

# Monthly Indicators



## December 2025

U.S. existing home sales ticked up 0.5% from the previous month to a seasonally adjusted annual rate of 4.13 million, marking the third consecutive monthly increase, according to the National Association of REALTORS® (NAR). However, sales were down 1.0% from the same period last year. Regionally, sales rose month-over-month in the Northeast and South, were unchanged in the West, and declined in the Midwest. On a year-over-year basis, sales were flat in the Northeast and South and fell in both the Midwest and West.

New Listings increased 1.4 percent for Single-Family Detached homes but decreased 33.7 percent for Single-Family Attached homes. Pending Sales increased 2.5 percent for Single-Family Detached homes and 4.5 percent for Single-Family Attached homes. Inventory increased 4.6 percent for Single-Family Detached homes and 6.6 percent for Single-Family Attached homes.

Median Sales Price increased 1.4 percent to \$370,000 for Single-Family Detached homes and 2.7 percent to \$266,900 for Single-Family Attached homes. Days on Market increased 18.6 percent for Single-Family Detached homes and 85.7 percent for Single-Family Attached homes. Months Supply of Inventory were dead even with last year for both property types.

The national median existing-home price continued to climb, rising 1.2% from a year ago to \$409,200, according to NAR. This year-over-year increase—the 29th consecutive monthly gain—reflects ongoing tightness in housing supply. At the end of November, there were 1.43 million units for sale, down 5.9% from the previous month but up 7.5% from the same time last year, representing a 4.2-month supply at the current sales pace.

## Quick Facts

624	811	\$370,000
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.

Single-Family Detached Market Overview	2
Single-Family Attached Market Overview	3
New Listings	4
Pending Sales	5
Closed Sales	6
Days on Market Until Sale	7
Median Sales Price	8
Average Sales Price	9
Percent of List Price Received	10
Housing Affordability Index	11
Inventory of Homes for Sale	12
Absorption Rate	13
All Property Combined	14



# 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	12-2024	12-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		561	569	+ 1.4%	11,454	11,878	+ 3.7%
Pending Sales		592	607	+ 2.5%	8,998	9,094	+ 1.1%
Closed Sales		752	732	- 2.7%	8,955	8,998	+ 0.5%
Days on Market Until Sale		43	51	+ 18.6%	34	42	+ 23.5%
Median Sales Price		\$364,940	\$370,000	+ 1.4%	\$360,000	\$370,000	+ 2.8%
Average Sales Price		\$424,512	\$427,571	+ 0.7%	\$413,553	\$431,481	+ 4.3%
Percent of List Price Received		98.4%	98.3%	- 0.1%	98.9%	98.6%	- 0.3%
Housing Affordability Index		81	85	+ 4.9%	82	85	+ 3.7%
Inventory of Homes for Sale		1,613	1,688	+ 4.6%	—	—	—
Absorption Rate		2.2	2.2	0.0%	—	—	—

# Single-Family Attached Market Overview

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



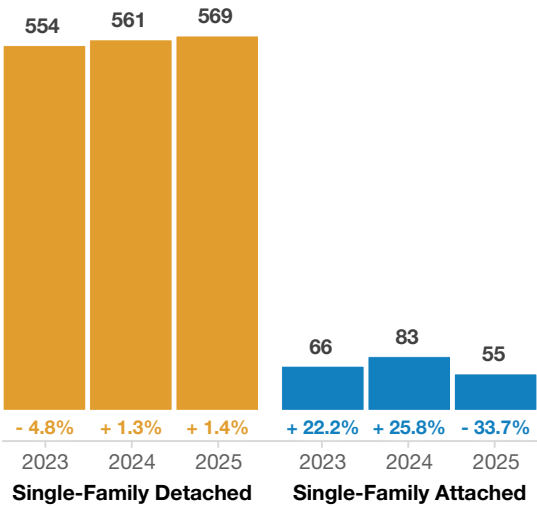
Key Metrics	Historical Sparkbars	12-2024	12-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		83	55	- 33.7%	1,173	1,243	+ 6.0%
Pending Sales		67	70	+ 4.5%	927	968	+ 4.4%
Closed Sales		73	79	+ 8.2%	900	971	+ 7.9%
Days on Market Until Sale		28	52	+ 85.7%	23	37	+ 60.9%
Median Sales Price		\$260,000	\$266,900	+ 2.7%	\$266,000	\$275,000	+ 3.4%
Average Sales Price		\$283,839	\$267,160	- 5.9%	\$275,057	\$285,259	+ 3.7%
Percent of List Price Received		99.2%	98.0%	- 1.2%	98.9%	98.0%	- 0.9%
Housing Affordability Index		113	117	+ 3.5%	110	113	+ 2.7%
Inventory of Homes for Sale		152	162	+ 6.6%	—	—	—
Absorption Rate		2.0	2.0	0.0%	—	—	—

# New Listings

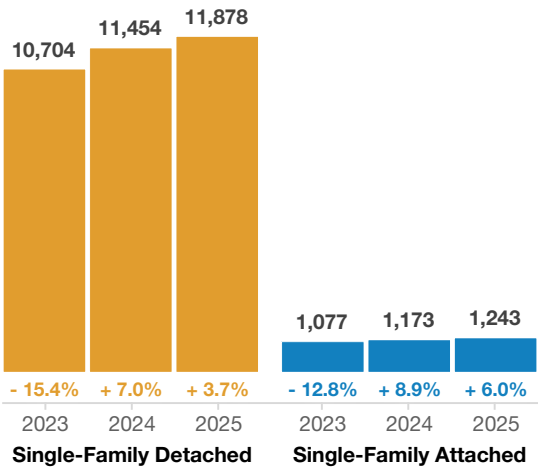
A count of the properties that have been newly listed on the market in a given month.



