New Mexico Real Estate Cheat Sheet 2026

The night-before summary, built like the exam.

— Scored questions	**—** Time limit	**75% (national 60 of 75; st…** Passing score
$95 Exam fee	**New Mexico Real Estate …** Governing body	**—** Pass rate

The numbers to remember

- National portion: 75 questions, 120 minutes, 60 correct to pass (worth 80 points due to weighted questions)
- State portion: 50 questions, 60 minutes, 38 correct to pass
- Minimum passing score: 75% on each portion, scored separately
- 5–10 experimental questions may appear and won't count against you
- Exam fee: $95 for both portions, paid to PSI Services LLC, the state's exam vendor
- Prelicensing education required: 90 hours total (30 principles/practice + 30 law + 30 broker basics), completed within 3 years of applying to test
- Minimum age to hold a license: 18; no minimum age to sit for the exam
- Eligibility to test expires 1 year after PSI receives your original application submission
- Pass one portion, not the other? You get 90 days to pass the remainder before both must be retaken
- After passing both portions, you have 6 months to submit your license application

Content domains and weights

National portion: Contracts 19%, Agency 13%, Practice of Real Estate 12%, Property Ownership 10%, Financing 9%, Valuation 8%, Property Disclosures 7%, Real Estate Calculations 6%, Transfer of Title 6%, Land Use Controls 5%, Property Management 5%.

State portion (by item count out of 50): Broker Duties/Disclosure/Brokerage Relationships 15, Real Estate Commission Regulations 15, Additional State-Required Topics 7, Licensing Requirements 7, Real Estate Commission 6.

High-yield review areas

- Contracts, Agency, and Practice of Real Estate together are roughly 44% of the national portion — your single biggest payoff for study time
- Broker Duties/Disclosure plus Commission Regulations are 30 of 50 state questions — over half the state portion
- Real Estate Calculations is only 6% but is formulaic (prorations, LTV, commission splits) — drill it rather than memorize it
- License path: this exam licenses you as an Associate Broker, New Mexico's entry-level license; Qualifying Broker is a separate, later upgrade

Top traps

- Don't confuse the national score (60 of 75, 80 possible points) with the state score (38 of 50) — they're separate pass/fail thresholds, not a combined average
- Missing the 90-day window to pass your second portion resets both portions to zero — you'll retake everything
- New Mexico does not offer reciprocity for an out-of-state salesperson license, though it does have reciprocal agreements with Georgia, Louisiana, and Massachusetts for certain license holders
- Practicing without a license is a fourth-degree felony carrying a $5,000 fine and up to 18 months imprisonment — don't let your application deadline (6 months post-passing) or 1-year eligibility window lapse

- Failing only one portion means you retake only that portion — you don't have to redo a portion you already passed, as long as you're still inside the 90-day window

Official sources

- New Mexico Real Estate Commission — New Mexico Real Estate Commission Candidate Information Bulletin (PSI Services LLC), updated 10/30/2024: https://test-takers.psiexams.com/api/content/bulletin/998
- New Mexico Real Estate Commission — Real Estate Commission | FAQs | NMRLD: https://www.rld.nm.gov/boards-and-commissions/individual-boards-and-commissions/real-estate-commission/faqs/
- New Mexico Real Estate Commission — Real Estate Commission Fees | NM Regulation and Licensing Dept.: https://www.rld.nm.gov/boards-and-commissions/individual-boards-and-commissions/real-estate-commission/fees/

Free practice questions for this exam: www.everyexamprep.com/practice/exams/real/new-mexico-real-estate-associate-broker