

Monthly Indicators



August 2025

U.S. existing-home sales rose 2.0% month-over-month and 0.8% year-over-year to a seasonally adjusted annual rate of 4.01 million units, according to the National Association of REALTORS® (NAR). Economists polled by Reuters had forecast a rate of 3.92 million units. Regionally, sales increased on a monthly basis in the West, South, and Northeast, but declined in the Midwest.

New Listings increased 0.6 percent for Single-Family Detached homes but decreased 10.7 percent for Single-Family Attached homes. Pending Sales increased 15.9 percent for Single-Family Detached homes but decreased 10.8 percent for Single-Family Attached homes. Inventory increased 14.6 percent for Single-Family Detached homes and 26.3 percent for Single-Family Attached homes.

Median Sales Price increased 4.9 percent to \$379,545 for Single-Family Detached homes and 6.8 percent to \$279,450 for Single-Family Attached homes. Days on Market increased 30.0 percent for Single-Family Detached homes and 122.2 percent for Single-Family Attached homes. Months Supply of Inventory increased 7.7 percent for Single-Family Detached homes and 22.7 percent for Single-Family Attached homes.

Nationally, 1.55 million units were listed for sale heading into August, up 0.6% from the previous month and 15.7% higher than the same time last year, representing a 4.6-month supply at the current sales pace, according to NAR. Inventory is now at its highest level since May 2020, a shift that has helped slow price growth in many markets. As a result, the national median existing-home sales price edged up just 0.2% year-over-year to \$422,400.

Quick Facts

1,204	870	\$379,545
New Listings All Properties	Closed Sales All Properties	Median Sales Price Single-Family Detached

This is a research tool provided by the Greater Albuquerque Association of REALTORS® with data from Southwest Multiple Listing Service, Inc. (SWMLS). The SWMLS market areas includes MLS Areas 10-180, 210-293 and 690-760. Percent changes are calculated using rounded figures.

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Single-Family Detached Market Overview

Key market metrics for the current month and year-to-date. Single-Family Detached properties only.



Key Metrics	Historical Sparkbars	8-2024	8-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,081	1,087	+ 0.6%	8,153	8,716	+ 6.9%
Pending Sales		749	868	+ 15.9%	6,282	6,498	+ 3.4%
Closed Sales		838	782	- 6.7%	6,023	6,116	+ 1.5%
Days on Market Until Sale		30	39	+ 30.0%	32	40	+ 25.0%
Median Sales Price		\$361,750	\$379,545	+ 4.9%	\$359,990	\$369,900	+ 2.8%
Average Sales Price		\$420,916	\$442,558	+ 5.1%	\$411,492	\$431,629	+ 4.9%
Percent of List Price Received		99.1%	98.5%	- 0.6%	99.1%	98.7%	- 0.4%
Housing Affordability Index		85	80	- 5.9%	86	82	- 4.7%
Inventory of Homes for Sale		1,887	2,163	+ 14.6%	—	—	—
Absorption Rate		2.6	2.8	+ 7.7%	—	—	—

Single-Family Attached Market Overview

Key market metrics for the current month and year-to-date. Single-Family Attached properties only.



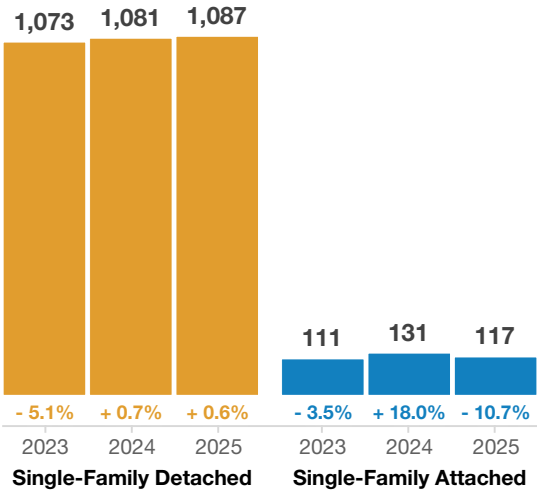
Key Metrics	Historical Sparkbars	8-2024	8-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		131	117	- 10.7%	829	899	+ 8.4%
Pending Sales		83	74	- 10.8%	649	682	+ 5.1%
Closed Sales		76	88	+ 15.8%	607	675	+ 11.2%
Days on Market Until Sale		18	40	+ 122.2%	22	34	+ 54.5%
Median Sales Price		\$261,750	\$279,450	+ 6.8%	\$266,000	\$275,500	+ 3.6%
Average Sales Price		\$266,832	\$289,006	+ 8.3%	\$271,213	\$286,941	+ 5.8%
Percent of List Price Received		98.9%	97.3%	- 1.6%	99.0%	98.1%	- 0.9%
Housing Affordability Index		117	108	- 7.7%	115	109	- 5.2%
Inventory of Homes for Sale		171	216	+ 26.3%	—	—	—
Absorption Rate		2.2	2.7	+ 22.7%	—	—	—

New Listings

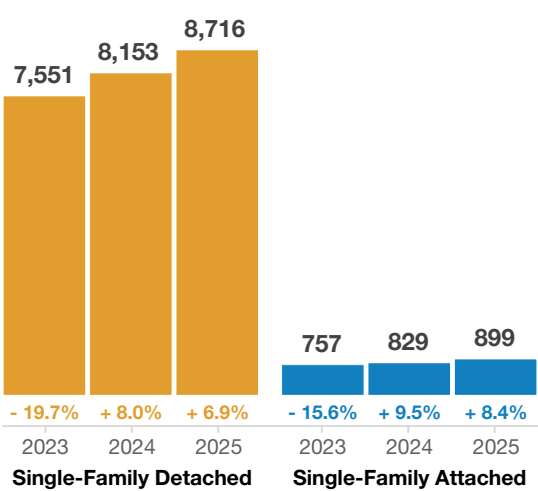
A count of the properties that have been newly listed on the market in a given month.