## December

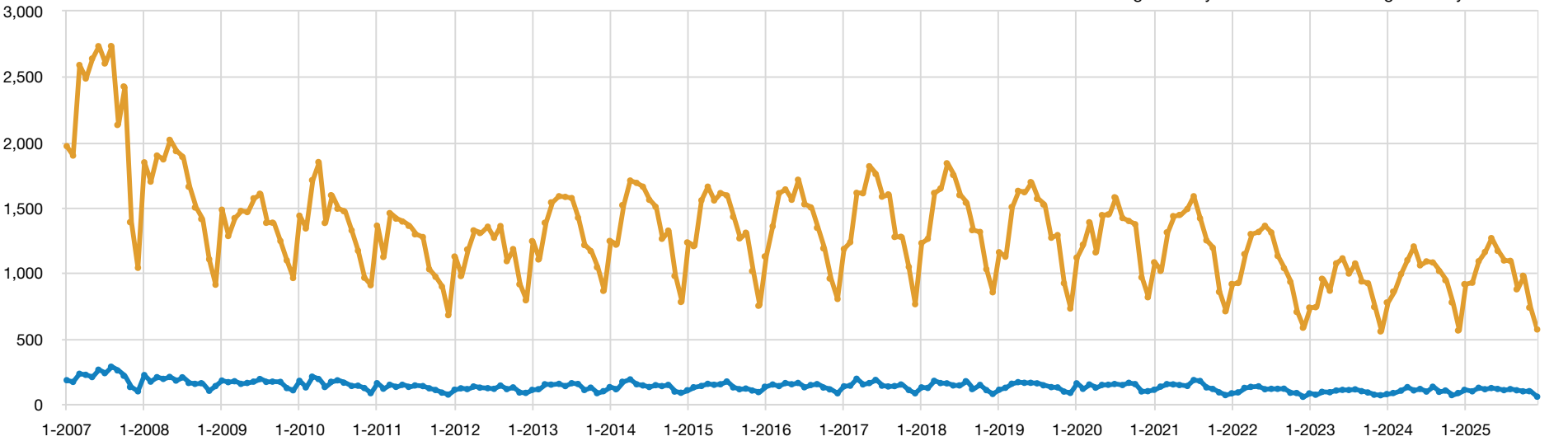


## Year to Date



New Listings	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jan-2025	915	+ 18.1%	107	+ 42.7%
Feb-2025	926	+ 7.9%	96	+ 15.7%
Mar-2025	1,090	+ 9.9%	123	+ 21.8%
Apr-2025	1,161	+ 5.6%	112	- 12.5%
May-2025	1,267	+ 5.3%	121	+ 17.5%
Jun-2025	1,170	+ 10.5%	114	0.0%
Jul-2025	1,096	+ 0.6%	105	+ 11.7%
Aug-2025	1,093	+ 1.1%	113	- 13.7%
Sep-2025	876	- 13.8%	104	+ 13.0%
Oct-2025	979	+ 3.6%	96	- 5.9%
Nov-2025	736	- 5.2%	97	+ 44.8%
Dec-2025	569	+ 1.4%	55	- 33.7%
12-Month Avg	990	+ 3.7%	104	+ 6.1%

## Historical New Listings by Month

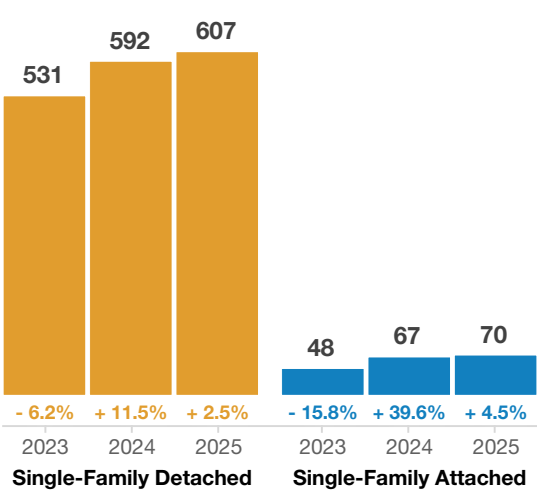


# Pending Sales

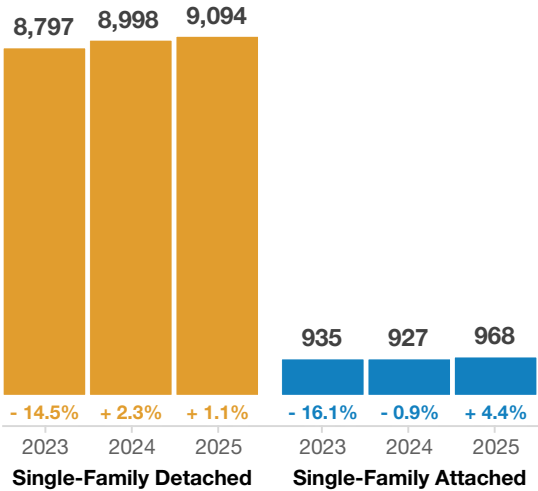
A count of the properties on which offers have been accepted in a given month.



## December

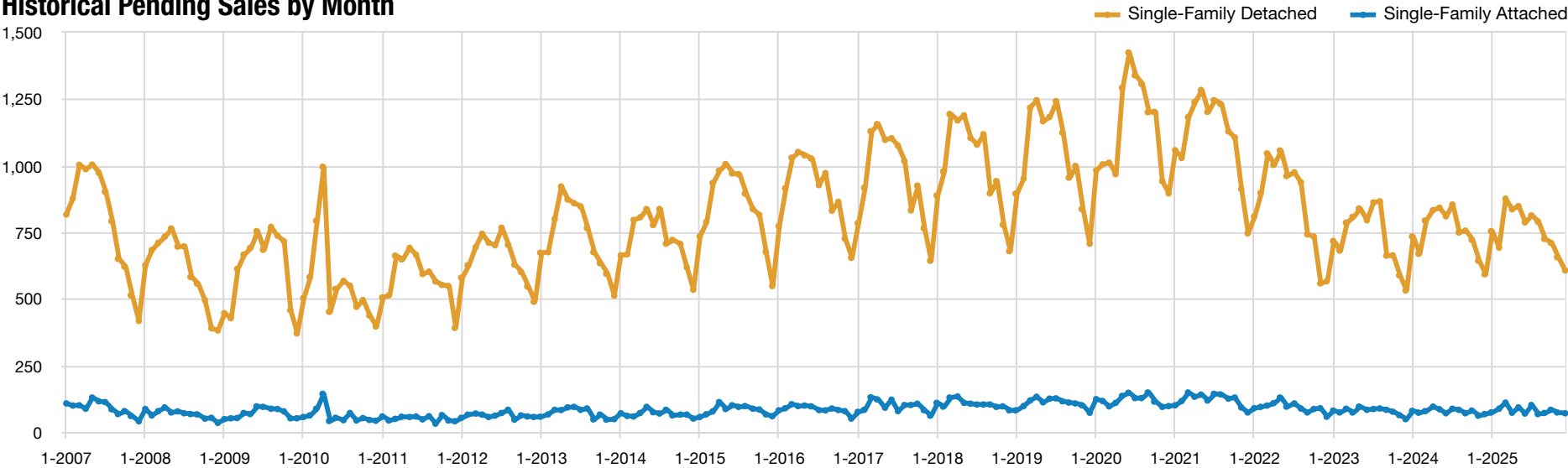


## Year to Date



Pending Sales	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jan-2025	754	+ 2.7%	73	- 7.6%
Feb-2025	692	+ 3.4%	87	+ 20.8%
Mar-2025	876	+ 10.3%	110	+ 41.0%
Apr-2025	836	+ 0.4%	72	- 24.2%
May-2025	848	+ 0.7%	92	+ 8.2%
Jun-2025	787	- 2.8%	69	- 1.4%
Jul-2025	813	- 4.8%	101	+ 16.1%
Aug-2025	790	+ 5.5%	67	- 19.3%
Sep-2025	725	- 4.1%	71	+ 1.4%
Oct-2025	710	- 1.7%	83	+ 3.8%
Nov-2025	656	+ 2.0%	73	+ 19.7%
Dec-2025	607	+ 2.5%	70	+ 4.5%
12-Month Avg	758	+ 1.1%	81	+ 5.2%

