HYPERLOCAL

Albuquerque, NM, Has a Significant Shortage of Homes for Middle-Income Earners

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Finding an affordable home can feel increasingly out of reach for many prospective buyers, especially those in the middle-income bracket.

While the housing market is showing signs of improvement, the reality for many is a persistent struggle to find properties that align with their budgets.

A recent collaborative report from Realtor.com® and the National Association of Realtors®, the 2026 Housing Mismatch Report, highlights a critical issue: middle-income households continue to face the largest supply gap.

Buyers earning around $75,000 can currently afford homes priced up to about $261,140. However, homes priced below this point currently account for only about 23% of listings nationally, compared with about 44% in a balanced market.

This represents an effective shortage of about 311,000 listings within reach of these middle-income households. The report also found that 36% of metros fall below 70% alignment, indicating that many lower- and middle-income households face a significant shortage of listings within their price range.

This challenge is particularly evident in Albuquerque, NM, where middle-income earners face a significant shortage of available housing.

Albuquerque, NM, housing market overview

The housing market in Albuquerque presents a challenging landscape for middle-income buyers. For buyers earning around $75,000, the market shows a significant shortage of homes. In March 2026, only 13.30% of listings were affordable for these buyers, a slight increase from 12.50% in March 2025.

Despite this small improvement, Albuquerque is missing an estimated 1,154 affordable listings from the market. This deficit underscores the ongoing difficulty many families face when trying to secure a home that fits their financial capabilities. The report emphasizes that while inventory might be increasing, the types of homes available are not always what middle-income buyers can afford.

The Housing Mismatch Report also introduces the Listing-Income Alignment Score, a new metric that offers an important reframe from how affordability is often discussed. This score measures how well the current distribution of home listings matches the distribution of household incomes in a given market. Inventory data can show whether more homes are coming onto the market, and affordability measures can show whether buyers have gained OR lost purchasing power.

The score is calculated by comparing, at each of 12 income tiers, the actual share of listings that a household in that tier can afford against the share they would be able to afford in a balanced market, when listing prices are distributed proportionally across all income groups. For Albuquerque, the March 2026 Listing-Income Alignment Score was 65.40%.

While this score represents a positive change of +4.5 compared to 2025, it still marks a significant decline of 25.4 compared to 2019. This long-term trend indicates a worsening situation for middle-income buyers in Albuquerque over the past several years.

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Experts weigh in on addressing the housing mismatch

Addressing the persistent housing mismatch requires more than just an increase in the number of homes available. Experts emphasize that the types of homes entering the market must also align with what buyers can realistically afford. This means focusing on homes at specific price points that cater to the needs of middle-income earners.

“The data makes clear that more inventory alone won’t be enough to unlock the housing market,” Danielle Hale, chief economist at Realtor.com, explains. “A true recovery requires homes at the right price points.”

She adds, “Until the supply of entry-level and middle-market homes grows to meet demand, many buyers will continue to find the market out of reach despite headline improvements in affordability and inventory."

[Nadia Evangelou](), NAR principal economist and director of real estate research, echoes this sentiment.

“The U.S. housing market continues to face a structural mismatch between the homes available for sale and what buyers can afford,” she explains. “Too much of the inventory available today remains concentrated at higher price points, leaving a shortage of options for entry-level and middle-income buyers.”

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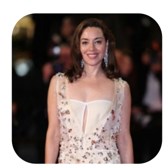

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