August

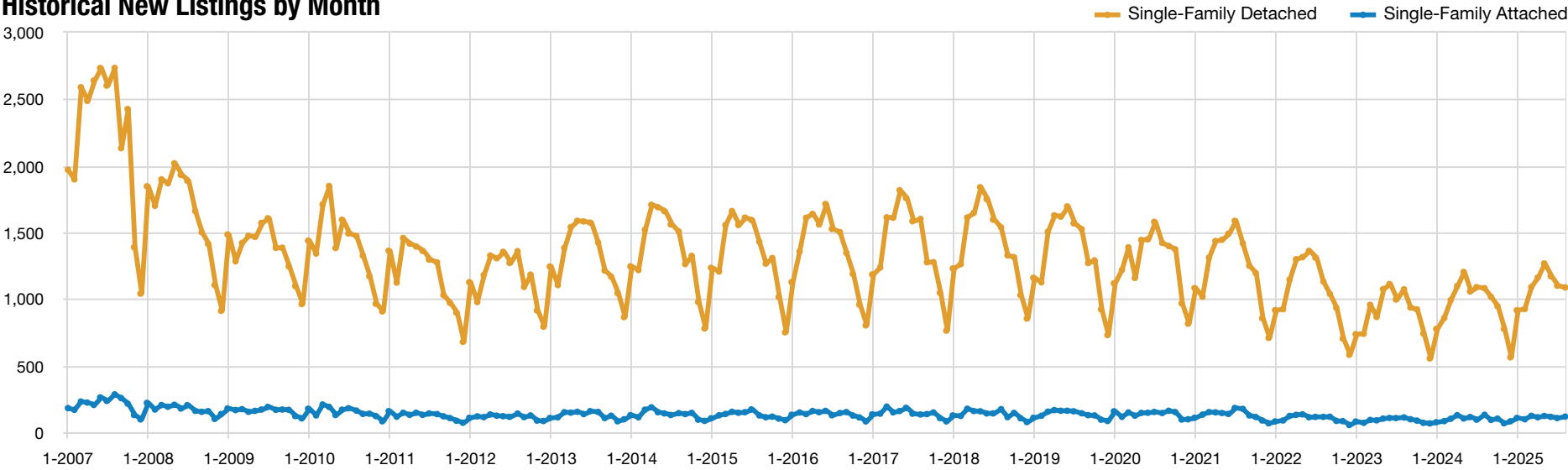


Year to Date



New Listings	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Sep-2024	1,016	+ 8.5%	92	- 5.2%
Oct-2024	946	+ 2.6%	102	+ 17.2%
Nov-2024	776	+ 4.7%	67	- 4.3%
Dec-2024	562	+ 1.4%	82	+ 24.2%
Jan-2025	915	+ 18.1%	107	+ 42.7%
Feb-2025	925	+ 7.8%	97	+ 16.9%
Mar-2025	1,090	+ 9.9%	123	+ 21.8%
Apr-2025	1,161	+ 5.7%	112	- 12.5%
May-2025	1,267	+ 5.3%	122	+ 18.4%
Jun-2025	1,171	+ 10.8%	115	+ 0.9%
Jul-2025	1,100	+ 1.0%	106	+ 12.8%
Aug-2025	1,087	+ 0.6%	117	- 10.7%
12-Month Avg	1,001	+ 6.3%	104	+ 8.3%

Historical New Listings by Month

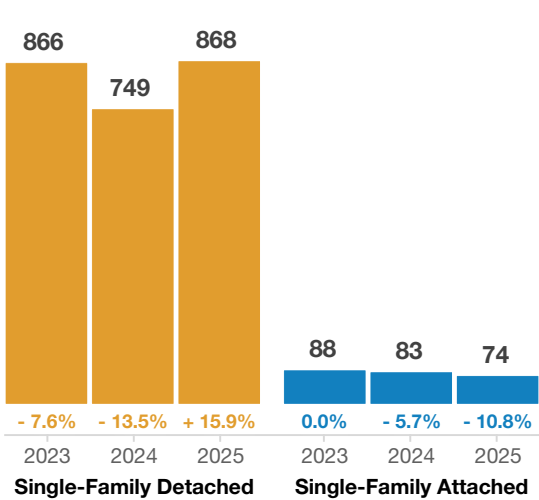


Pending Sales

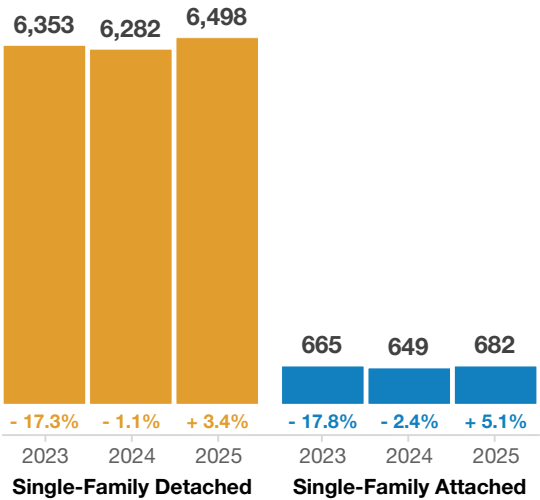
A count of the properties on which offers have been accepted in a given month.



August

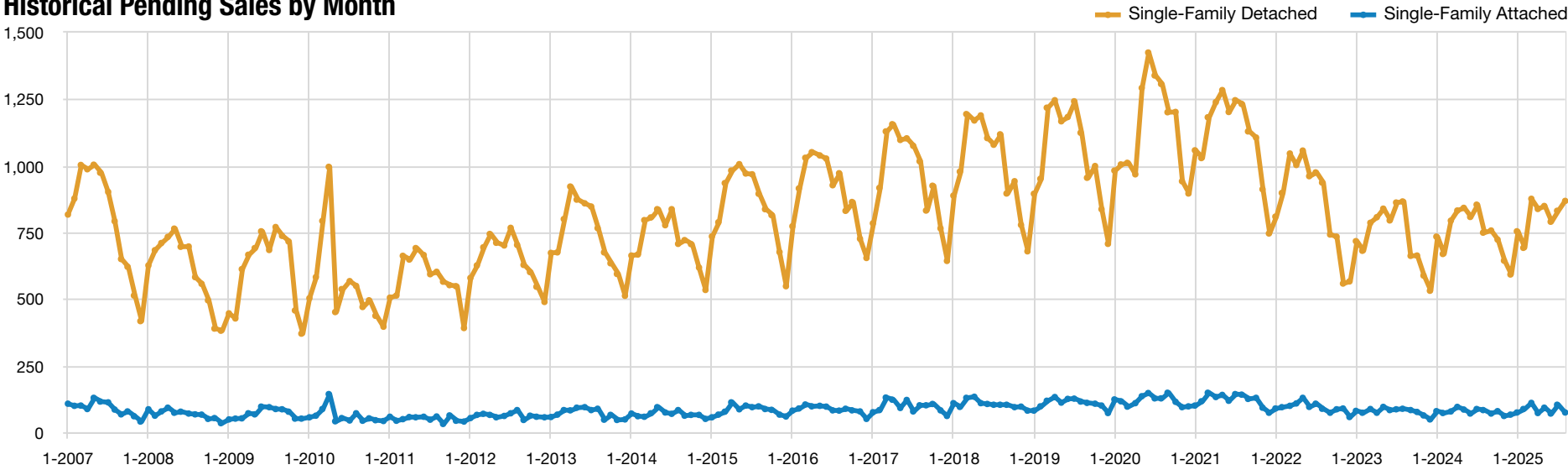


Year to Date



Pending Sales	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Sep-2024	757	+ 14.4%	70	- 15.7%
Oct-2024	723	+ 9.0%	79	+ 3.9%
Nov-2024	644	+ 9.5%	61	- 3.2%
Dec-2024	592	+ 11.5%	66	+ 37.5%
Jan-2025	754	+ 2.7%	74	- 6.3%
Feb-2025	692	+ 3.4%	87	+ 20.8%
Mar-2025	876	+ 10.3%	110	+ 41.0%
Apr-2025	838	+ 0.7%	72	- 24.2%
May-2025	849	+ 0.8%	92	+ 8.2%
Jun-2025	790	- 2.2%	70	0.0%
Jul-2025	831	- 2.7%	103	+ 18.4%
Aug-2025	868	+ 15.9%	74	- 10.8%
12-Month Avg	768	+ 5.6%	80	+ 3.9%

