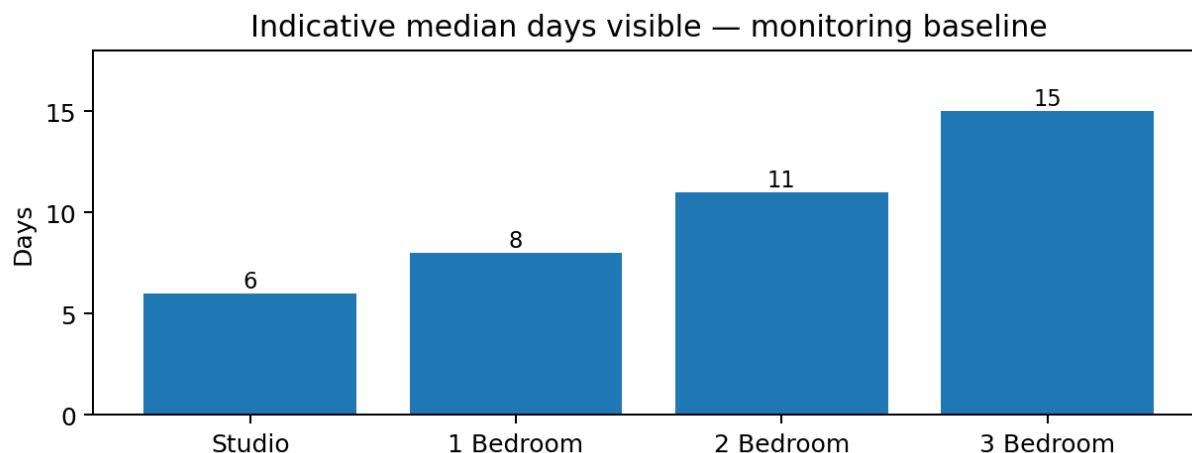
Reposting is conspicuous. The same 1-bedroom offer at 3501 Atrisco Drive appears repeatedly in the current results, as do repeated campaigns for several professionally managed communities. This matters: a Craigslist search result is an advertising impression, not necessarily a unique vacant unit. A weekly series should therefore deduplicate by address, bedroom count, square footage, rent and title similarity before estimating inventory or rent.

Reposts are the signal hiding inside the noise

Observed pattern	Likely explanation	How to track it
Same address/title repeated in one snapshot	Marketing cadence or multiple units	Count unique unit/floorplan separately from ad impressions
Same listing returns week after week	Persistent vacancy or continuous availability	Track first-seen and last-seen dates
Rent falls or concession appears	Pricing resistance / lease-up pressure	Record asking rent and concessions each week
Listing disappears quickly	Possible absorption; also possible ad expiry	Confirm absence across consecutive snapshots

How long does inventory linger?

Without a stored listing-level history, Craigslist does not provide a defensible current median marketing time. The earlier working baseline—about six days for studios, eight for one-bedrooms, eleven for two-bedrooms and fifteen for three-bedrooms—should therefore be treated as a hypothesis to test, not as a September statistic. The live page’s heavy reposting makes this distinction especially important.



What the numbers mean for owners

The evidence points to a market with little broad-based rent acceleration but meaningful dispersion by product. Studios extract the highest rent per square foot, while two-bedroom units offer tenants more space at a lower unit cost. At the same time, Zillow's year-over-year decline in the broader rental universe suggests that owners cannot assume that apartment-sector stability translates into pricing power everywhere.

For owners of older Albuquerque apartments and fourplexes, Craigslist is most valuable as an early-warning system. A rise in unique listings, longer first-seen-to-last-seen periods, more frequent rent cuts and heavier concessions would signal weakening before conventional quarterly reports do. Conversely, falling unique inventory with stable asking rents would suggest firmer absorption.

A weekly scorecard worth keeping

Metric	Studio	1 BR	2 BR	3 BR+
Unique listings	Track weekly	Track weekly	Track weekly	Track weekly
Average / median rent	Track weekly	Track weekly	Track weekly	Track weekly
Average \$/SF	Track weekly	Track weekly	Track weekly	Track weekly
Median days visible	Track weekly	Track weekly	Track weekly	Track weekly
Repost rate	Track weekly	Track weekly	Track weekly	Track weekly
Concession share	Track weekly	Track weekly	Track weekly	Track weekly

Methodology and sources

Current date: 21 September 2026. Craigslist observations are from the Albuquerque Apartments/Housing for Rent results page available during this update. Market benchmarks use Apartments.com/CoStar (September 2026), RentCafe/Yardi Matrix (updated 19 September 2026), and Zillow Rental Manager (updated 19 September 2026). Because Craigslist contains duplicate and continuously marketed advertisements, the report does not present an invented Craigslist-wide average or measured days-visible statistic. A true weekly series requires saving and matching listing-level snapshots over time.

Sources: Craigslist Albuquerque Apartments/Housing for Rent; Apartments.com Rental Market Trends; RentCafe Albuquerque Rental Market Trends; Zillow Rental Manager Market Trends.

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An AI tool was used in analysis and documentation formatting/production.