## Historical Pending Sales by Month

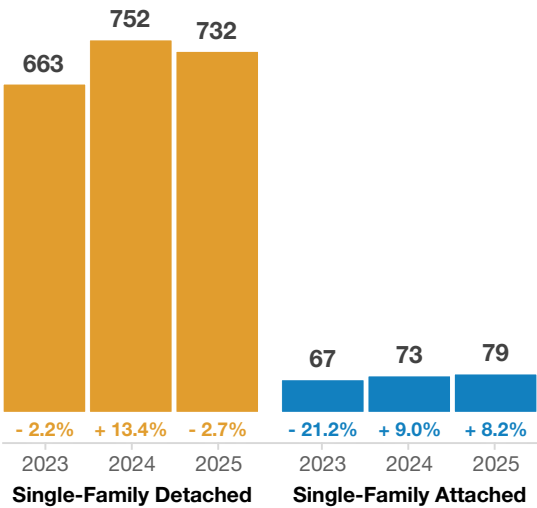


# Closed Sales

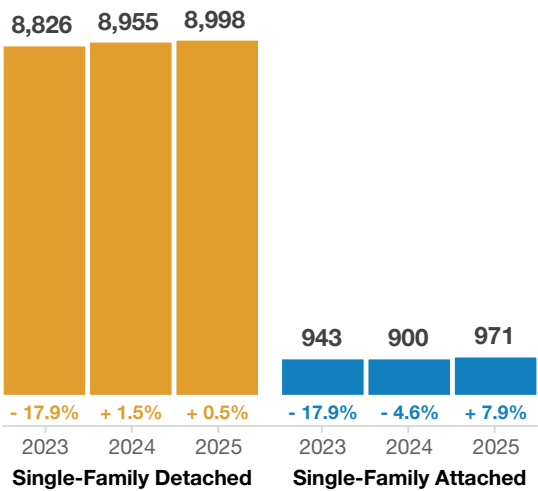
A count of the actual sales that closed in a given month.



## December

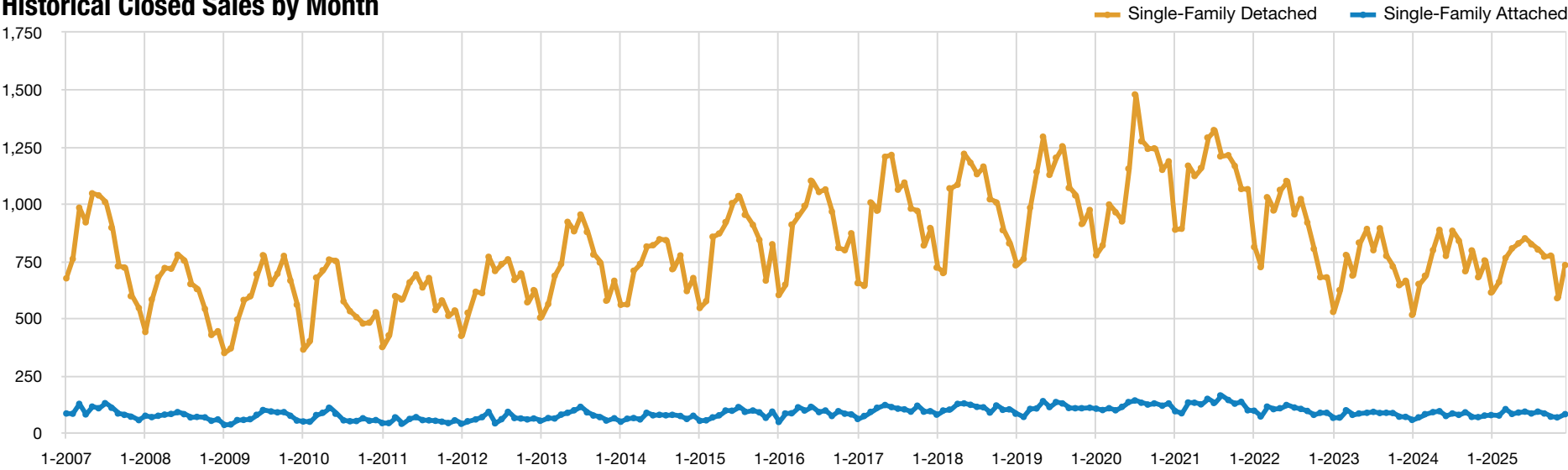


## Year to Date



Closed Sales	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jan-2025	612	+ 19.1%	75	+ 38.9%
Feb-2025	658	+ 1.4%	73	+ 12.3%
Mar-2025	763	+ 11.4%	101	+ 27.8%
Apr-2025	805	+ 1.0%	80	- 9.1%
May-2025	827	- 6.7%	86	- 6.5%
Jun-2025	849	+ 10.0%	90	+ 26.8%
Jul-2025	823	- 6.7%	82	0.0%
Aug-2025	800	- 4.5%	90	+ 18.4%
Sep-2025	769	+ 9.1%	82	- 5.7%
Oct-2025	773	- 2.9%	68	+ 1.5%
Nov-2025	587	- 13.5%	65	- 1.5%
Dec-2025	732	- 2.7%	79	+ 8.2%
12-Month Avg	750	+ 0.5%	81	+ 8.0%