Historical Pending Sales by Month

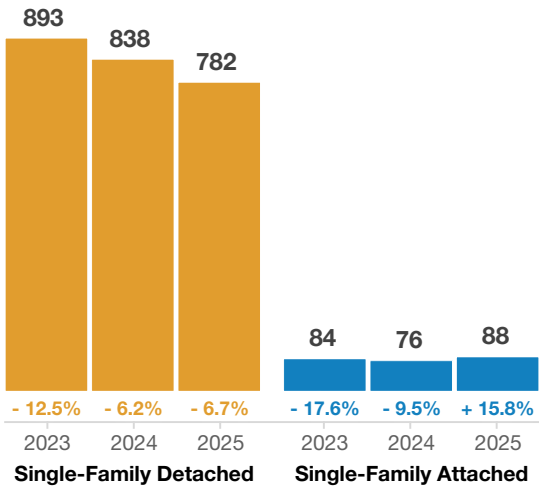


Closed Sales

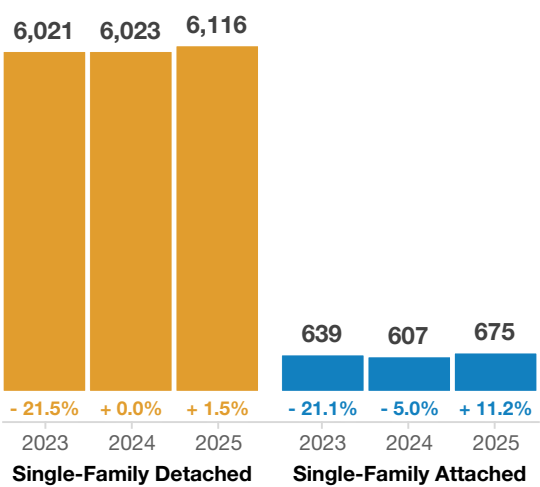
A count of the actual sales that closed in a given month.



August

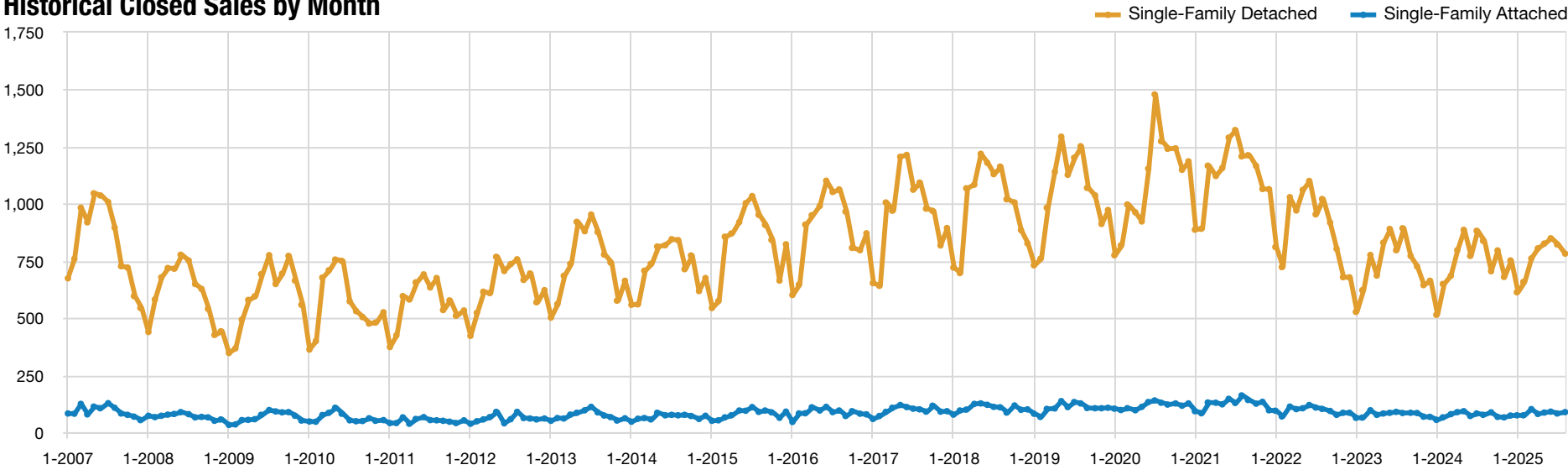


Year to Date



Closed Sales	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Sep-2024	705	- 8.7%	87	+ 2.4%
Oct-2024	796	+ 9.6%	67	- 20.2%
Nov-2024	680	+ 5.6%	65	- 4.4%
Dec-2024	752	+ 13.4%	73	+ 9.0%
Jan-2025	613	+ 19.3%	74	+ 37.0%
Feb-2025	658	+ 1.4%	74	+ 13.8%
Mar-2025	761	+ 11.1%	101	+ 27.8%
Apr-2025	805	+ 1.0%	80	- 9.1%
May-2025	826	- 6.8%	86	- 6.5%
Jun-2025	849	+ 10.0%	90	+ 26.8%
Jul-2025	822	- 6.8%	82	0.0%
Aug-2025	782	- 6.7%	88	+ 15.8%
12-Month Avg	754	+ 2.4%	81	+ 6.6%

Historical Closed Sales by Month

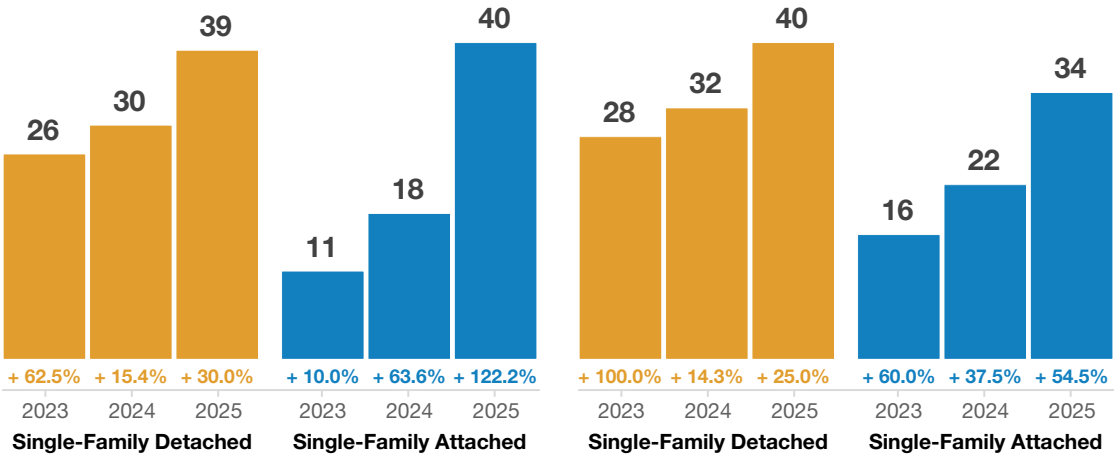


Days on Market Until Sale

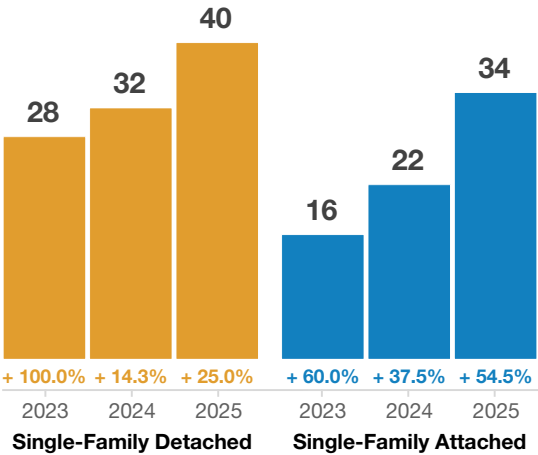
Average number of days between when a property is listed and when an offer is accepted in a given month.



