

Albuquerque's rental bazaar



Craigslist shows a broad but noisy market: ordinary apartments cluster near \$1,250 a month, while short-stay operators and repeated community advertising make the headline inventory look larger—and cheaper—than it really is.

October 3rd 2026 | Albuquerque metropolitan area

A crowded market, but not a simple one. The current Craigslist search produced 359 rental postings. Of these, 258 appear to be conventional monthly rentals, 100 are weekly or flexible-stay offerings, and one advertises free housing in exchange for part-time maintenance. Mixing these categories would distort the market. Restricting the analysis to positive-priced monthly advertisements produces an average asking rent of about \$1,312 and a median of \$1,245. The median is the more useful benchmark because the page contains both unusually inexpensive subsidised or senior units and higher-priced houses and luxury apartments.

The bedroom ladder is steep but orderly. Among monthly listings whose titles disclose bedroom count, studios have a median asking rent of \$821, one-bedrooms \$1,054, two-bedrooms \$1,257 and three-bedrooms \$1,450. The small four-bedroom sample sits at \$2,250. In other words, the biggest jump for the typical renter is not from one bedroom to two, but from the mainstream apartment market into larger family-sized homes. Two-bedroom pricing is especially broad, ranging from below \$1,000 to above \$2,000, reflecting the mix of income-restricted communities, conventional garden apartments, renovated Northeast Heights stock and privately offered homes.

Bedrooms	Listings*	Average Rent	Median Rent
Studio	5	\$805	\$821
1 BR	57	\$1,021	\$1,054
2 BR	58	\$1,362	\$1,257
3 BR	33	\$1,596	\$1,450
4 BR	2	\$2,250	\$2,250

*Conventional monthly ads with bedroom count disclosed in the title.

Geography carries a premium. Postings identified as Rio Rancho average roughly \$1,524 a month and have a median near \$1,402, compared with about \$1,297 and \$1,244 respectively for Albuquerque or unspecified Albuquerque-area monthly ads. That gap should not be read as a pure location premium: Rio Rancho listings in this sample skew toward newer and larger properties. Los Ranchos advertisements cluster around \$1,054, but the sample is narrow and heavily influenced by repeated apartment-community marketing.

Amenities are doing more of the selling. Pools are the most common amenity mentioned in listing headlines, followed by parking and pet friendliness. Hot tubs or spas, Wi-Fi, in-unit or on-site laundry, elevators, furnished units and included utilities also recur. The repeated use of “move-in special”, “up to six weeks free” and total-monthly-leasing-price language suggests that larger operators are competing with concessions and packaged fees rather than simply cutting base rent. For a renter, the advertised number is therefore increasingly a starting point, not the whole monthly housing cost.

The short-stay segment deserves its own box. Roughly 28% of the page consists of weekly or flexible-stay advertising, much of it furnished and utility-inclusive. The median advertised weekly rate is about \$384, equivalent to roughly \$1,664 a month using 52 weeks divided by 12. That figure is not directly comparable with a normal lease: it buys flexibility, furniture and often utilities, and it may carry taxes or other charges. Still, its scale shows that Craigslist is serving not just apartment hunters but also workers, households between homes and renters with weaker credit or uncertain lease horizons.

What the inventory says. The conventional market is neither cheap nor obviously tight. A renter shopping the middle of Craigslist should expect roughly \$1,050 for a one-bedroom, \$1,250 for a two-bedroom and \$1,450 for a three-bedroom before utilities and optional fees. Yet the page is unusually advertisement-heavy: the same communities post multiple units and multiple versions of the same offer, which means the 359-posting headline overstates the number of distinct physical properties. The more telling signal is the intensity of concessions. When landlords lead with free weeks, bundled amenities and flexible terms, they are signalling that occupancy must be won rather than assumed.

Methodology and caveat

This is a point-in-time analysis of the live Albuquerque Craigslist apartments/housing-for-rent search. Craigslist does not expose the street address, security deposit or posting timestamp on the search index for every advertisement. The companion spreadsheet therefore marks those fields as “not disclosed” unless they were visible in the index or verified from a live posting. The spreadsheet retains all 359 current postings, identifies likely weekly/flexible-stay ads separately and includes the original listing title so repeated advertising can be reviewed rather than silently removed.

Data collection, review and analysis provided by:

Todd Clarke CCIM CIPs
CEO
NM Apartment Advisors Inc.
(505) 440-TODD
tclarke@nmapartment.com
www.nmapartment.com

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