## Historical Closed Sales by Month

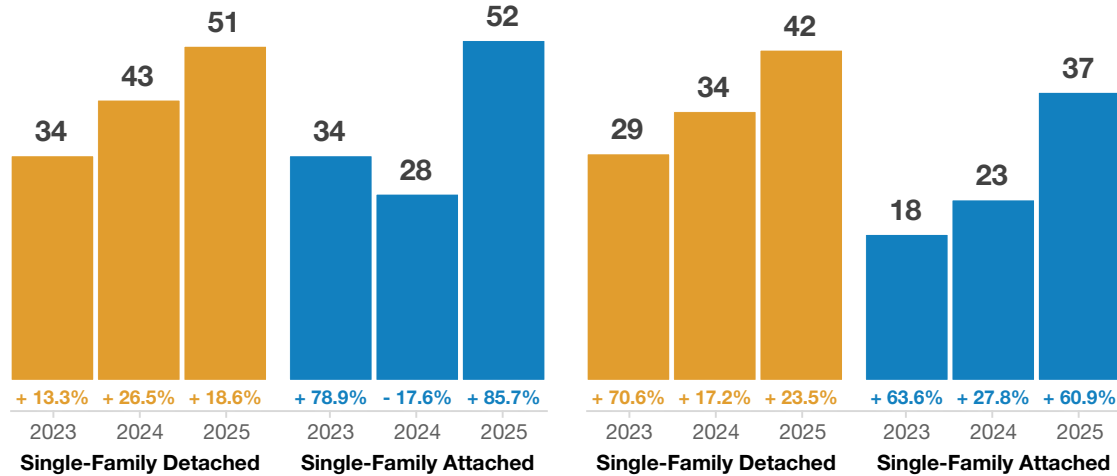


# Days on Market Until Sale

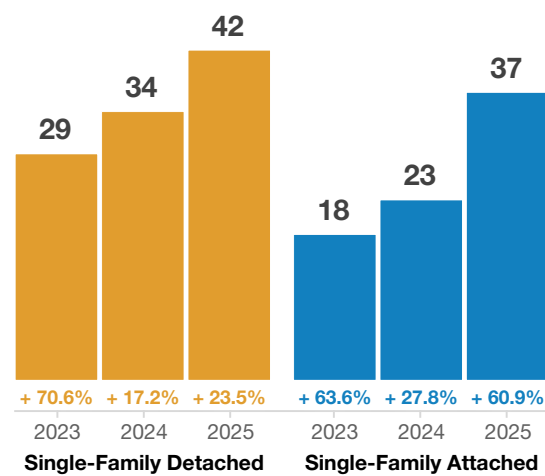
Average number of days between when a property is listed and when an offer is accepted in a given month.



## December



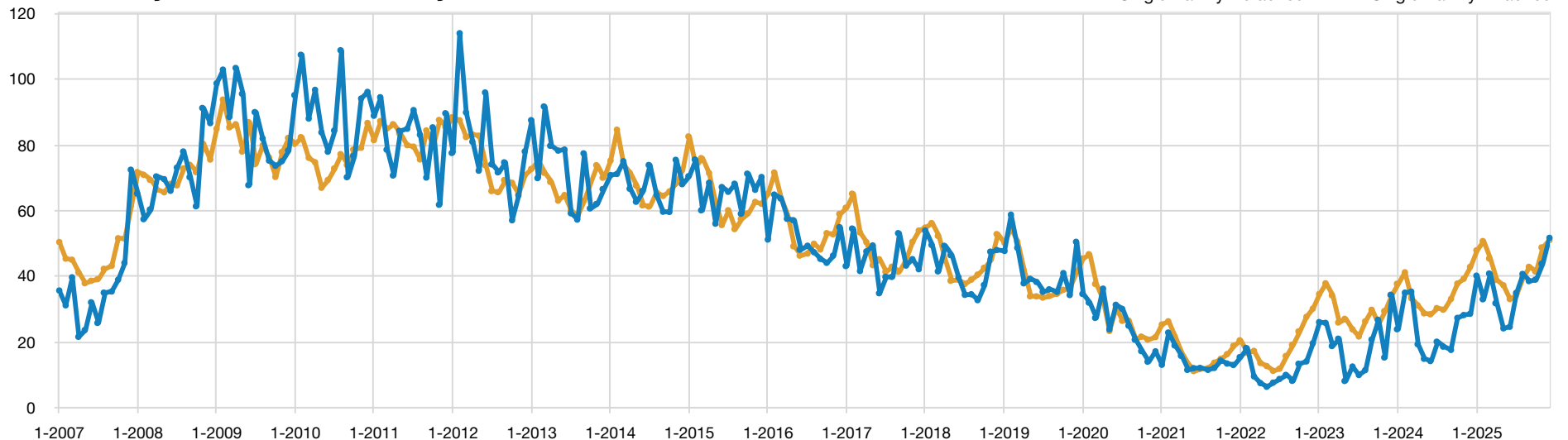
## Year to Date



Days on Market	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jan-2025	48	+ 26.3%	40	+ 66.7%
Feb-2025	51	+ 24.4%	33	- 5.7%
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%	41	+ 127.8%
Sep-2025	43	+ 30.3%	38	+ 123.5%
Oct-2025	41	+ 7.9%	39	+ 44.4%
Nov-2025	49	+ 25.6%	44	+ 57.1%
<b>Dec-2025</b>	<b>51</b>	<b>+ 18.6%</b>	<b>52</b>	<b>+ 85.7%</b>
12-Month Avg*	42	+ 23.5%	37	+ 59.5%

\* Days on Market for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

## Historical Days on Market Until Sale by Month

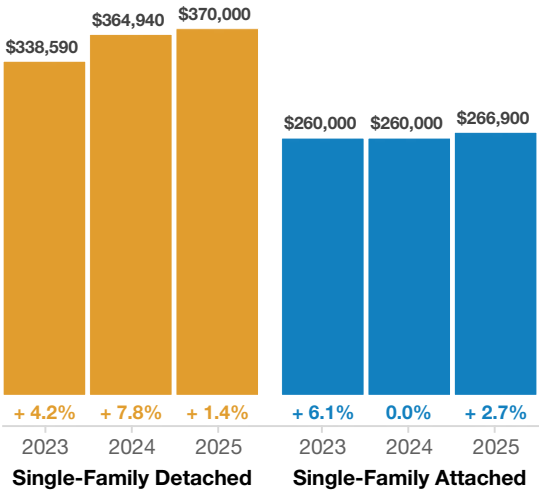


# Median Sales Price

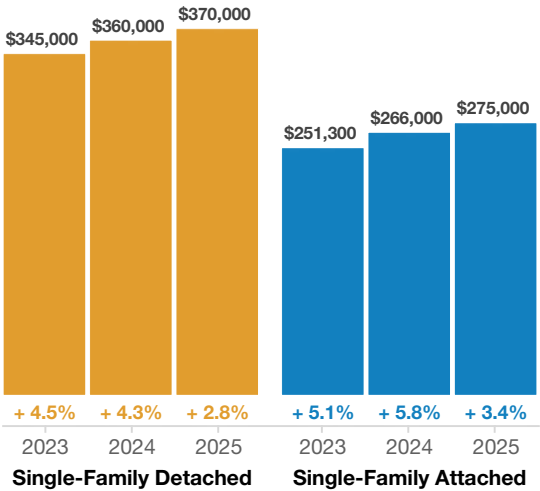
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## December