August



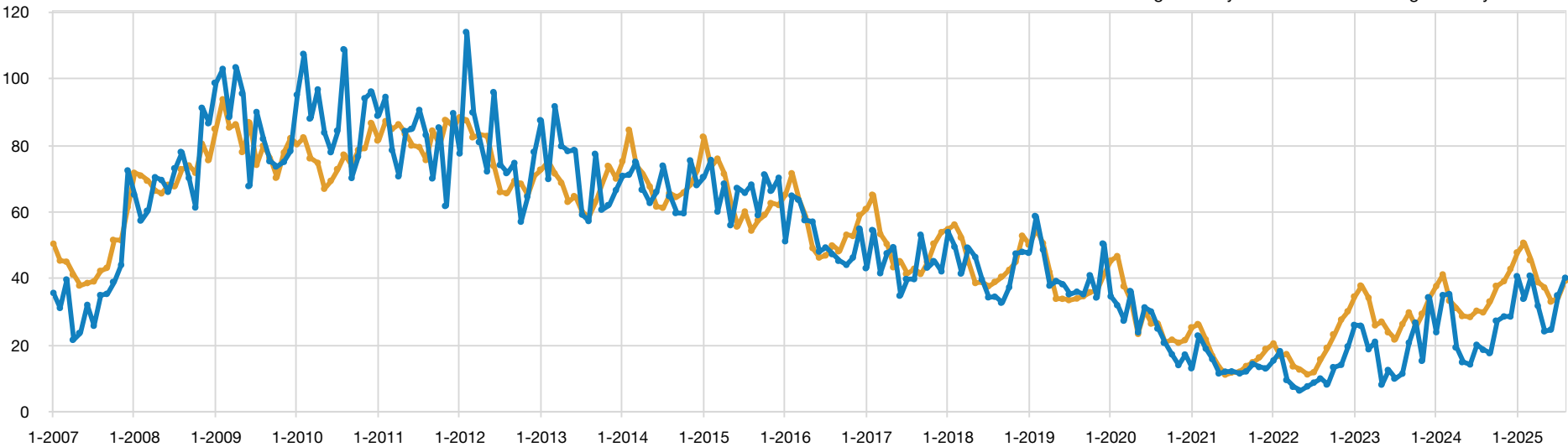
Year to Date



Days on Market	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Sep-2024	33	+ 10.0%	17	- 19.0%
Oct-2024	38	+ 52.0%	27	0.0%
Nov-2024	39	+ 34.5%	28	+ 86.7%
Dec-2024	43	+ 26.5%	28	- 17.6%
Jan-2025	48	+ 26.3%	40	+ 66.7%
Feb-2025	51	+ 24.4%	34	- 2.9%
Mar-2025	45	+ 36.4%	41	+ 17.1%
Apr-2025	39	+ 25.8%	32	+ 68.4%
May-2025	37	+ 27.6%	24	+ 60.0%
Jun-2025	33	+ 17.9%	24	+ 71.4%
Jul-2025	34	+ 13.3%	35	+ 75.0%
Aug-2025	39	+ 30.0%	40	+ 122.2%
12-Month Avg*	39	+ 27.0%	31	+ 36.8%

* Days on Market for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

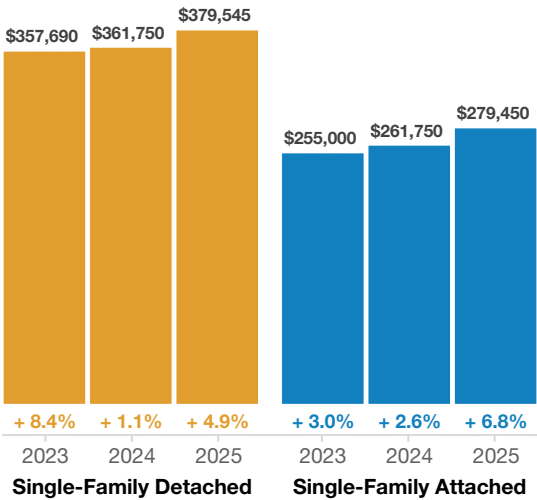


Median Sales Price

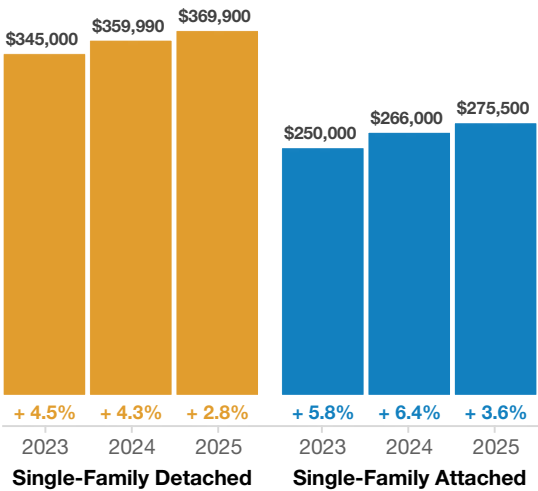
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



