MARKET BRIEFING

A pricier, broader market

Greater Albuquerque fourplexes for sale: January 2026 versus August 2026

Inventory rose and market times fell, even as the median asking price climbed sharply. The catch: price reductions became more common.

33	$518,800	61 days	$149.06
active listings	median ask	average DOM	per sq. ft.
+22.2%	+22.1%	-17.6%	+27.0%

The market at a glance

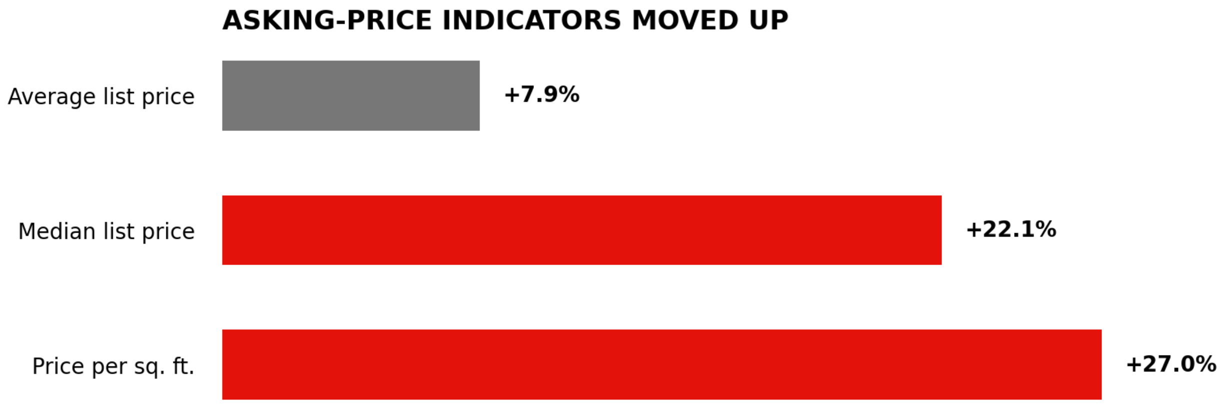
Between early January and early August, available fourplex inventory increased from 27 to 33 listings. Yet the additional supply did not translate into lower asking prices: the average rose by 7.9%, while the median jumped 22.1%. Average DOM declined from 74 to 61 days and CDOM from 84 to 67 days.

The headline is firm, but not uniformly bullish. August contained larger buildings and a richer mix of Southeast properties above $500,000. Twelve of 33 August listings were priced below their original ask, compared with six of 27 in January. Sellers were asking more, but more of them were also making concessions.

Measure	January 2026	August 2026	Change
Active listings	27	33	+22.2%
Average list price	$455,626	$491,666	+7.9%
Median list price	$425,000	$518,800	+22.1%
Lowest list price	$290,000	$325,000	+12.1%
Highest list price	$750,000	$749,000	Flat
Reported $/sq. ft.	$117.35	$149.06	+27.0%
Average DOM	74	61	-17.6%
Average CDOM	84	67	-20.2%
Average building size	3,008 sq. ft.	3,159 sq. ft.	+5.0%

Pricing: the middle moved up

The average asking price increased by roughly $36,000, but the median rose by nearly $94,000. That divergence matters: the center of the market moved upward more sharply than the average alone implies. In January, the typical listing clustered near $400,000-$425,000; by August, many offerings sat between $500,000 and $550,000.



Source: SWMLS active and coming-soon listing snapshots. Asking prices, not closed-sale values.