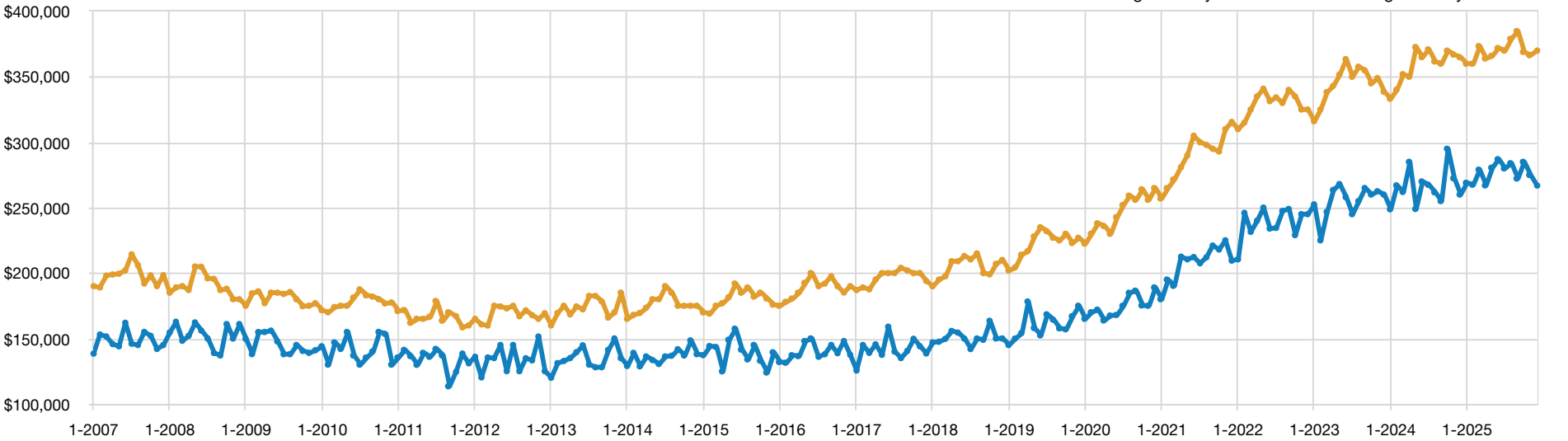
## Year to Date



Median Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jan-2025	\$360,000	+ 8.0%	\$269,000	+ 8.1%
Feb-2025	\$360,000	+ 5.8%	\$267,500	+ 0.2%
Mar-2025	\$373,500	+ 6.1%	\$279,000	+ 6.5%
Apr-2025	\$364,000	+ 4.0%	\$267,000	- 6.3%
May-2025	\$366,000	- 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	\$379,045	+ 4.8%	\$283,950	+ 8.5%
Sep-2025	\$385,000	+ 6.9%	\$272,250	+ 6.8%
Oct-2025	\$369,000	- 0.3%	\$285,000	- 3.4%
Nov-2025	\$366,500	- 0.1%	\$275,000	+ 0.9%
<b>Dec-2025</b>	<b>\$370,000</b>	<b>+ 1.4%</b>	<b>\$266,900</b>	<b>+ 2.7%</b>
12-Month Avg*	\$370,000	+ 2.8%	\$275,000	+ 3.4%

\* Median Sales Price for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

## Historical Median Sales Price by Month



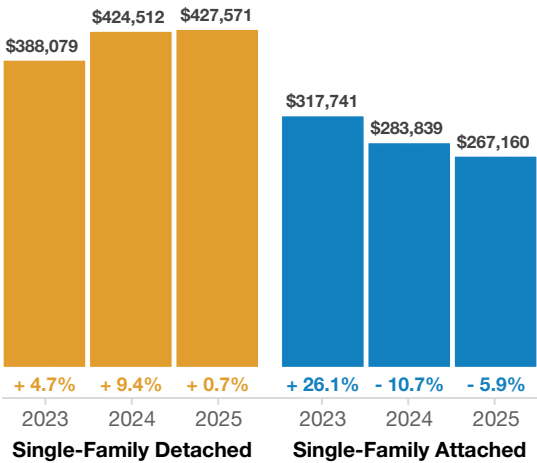


# Average Sales Price

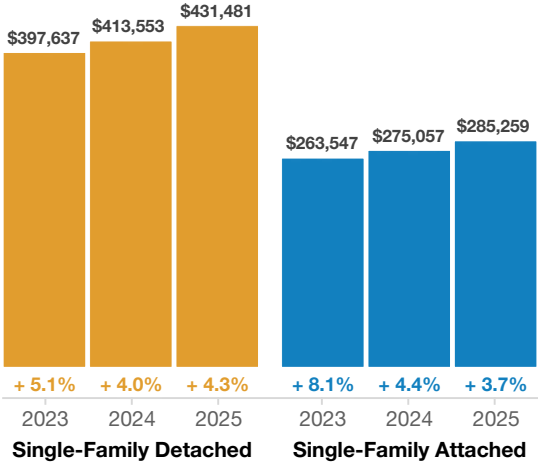
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## December



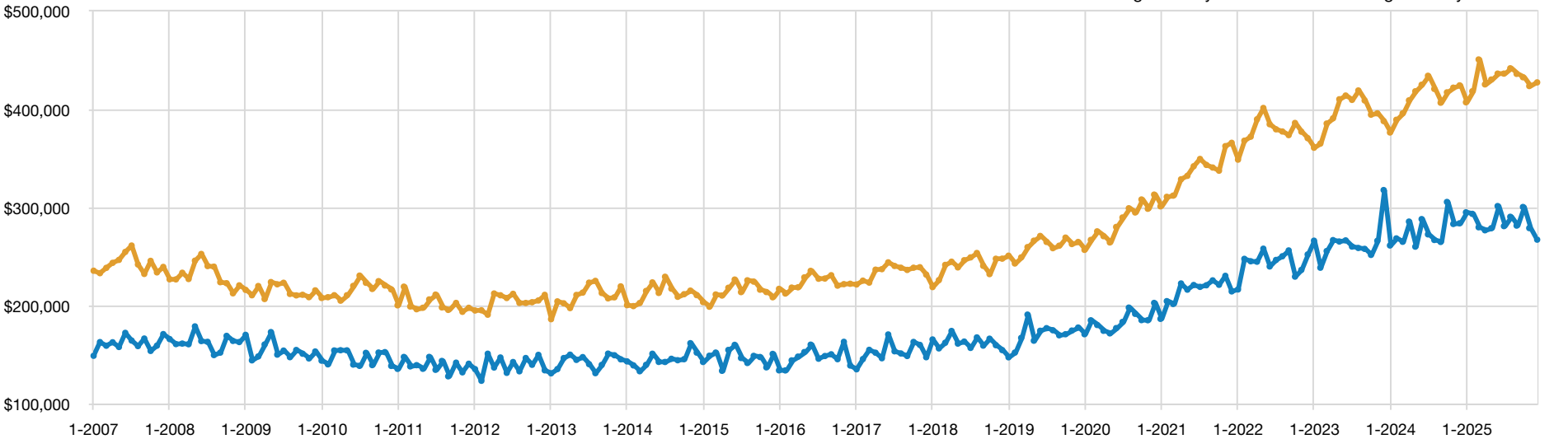
## Year to Date



Avg. Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jan-2025	\$407,282	+ 8.2%	\$295,036	+ 12.9%
Feb-2025	\$418,515	+ 7.5%	\$293,471	+ 9.3%
Mar-2025	\$450,938	+ 13.9%	\$279,794	+ 5.6%
Apr-2025	\$425,531	+ 4.0%	\$276,730	- 3.1%
May-2025	\$430,482	+ 2.9%	\$278,821	+ 7.2%
Jun-2025	\$436,502	+ 2.7%	\$301,408	+ 4.6%
Jul-2025	\$436,519	+ 0.5%	\$280,964	+ 3.1%
Aug-2025	\$441,943	+ 5.0%	\$290,472	+ 8.9%
Sep-2025	\$436,253	+ 7.2%	\$281,484	+ 6.3%
Oct-2025	\$432,798	+ 3.7%	\$300,463	- 1.7%
Nov-2025	\$423,846	+ 0.4%	\$278,955	- 1.5%
Dec-2025	\$427,571	+ 0.7%	\$267,160	- 5.9%
12-Month Avg*	\$431,481	+ 4.3%	\$285,259	+ 3.7%