August



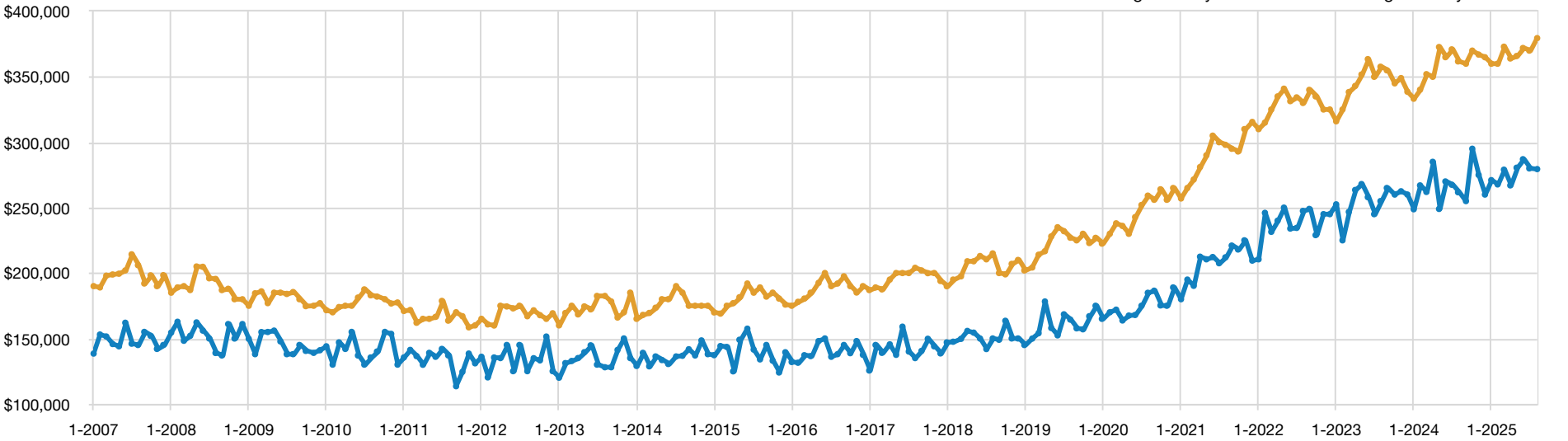
Year to Date



Median Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Sep-2024	\$360,000	+ 1.4%	\$255,000	- 3.8%
Oct-2024	\$370,000	+ 7.2%	\$295,000	+ 13.5%
Nov-2024	\$366,990	+ 5.2%	\$275,000	+ 4.8%
Dec-2024	\$364,940	+ 7.8%	\$260,000	0.0%
Jan-2025	\$360,000	+ 8.0%	\$271,000	+ 8.9%
Feb-2025	\$360,000	+ 5.8%	\$267,750	+ 0.3%
Mar-2025	\$372,995	+ 6.0%	\$279,000	+ 6.5%
Apr-2025	\$364,000	+ 4.0%	\$267,000	- 6.3%
May-2025	\$365,895	- 1.8%	\$280,500	+ 12.7%
Jun-2025	\$372,000	+ 1.9%	\$287,000	+ 6.3%
Jul-2025	\$370,000	- 0.3%	\$280,000	+ 4.7%
Aug-2025	\$379,545	+ 4.9%	\$279,450	+ 6.8%
12-Month Avg*	\$367,500	+ 3.5%	\$275,000	+ 3.8%

* Median Sales Price for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

Historical Median Sales Price by Month

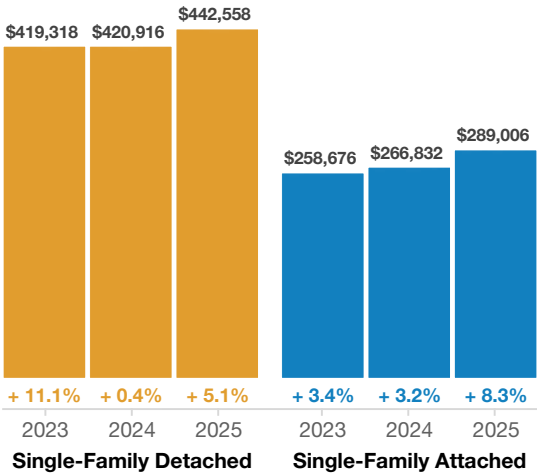


Average Sales Price

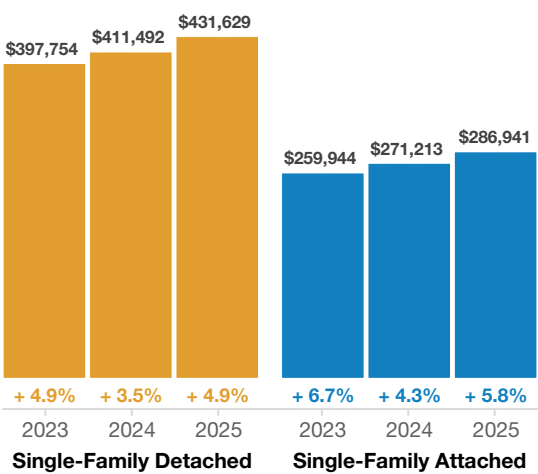
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



August



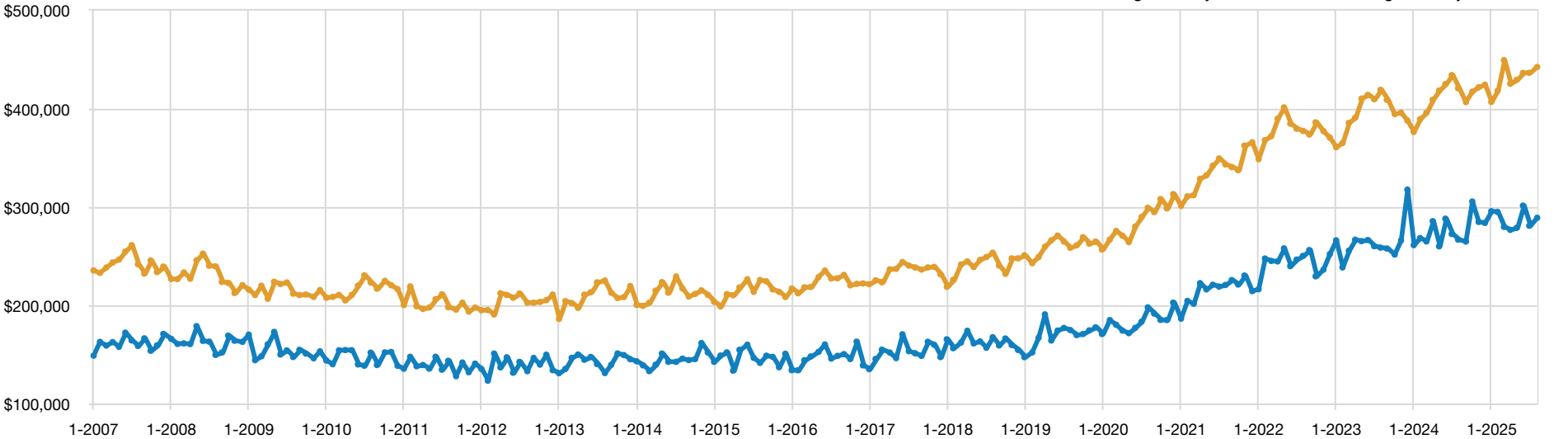
Year to Date



Avg. Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Sep-2024	\$406,823	- 0.6%	\$264,837	+ 2.7%
Oct-2024	\$417,406	+ 5.8%	\$305,602	+ 21.5%
Nov-2024	\$421,814	+ 6.5%	\$284,836	+ 7.1%
Dec-2024	\$424,512	+ 9.4%	\$283,839	- 10.7%
Jan-2025	\$407,017	+ 8.1%	\$295,712	+ 13.2%
Feb-2025	\$418,515	+ 7.5%	\$294,978	+ 9.9%
Mar-2025	\$449,554	+ 13.5%	\$279,794	+ 5.6%
Apr-2025	\$425,531	+ 4.0%	\$276,730	- 3.1%
May-2025	\$429,431	+ 2.6%	\$278,821	+ 7.2%
Jun-2025	\$436,502	+ 2.7%	\$301,408	+ 4.6%
Jul-2025	\$436,655	+ 0.5%	\$280,964	+ 3.1%
Aug-2025	\$442,558	+ 5.1%	\$289,006	+ 8.3%
12-Month Avg*	\$427,116	+ 4.9%	\$285,870	+ 5.4%

