ALBUQUERQUE, NM

2025 MARKET AT A GLANCE

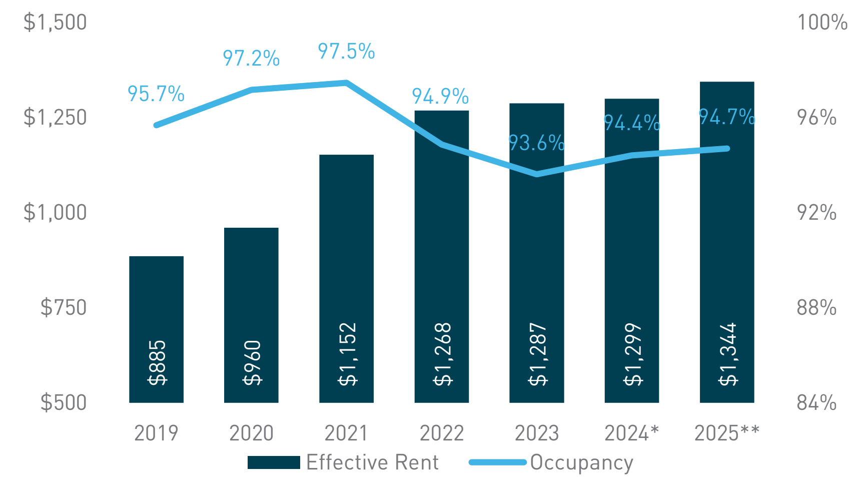
OCCUPANCY RATE (Q4 2025)	EFFECTIVE RENT (Q4 2025)	RENT SHARE OF WALLET (Q4 2025)
94.7%	$1,344	21.5%
UP 30 BPS YOY	UP 3.5% YOY	UNCHANGED YOY

Vibrant Apartment Demand to Drive Rent Growth in 2025

Elevated apartment deliveries are expected this year in the Albuquerque metro area, though completions will be down from 2024. Multifamily developers plan to finish 1,216 apartment units in 2025, the beginning of a gradual wind down of deliveries as the construction pipeline subsides. Over 80% of the new units in 2025 will be in the Westside/Rio Rancho and North Valley submarkets. Developers often prefer the Westside/Rio Rancho submarket because it has the highest effective rent in the metro area. They also tend to favor the North Valley submarket, which has convenient access to numerous employers along Interstate 25. Most of the projected net absorption in the metro area in 2025 will be concentrated among Class A apartments, mirroring the prevalence of high-end units among newly completed stock. A 209-unit mid-rise apartment community will be completed in the North Valley submarket in the last half of 2025 and will be a key residential addition at the Journal Center Business Park, home to a mix of professional and industrial establishments. Metrowide, net apartment absorption is forecast to total 1,327 units this year, nearly three times the annual average during the last 10 years. This elevated leasing activity will be driven in part by the influx of new apartment stock and a projected 0.8% expansion in employment in 2025. Some of the newly created jobs will be filled by the projected 4,500 net new residents arriving during the year. The vibrant apartment demand will propel growth in effective rent, forecast to increase 3.5% in 2025, outpacing the 3.0% average annual rent growth in the 10-year period preceding the pandemic.

Unless noted otherwise, data and images pertaining to rent, occupancy, employment, unemployment, income, price per unit, and cap rate are year-end figures. Absorption and construction figures are full-year totals, unless noted otherwise. Numbers for 2024 are projected values. 2025 figures are forecast projections.

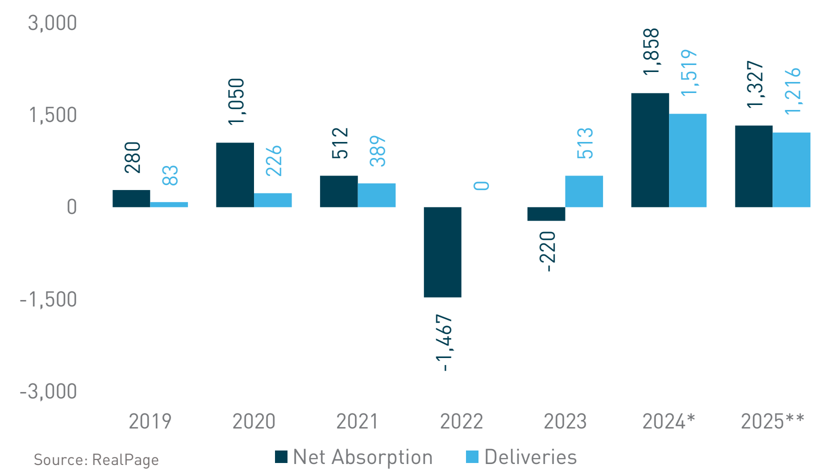
APARTMENT TRENDS



Source: RealPage

*Projected **Forecast

Note: Effective rent and occupancy reflect stabilized properties and does not include preleased units or properties in lease-up. A newly constructed property is considered stabilized once it becomes 85% occupied.