\* Avg. Sales Price for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

## Historical Average Sales Price by Month

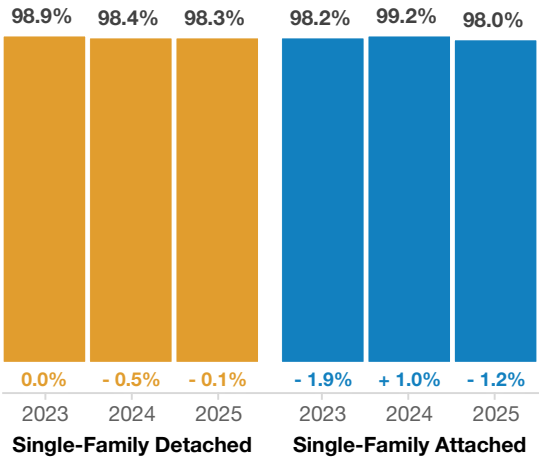


# Percent of List Price Received

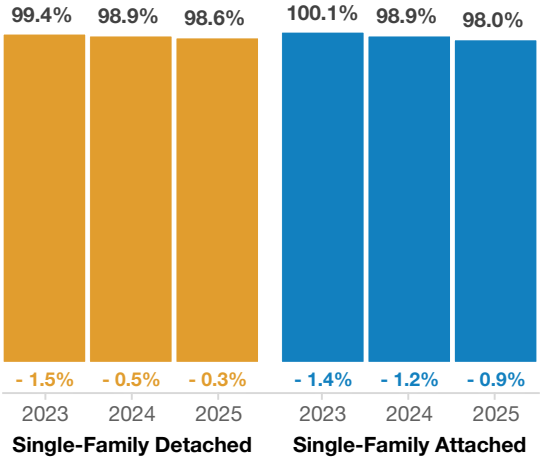
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## December



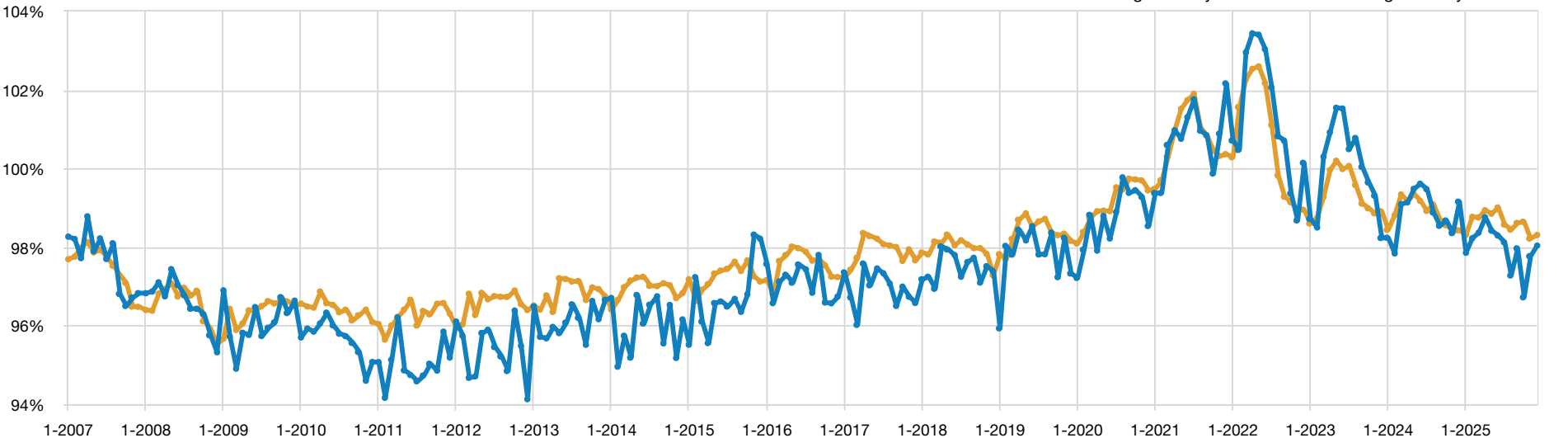
## Year to Date



Pct. of List Price Received	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jan-2025	98.3%	- 0.1%	97.9%	- 0.3%
Feb-2025	98.8%	0.0%	98.2%	+ 0.4%
Mar-2025	98.8%	- 0.5%	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	98.4%	- 0.7%	97.3%	- 1.6%
Sep-2025	98.6%	- 0.1%	98.0%	- 0.5%
Oct-2025	98.6%	0.0%	96.7%	- 2.0%
Nov-2025	98.2%	- 0.2%	97.8%	- 0.6%
Dec-2025	98.3%	- 0.1%	98.0%	- 1.2%
12-Month Avg*	98.6%	- 0.3%	98.0%	- 0.9%

\* Pct. of List Price Received for all properties from January 2025 through December 2025. This is not the average of the individual figures above.

## Historical Percent of List Price Received by Month

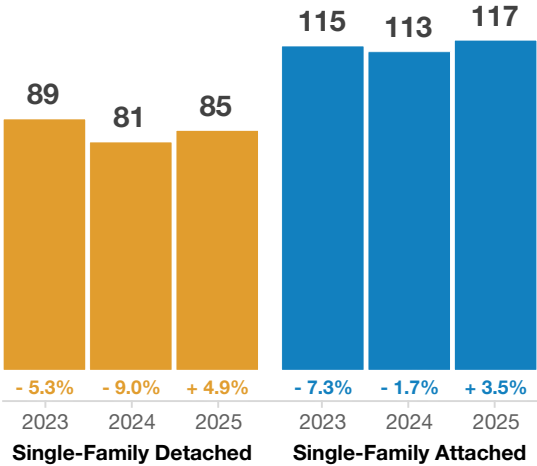


# Housing Affordability Index

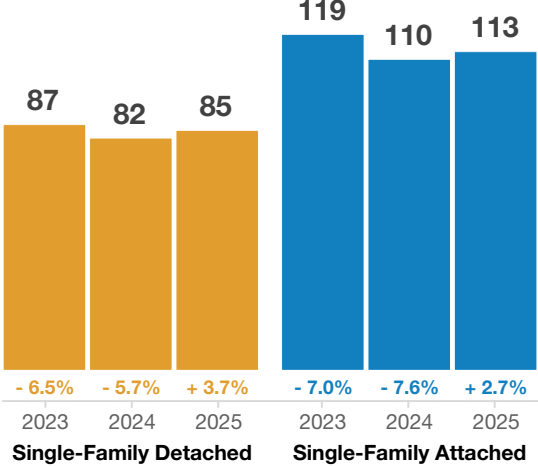
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## December