* Avg. Sales Price for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

Historical Average Sales Price by Month

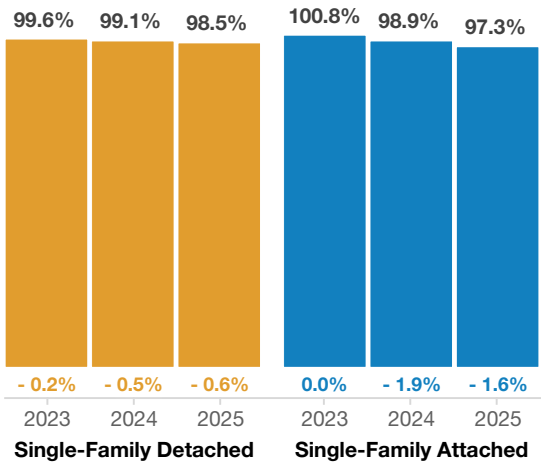


Percent of List Price Received

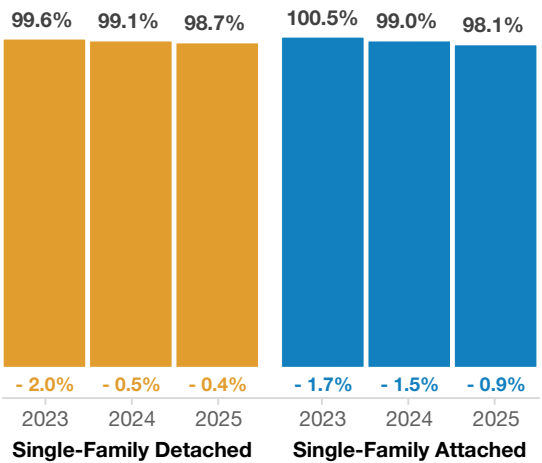
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



August



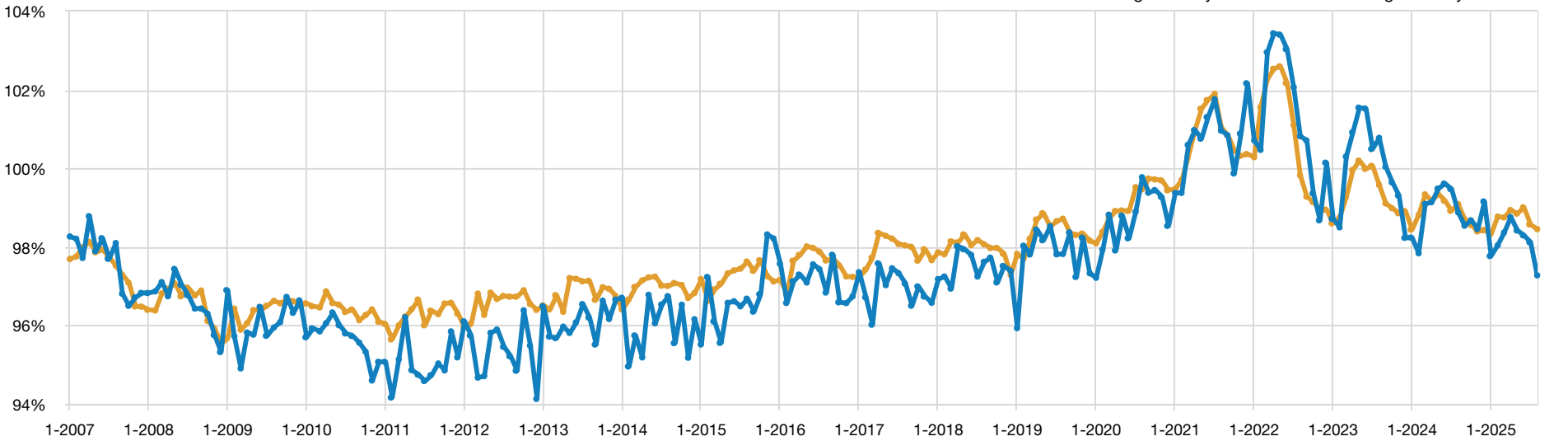
Year to Date



Pct. of List Price Received	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Sep-2024	98.7%	- 0.4%	98.5%	- 1.5%
Oct-2024	98.6%	- 0.4%	98.7%	- 0.9%
Nov-2024	98.4%	- 0.5%	98.5%	- 0.8%
Dec-2024	98.4%	- 0.5%	99.2%	+ 1.0%
Jan-2025	98.3%	- 0.1%	97.8%	- 0.4%
Feb-2025	98.8%	0.0%	98.0%	+ 0.2%
Mar-2025	98.7%	- 0.6%	98.4%	- 0.7%
Apr-2025	98.9%	- 0.3%	98.8%	- 0.3%
May-2025	98.8%	- 0.6%	98.4%	- 1.1%
Jun-2025	99.0%	- 0.2%	98.3%	- 1.3%
Jul-2025	98.6%	- 0.3%	98.1%	- 1.4%
Aug-2025	98.5%	- 0.6%	97.3%	- 1.6%
12-Month Avg*	98.7%	- 0.4%	98.3%	- 0.8%

* Pct. of List Price Received for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

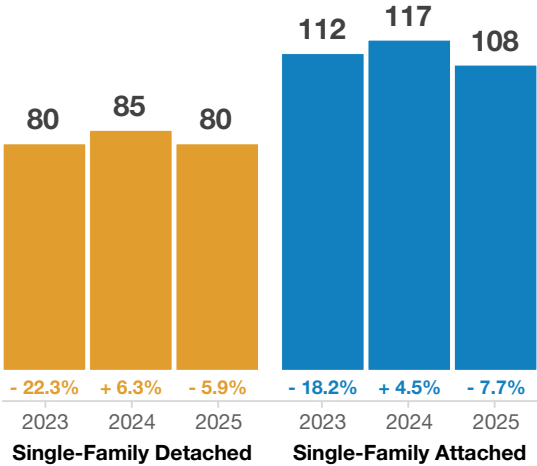


Housing Affordability Index

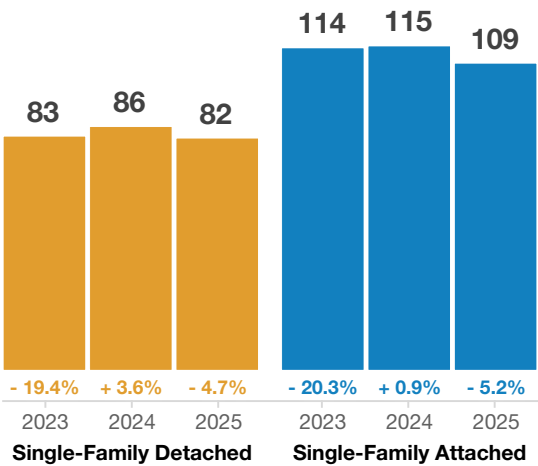
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



