

COMMERCIAL REAL ESTATE REPORT Q3 2025

Albuquerque, NM Metro Area

Select a Metro Area
Albuquerque, NM Metro Area

Demographics and Economy

Demographics

0.7%	30.1%	-5.9%	Net Migration 2,153 (2023)
population growth U.S.: 0.5%	share of renters U.S.: 34.7%	renter household formation U.S.: 1.0%	2,576 (2022)

Economy

2.4%	6,000	1.4%	4.5%
GDP growth (2023) U.S.: 2.9%	12-month job creation (August 2025)	1-year job growth (August 2025) U.S.: 0.6%	1-year wage growth (August 2025) U.S.: 3.4%
\$49,788	4.2%	12.6%	International Migration 1,829 (2023)
Average wage per year (August 2025) U.S.: \$64,965	unemployment rate (August 2025) U.S.: 4.3%	share of workers teleworking U.S.: 13.8%	2,622 (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
2025 Q3	172,881	229,436	2.4%	\$20	4.2%
2024 Q3	-40,095	-52,264	2.9%	\$20	4.6%
	Inventory SF	Net Delivered SF	Net Delivered SF 12 Months	Total Sales Volume	Market Cap Rate
2025 Q3	40,102,311	0	43,973	\$6.08M	11.2%
2024 Q3	40,058,338	0	-11,332	\$7.78M	11.1%

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 and vacancy rate is lower 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
2025 Q3	246	770	0.7%	\$1,294	\$1,282	7.4%
2024 Q3	362	1,304	1.5%	\$1,285	\$1,272	8.3%
	Inventory Units	Net Delivered Units	Net Delivered Units 12 Mo	Market Cap Rate		
2025 Q3	55,896	65	311	6.4%		
2024 Q3	55,585	0	1,917	6.4%		

3. Retail

Demand for retail space is **stronger than nationwide** as this area has a faster absorption of retail 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 Months	Market Rent Growth 12 Months	Market Rent/SF	Vacancy Rate
2025 Q3	-105,912	86,910	2.2%	\$19	3.6%
2024 Q3	-44,675	-77,395	3.2%	\$19	3.5%
	Inventory SF	Market Cap Rate	Total Sales Volume	Transaction Sale Price/SF	
2025 Q3	57,260,066	7.6%	\$12.51M	\$167	
2024 Q3	57,096,767	7.5%	\$5.22M	\$493	

4. Industrial

Demand for industrial space is **stronger than nationwide** as this area has a faster absorption of industrial space. Despite strong conditions, rent prices rose slower than nationwide. However, vacancy rate is lower in this area.

	Net Absorption SF	Net Absorption SF 12 Months	Market Rent Growth 12 Mon..	Market Rent/SF	Vacancy Rate
2025 Q3	-306,652	422,863	0.6%	\$12	3.4%
2024 Q3	881,207	542,399	3.3%	\$12	3.1%
	Inventory SF	Net Delivered SF	Net Delivered SF 12 Months	Market Cap Rate	Total Sales Volume
2025 Q3	61,821,594	15,000	598,619	8.8%	\$26.74M
2024 Q3	61,222,975	1,080,289	1,366,204	8.9%	\$9.75M

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

The National Association of REALTORS® is America's largest trade association, representing more than 15 million members, including NAR's institutes, societies and councils, involved in all aspects of the real estate industry. NAR membership includes brokers, salespeople, property managers, appraisers, counselors and others engaged in both residential and commercial real estate. The term REALTOR® is a registered collective membership mark that identifies a real estate professional who is a member of the National Association of REALTORS® and subscribes to its strict Code of Ethics. Working for America's property owners, the National Association provides a facility for professional development, research and exchange of information among its members and to the public and government for the purpose of preserving the free enterprise system and the right to own real property. NATIONAL ASSOCIATION OF REALTORS® RESEARCH GROUP The Mission of the NATIONAL ASSOCIATION OF REALTORS® Research Group is to produce timely, data-driven market analysis and authoritative business intelligence to serve members, and inform consumers, policymakers and the media in a professional and accessible manner.

To find out about other products from NAR's Research Group, visit.