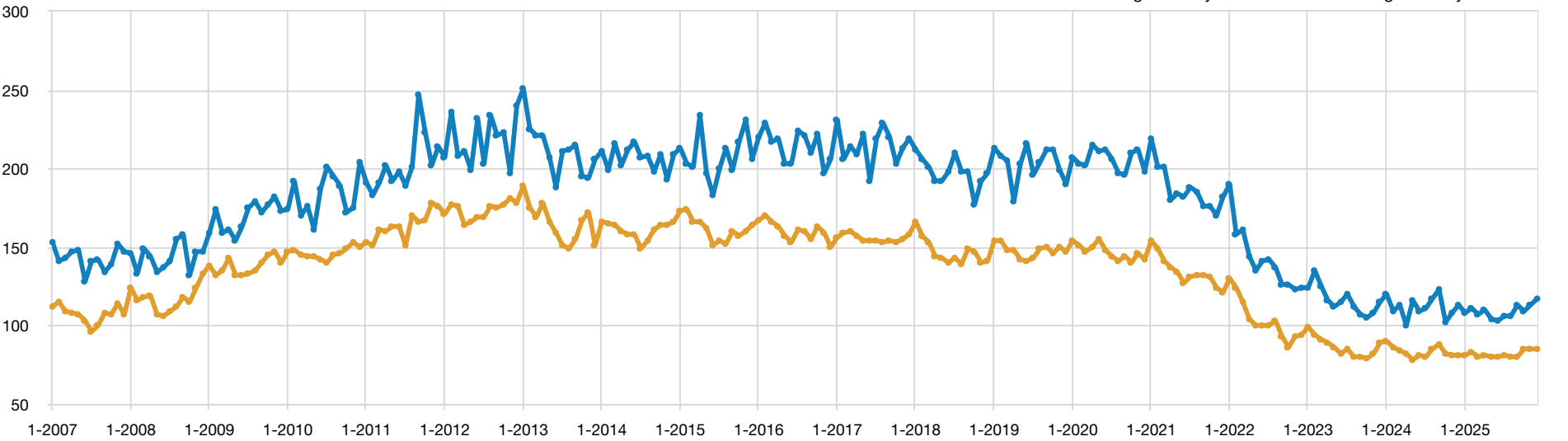


## Year to Date



Affordability Index	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jan-2025	81	- 10.0%	108	- 10.0%
Feb-2025	83	- 3.5%	111	+ 1.8%
Mar-2025	80	- 4.8%	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%	106	- 9.4%
Sep-2025	80	- 9.1%	113	- 8.1%
Oct-2025	85	+ 3.7%	109	+ 6.9%
Nov-2025	85	+ 4.9%	113	+ 4.6%
Dec-2025	85	+ 4.9%	117	+ 3.5%
12-Month Avg	82	- 1.2%	109	- 2.7%