August

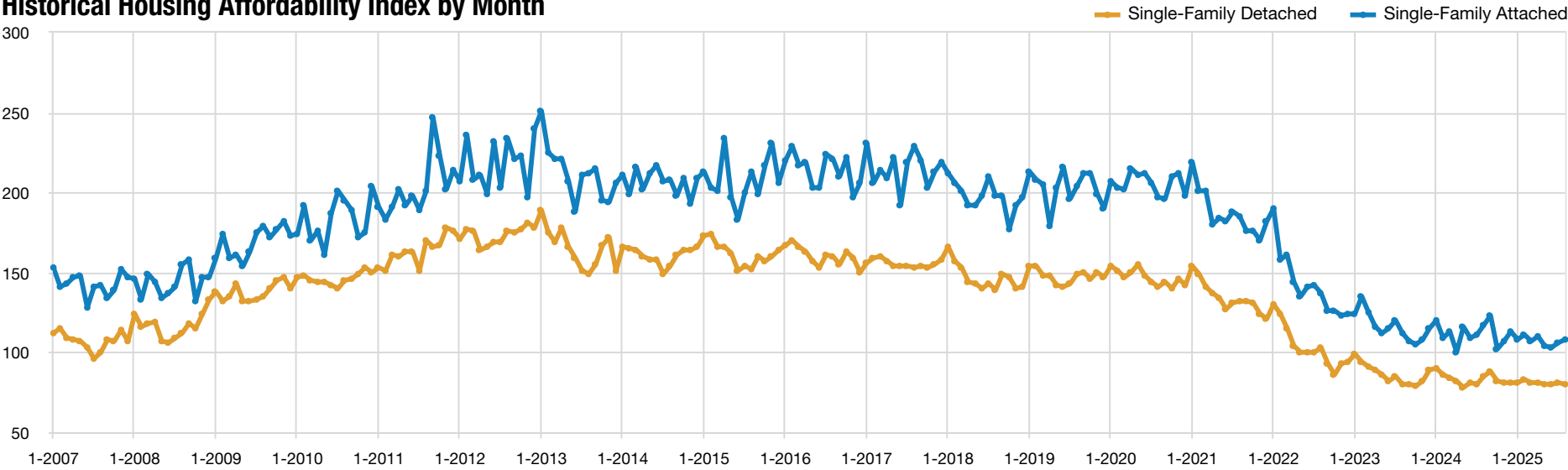


Year to Date



Affordability Index	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Sep-2024	88	+ 10.0%	123	+ 15.0%
Oct-2024	82	+ 3.8%	102	- 2.9%
Nov-2024	81	- 1.2%	107	- 0.9%
Dec-2024	81	- 9.0%	113	- 1.7%
Jan-2025	81	- 10.0%	108	- 10.0%
Feb-2025	83	- 3.5%	111	+ 1.8%
Mar-2025	81	- 3.6%	107	- 5.3%
Apr-2025	81	- 1.2%	110	+ 10.0%
May-2025	80	+ 2.6%	104	- 10.3%
Jun-2025	80	- 1.2%	103	- 5.5%
Jul-2025	81	+ 1.3%	106	- 4.5%
Aug-2025	80	- 5.9%	108	- 7.7%
12-Month Avg	82	- 1.2%	109	- 1.8%

Historical Housing Affordability Index by Month

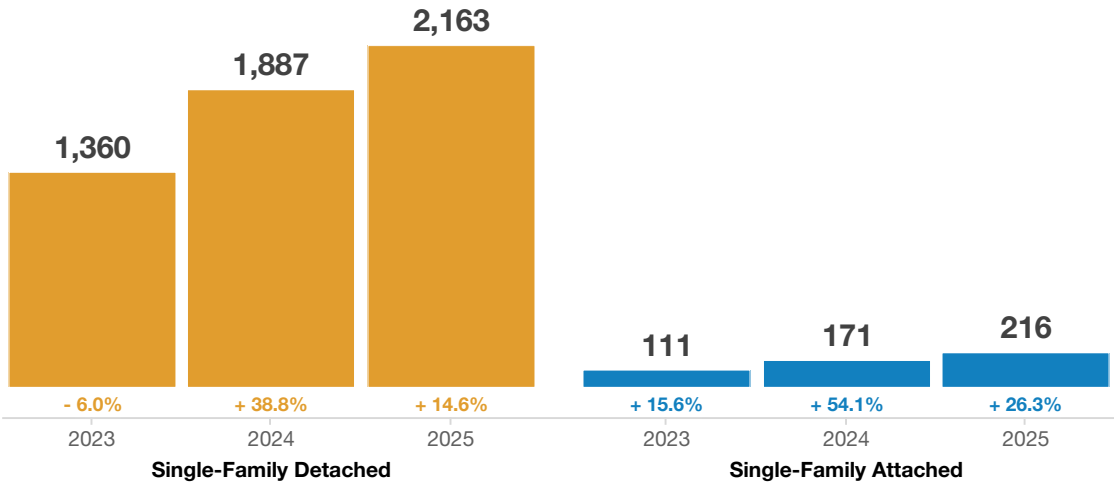


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.

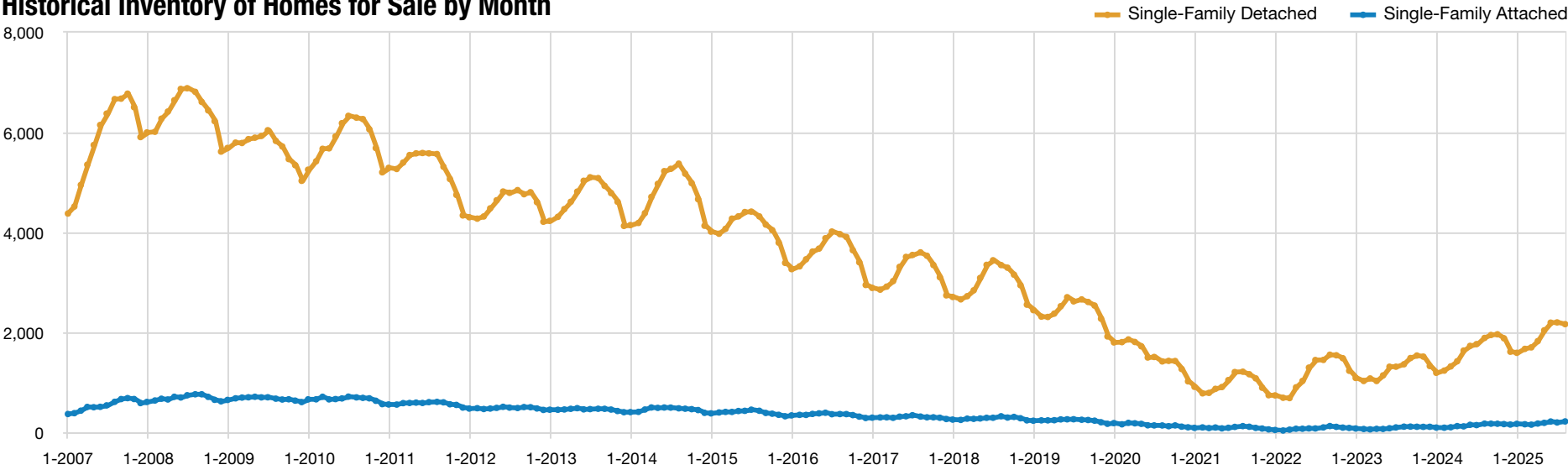


August



Homes for Sale	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Sep-2024	1,946	+ 31.1%	170	+ 51.8%
Oct-2024	1,960	+ 27.7%	169	+ 55.0%
Nov-2024	1,880	+ 24.3%	162	+ 51.4%
Dec-2024	1,611	+ 21.6%	153	+ 41.7%
Jan-2025	1,589	+ 33.6%	167	+ 79.6%
Feb-2025	1,668	+ 35.3%	159	+ 76.7%
Mar-2025	1,698	+ 28.9%	151	+ 52.5%
Apr-2025	1,823	+ 28.4%	173	+ 41.8%
May-2025	2,039	+ 24.8%	187	+ 59.8%
Jun-2025	2,193	+ 26.9%	214	+ 44.6%
Jul-2025	2,198	+ 24.7%	195	+ 37.3%
Aug-2025	2,163	+ 14.6%	216	+ 26.3%
12-Month Avg	1,897	+ 26.3%	176	+ 49.2%

