



MULTIFAMILY REPORT

Albuquerque Stays The Course

September 2024

Rent Growth, Occupancy Outperform

Construction Activity Robust

Sales at Standstill in Q2

ALBUQUERQUE MULTIFAMILY



Demand Powers Rent Growth

Albuquerque's performance was slow and steady in 2024 through July, with sustained rent growth, solid occupancy and a robust pipeline, but low investment activity. Average advertised asking rents rose 0.5% on a trailing three-month basis through July, to \$1,349, while occupancy slid 50 basis points year-over-year to 94.9% in June, just above the 94.6% U.S. rate.

Employment growth saw a 1.9% increase, or 8,400 jobs, in the 12 months ending in May, 60 basis points higher than the national average. Unemployment rose to 4.5% in June, trailing the U.S. (4.1%) and the state (3.9%), according to preliminary data from the Bureau of Labor Statistics. Professional and business services and government led job gains, up by 2,300 positions each. Meanwhile, information lost 1,100 jobs. There are several projects under development in the metro, which will further strengthen local economic growth and sustain multifamily demand. Two significant projects announced by Maxon Solar Technologies and Ebon Solar could position the state as a key player in the growing solar cell manufacturing industry.

Developers delivered 683 units in 2024 through July and had another 4,984 units under construction. Year-to-date, new construction volume fell just slightly below the level recorded during the same period last year. Meanwhile, investment activity totaled \$82 million, with all sales recorded in the first quarter.

Market Analysis | September 2024

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Recent Albuquerque Transactions

The Overlook



City: Albuquerque, N.M.
Buyer: Bascom Group
Purchase Price: \$68 MM
Price per Unit: \$198,837

San Miguel Court



City: Santa Fe, N.M.
Buyer: Bascom Group
Purchase Price: \$14 MM
Price per Unit: \$141,667