

**Demographics and Economy**

**Demographics**

<b>0.3%</b>	<b>28.8%</b>	<b>-8.8%</b>	Net Migration in New Mexico <b>2,554</b> (2023)
population growth (2023) U.S.: 0.4%	share of renters (2022) U.S.: 34.8%	renter household formation (2022) U.S.: 2.4%	<b>1,343</b> (2022)

**Economy**

<b>7.9%</b>	<b>7,500</b>	<b>0.4%</b>	<b>0.4%</b>
GDP growth (2022) U.S.: 9.1%	12-month job creation (March 2024)	1-year job growth (March 2024) U.S.: 1.9%	1-year wage growth (March 2024) U.S.: 4.1%
<b>\$46,680</b>	<b>3.7%</b>	<b>14.5%</b>	International Migration in New Mexico <b>3,642</b> (2023)
Average wage per year (March 2024) U.S.: \$62,050	unemployment rate (February 2024) U.S.: 3.9%	share of workers teleworking (2022) U.S.: 17.9%	<b>5,839</b> (2022)

**Commercial Real Estate by Sector**

**1. Office**

Demand for office space is **stronger than nationwide** as this area has a faster absorption of office space. As a result, rent prices rose faster than nationwide and vacancy rate is lower in this area.

	Net Absorption SF	Net Absorption SF 12 Mo	Market Rent Growth 12 Mo	Market Rent/SF	Vacancy Rate
2024 Q1	372	5,400	2.1%	\$19	4.8%
2023 Q1	105,182	407,978	6.0%	\$19	4.6%
	Inventory SF	Net Delivered SF	Net Delivered SF 12 Months	Total Sales Volume	Market Cap Rate
2024 Q1	39,490,683	12,730	85,633		10.3%
2023 Q1	39,405,050	-7,980	7,855	\$2.41M	9.9%

**2. Multifamily**

Demand for multifamily space is **weaker than nationwide** as this area has a slower absorption of multifamily space. Despite weaker conditions, rent prices rose faster than nationwide. However, vacancy rate is higher in this area.

	Absorption Units	Absorption Units 12 Months	Market Asking Rent Growth 12 Months	Market Asking Rent/Unit	Market Effective Rent/Unit	Vacancy Rate
2024 Q1	20	79	1.1%	\$1,215	\$1,205	9.5%
2023 Q1	-114	-814	5.8%	\$1,202	\$1,194	6.5%
	Inventory Units	Net Delivered Units	Net Delivered Units 12 Mo	Market Cap Rate		
2024 Q1	55,563	509	1,836	6.2%		
2023 Q1	53,727	15	41	5.8%		

**3. Retail**

Demand for retail space is **weaker than nationwide** as this area has a slower absorption of retail space. Despite weaker conditions, rent prices rose faster than nationwide and vacancy rate is lower in this area.

	Net Absorption SF	Net Absorption SF 12 Months	Market Rent Growth 12 Months	Market Rent/SF	Vacancy Rate
2024 Q1	-259,558	-417,907	3.8%	\$19	3.4%
2023 Q1	97,861	636,166	4.6%	\$18	2.3%
	Inventory SF	Market Cap Rate	Total Sales Volume	Transaction Sale Price/SF	
2024 Q1	57,630,469	7.1%			
2023 Q1	57,375,898	7.0%	\$9.12M	\$428	

**4. Industrial**

Demand for industrial space is **weaker than nationwide** as this area has a slower absorption of industrial space. As a result, rents rose slower than nationwide. However, vacancy rate is lower in this area.

	Net Absorption SF	Net Absorption SF 12 Months	Market Rent Growth 12 Months	Market Rent/SF	Vacancy Rate
2024 Q1	-402,591	-94,149	2.9%	\$12	3.5%
2023 Q1	464,631	86,475	6.7%	\$12	2.4%
	Inventory SF	Net Delivered SF	Net Delivered SF 12 Months	Market Cap Rate	Total Sales Volume
2024 Q1	59,245,673	2,400	605,163	8.8%	
2023 Q1	58,640,510	212,612	439,015	8.1%	\$6.15M

Sources: NAR analysis on data from the U.S. Census Bureau, U.S. Bureau of Labor Statistics, Bureau of Economic Analysis, CoStar

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