Geography: the Southeast gains weight

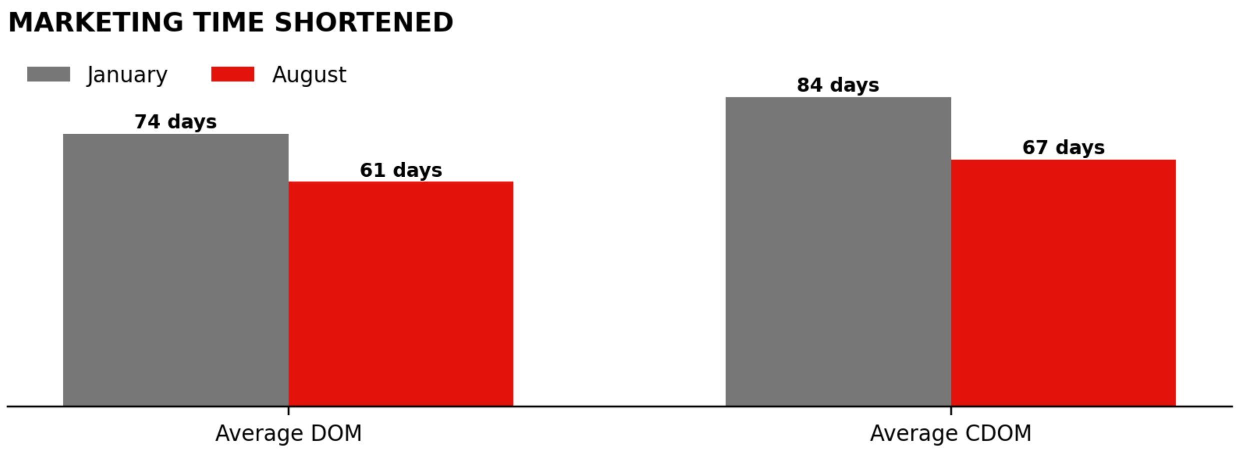
Northeast Albuquerque remained the largest submarket, but its share of inventory slipped from 52% to 39%. The Southeast grew from 30% to 36% of available inventory and supplied much of the higher-priced August stock. Together, the NE and SE still accounted for roughly three-quarters of August listings.

Geography	Jan. listings	Aug. listings	Jan. median	Aug. median	Avg. DOM Jan. → Aug.
Northeast Albuquerque	14	13	$395,000	$415,000	53 → 46
Southeast Albuquerque	8	12	$407,500	$514,400	130 → 52
Northwest Albuquerque	2	4	$625,000	$554,500	25 → 94
Southwest Albuquerque	1	2	$700,000	$515,000	15 → 113
Outlying communities	2	2	$589,500	$674,500	79 → 106

The Southeast recorded the clearest change. Its median asking price rose about 26%, while average DOM fell from roughly 130 days to 52. January's Southeast average was pulled upward by several stale listings, including one with 244 DOM and another with 181 DOM/476 CDOM.

Market time: faster overall, uneven underneath

Average marketing periods shortened even as inventory expanded. That combination is consistent with healthy buyer engagement, but the improvement was not broad-based. NE and SE listings moved through the active pool faster; the small NW and SW samples aged materially.



DOM is days on market; CDOM is cumulative days on market.

What the numbers mean

- **For sellers:** The August market supports higher initial pricing than January, but the rise in reductions argues for disciplined positioning. Aspirational pricing can still produce a long marketing period.
- **For buyers:** There is more choice, particularly in the Southeast and Northwest. Listings with extended CDOM or prior reductions may offer greater negotiating leverage.
- **For brokers and investors:** Mix matters. The jump in the overall median should not be read as 22% appreciation in seven months; larger buildings and a different geographic composition explain part of the change.

Conclusion

August's market was larger, more expensive and, on average, faster-moving than January's. The strongest evidence of momentum lies in the Southeast, where inventory expanded, median pricing rose and market time contracted. But the doubling of reduced-price listings keeps the story balanced: seller expectations rose faster than every buyer was willing to follow.

A note on interpretation

These reports are snapshots of selected active and coming-soon listings, not closed transactions. They measure seller expectations and competitive supply rather than confirmed values. Minor classification inconsistencies also exist: 321 Wayne Road is shown as Albuquerque in January and Los Ranchos in August, with a different reported year built. Submarket findings should therefore be treated as directional.

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