Source: RealPage

*Projected **Forecast

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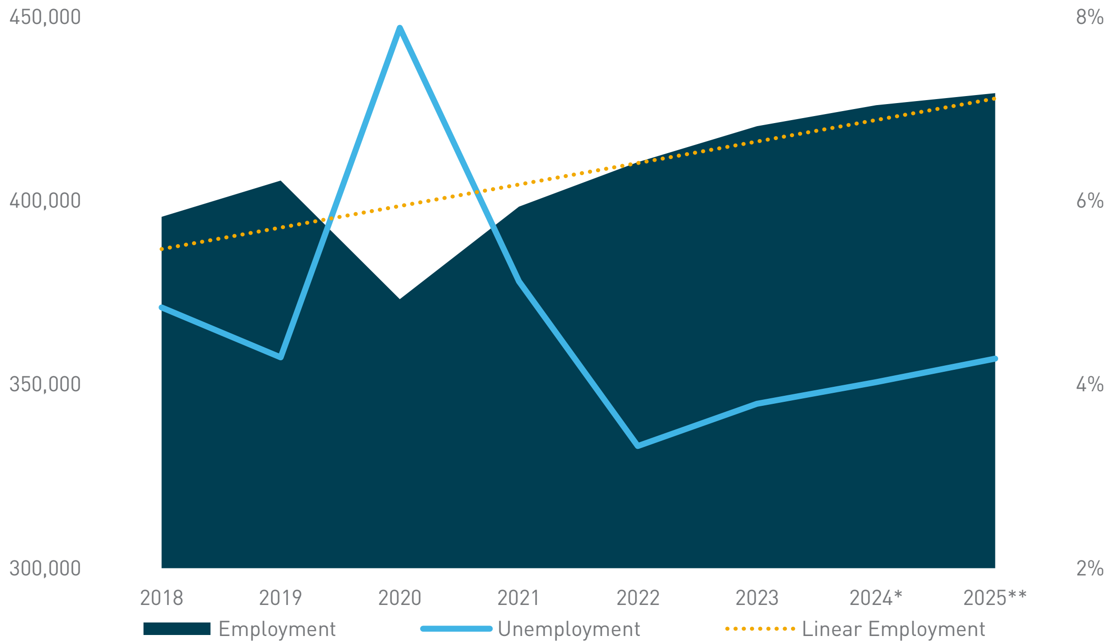
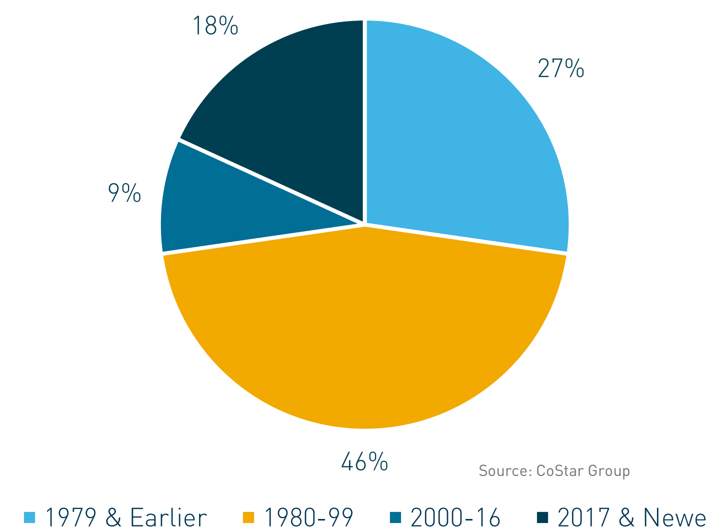
EMPLOYMENT TRENDS



Source: Moody's Analytics

*Projected **Forecast

2024 SALES TRENDS*



Source: CoStar Group

*YTD through Oct.

The apartment sales information represents transactions of apartment properties with a sales price of $2.5 million or more, unless otherwise indicated.

EMPLOYMENT (DEC. 2025)	UNEMPLOYMENT (DEC. 2025)	MEDIAN HOUSEHOLD INCOME (DEC. 2025 SAAR)	PRICE PER UNIT (2024 AVG.)	CAP RATE (2024 AVG.)
429,300	4.3%	$74,928	$137,933	6.4%
UP 0.8% YOY	UP 30 BPS YOY	UP 3.2% YOY	DOWN 1.2% YOY	UP 10 BPS YOY