Historical Inventory of Homes for Sale by Month

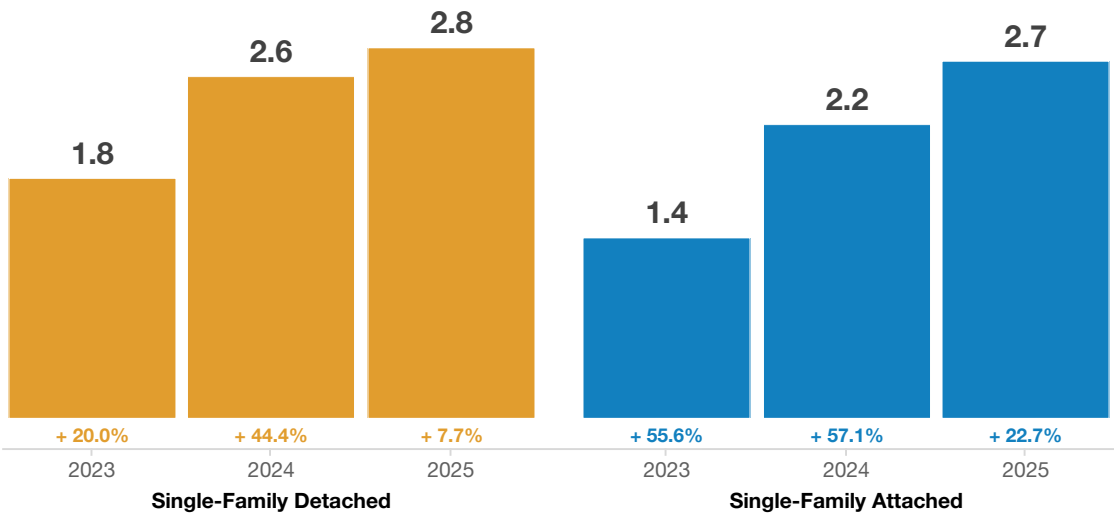


Absorption Rate

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



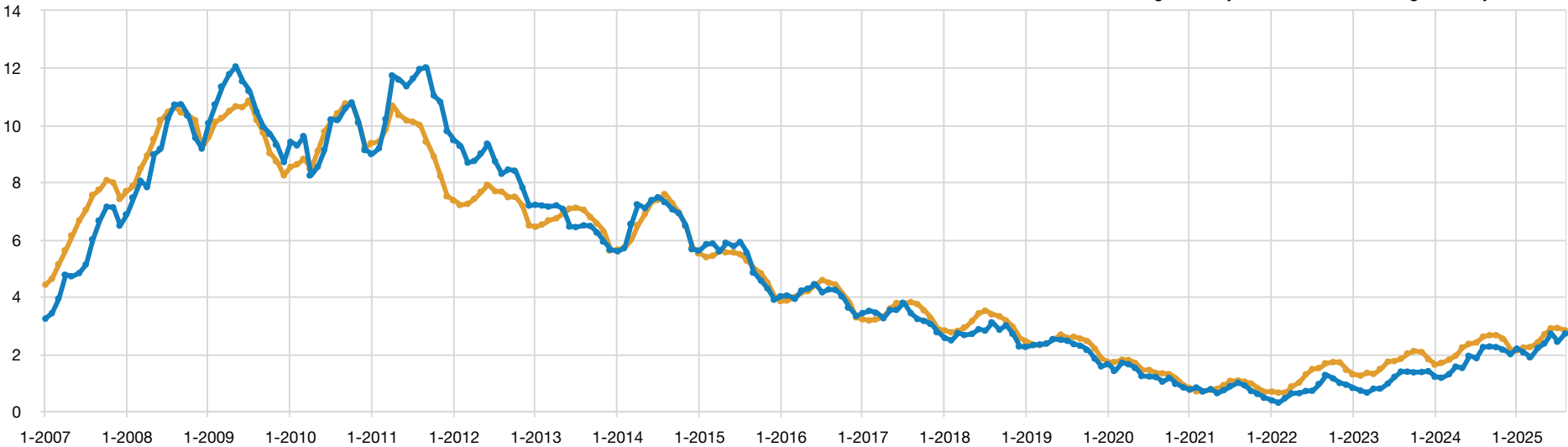
August



Months Supply	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Sep-2024	2.6	+ 30.0%	2.3	+ 64.3%
Oct-2024	2.6	+ 23.8%	2.2	+ 69.2%
Nov-2024	2.5	+ 19.0%	2.1	+ 50.0%
Dec-2024	2.1	+ 16.7%	2.0	+ 42.9%
Jan-2025	2.1	+ 31.3%	2.2	+ 83.3%
Feb-2025	2.2	+ 29.4%	2.0	+ 66.7%
Mar-2025	2.2	+ 22.2%	1.9	+ 46.2%
Apr-2025	2.4	+ 26.3%	2.2	+ 46.7%
May-2025	2.7	+ 22.7%	2.4	+ 60.0%
Jun-2025	2.9	+ 26.1%	2.7	+ 42.1%
Jul-2025	2.9	+ 20.8%	2.4	+ 33.3%
Aug-2025	2.8	+ 7.7%	2.7	+ 22.7%
12-Month Avg*	2.5	+ 23.1%	2.3	+ 49.2%

* Months Supply for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

Historical Absorption Rate by Month



All Property Combined

Key market metrics for the current month and year-to-date.



Key Metrics	Historical Sparkbars	8-2024	8-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,212	1,204	- 0.7%	8,982	9,615	+ 7.0%
Pending Sales		832	942	+ 13.2%	6,931	7,180	+ 3.6%
Closed Sales		914	870	- 4.8%	6,630	6,791	+ 2.4%
Days on Market Until Sale		29	39	+ 34.5%	31	39	+ 25.8%
Median Sales Price		\$355,000	\$370,800	+ 4.5%	\$350,000	\$360,000	+ 2.9%
Average Sales Price		\$408,104	\$427,026	+ 4.6%	\$398,649	\$417,245	+ 4.7%
Percent of List Price Received		99.1%	98.3%	- 0.8%	99.1%	98.7%	- 0.4%
Housing Affordability Index		87	82	- 5.7%	88	84	- 4.5%
Inventory of Homes for Sale		2,058	2,379	+ 15.6%	—	—	—
Absorption Rate		2.6	2.8	+ 7.7%	—	—	—