## Historical Housing Affordability Index by Month

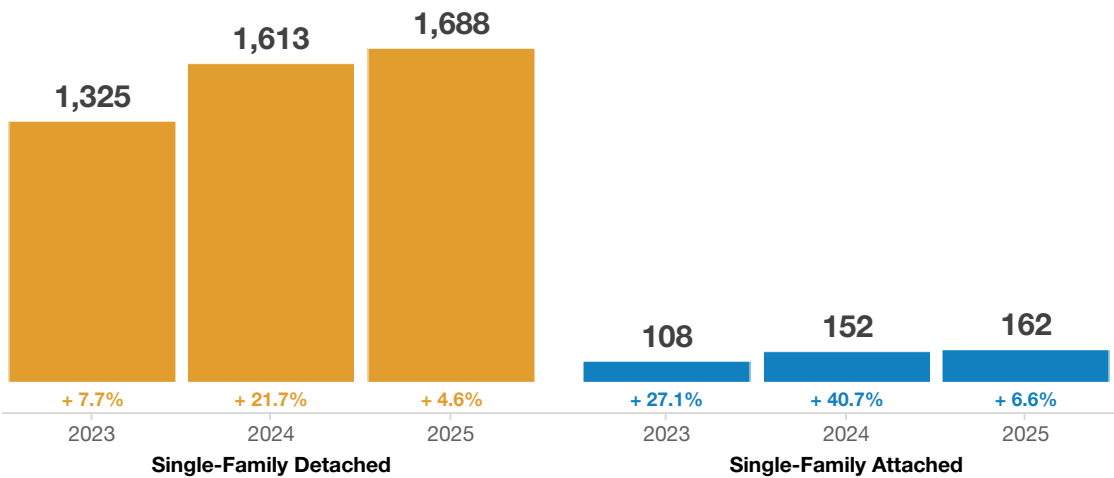


# Inventory of Homes for Sale

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

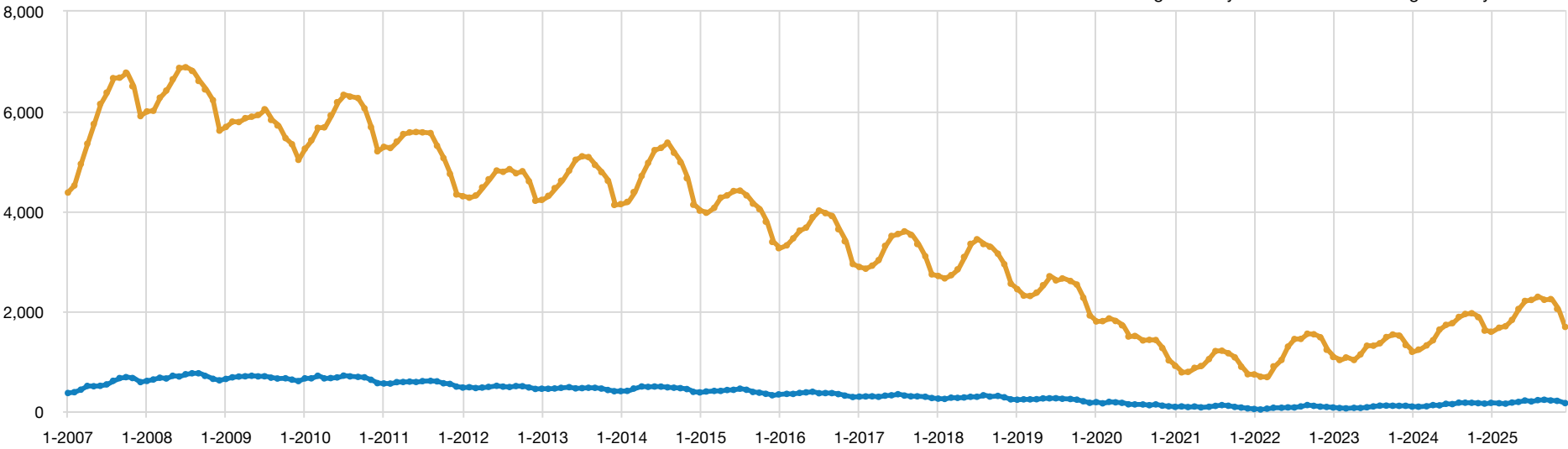


## December



Homes for Sale	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jan-2025	1,591	+ 33.8%	167	+ 79.6%
Feb-2025	1,671	+ 35.5%	159	+ 76.7%
Mar-2025	1,701	+ 29.2%	151	+ 52.5%
Apr-2025	1,828	+ 28.7%	173	+ 41.8%
May-2025	2,046	+ 25.2%	186	+ 59.0%
Jun-2025	2,207	+ 27.7%	214	+ 44.6%
Jul-2025	2,228	+ 26.4%	196	+ 38.0%
Aug-2025	2,290	+ 21.4%	222	+ 29.8%
Sep-2025	2,230	+ 14.5%	229	+ 34.7%
Oct-2025	2,244	+ 14.4%	215	+ 28.0%
Nov-2025	2,049	+ 8.8%	207	+ 28.6%
Dec-2025	1,688	+ 4.6%	162	+ 6.6%
12-Month Avg	1,981	+ 21.5%	190	+ 39.7%

## Historical Inventory of Homes for Sale by Month

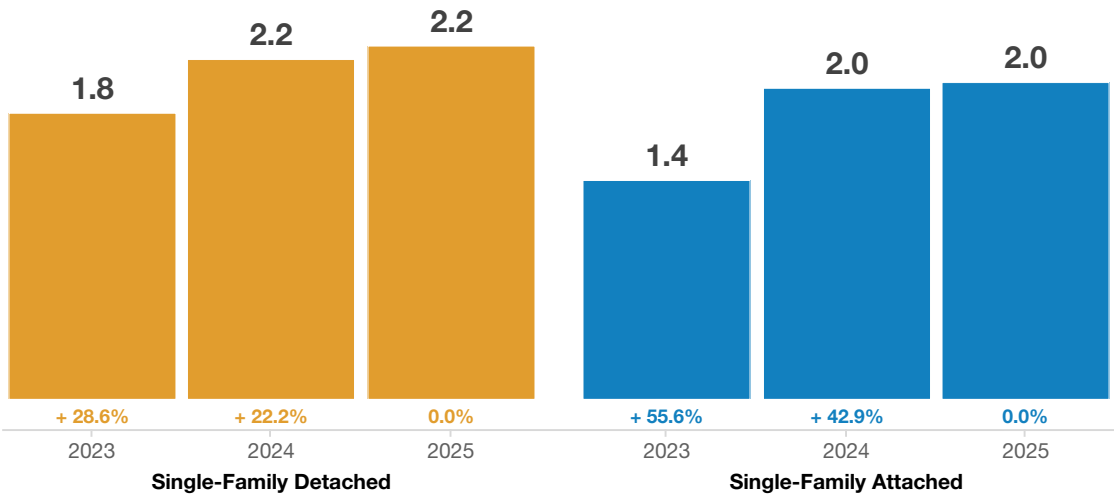


# Absorption Rate

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.



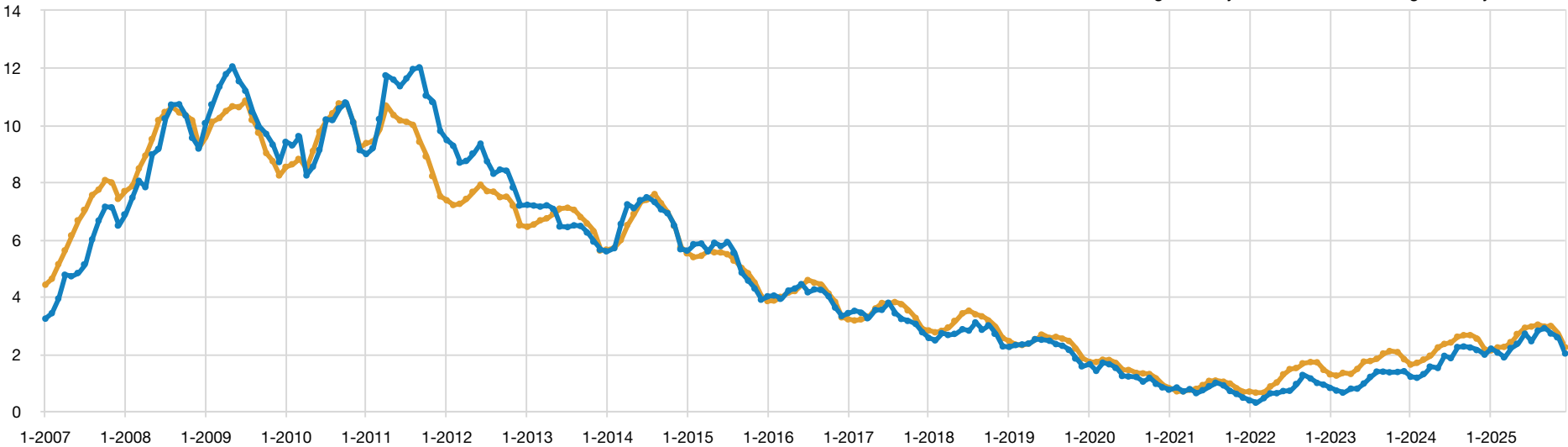
## December



Months Supply	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%	2.3	+ 53.3%
Jun-2025	2.9	+ 26.1%	2.7	+ 42.1%
Jul-2025	2.9	+ 20.8%	2.4	+ 33.3%
Aug-2025	3.0	+ 15.4%	2.8	+ 27.3%
Sep-2025	2.9	+ 11.5%	2.9	+ 26.1%
Oct-2025	3.0	+ 15.4%	2.7	+ 22.7%
Nov-2025	2.7	+ 8.0%	2.6	+ 23.8%
Dec-2025	2.2	0.0%	2.0	0.0%
12-Month Avg*	2.6	+ 18.3%	2.4	+ 35.3%

\* Months Supply for all properties from January 2025 through December 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	12-2024	12-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		644	624	- 3.1%	12,627	13,121	+ 3.9%
Pending Sales		659	677	+ 2.7%	9,925	10,062	+ 1.4%
Closed Sales		825	811	- 1.7%	9,855	9,969	+ 1.2%
Days on Market Until Sale		41	51	+ 24.4%	33	41	+ 24.2%
Median Sales Price		\$355,000	\$360,250	+ 1.5%	\$350,000	\$360,000	+ 2.9%
Average Sales Price		\$412,065	\$411,887	- 0.0%	\$400,904	\$417,233	+ 4.1%
Percent of List Price Received		98.5%	98.3%	- 0.2%	98.9%	98.6%	- 0.3%
Housing Affordability Index		83	87	+ 4.8%	84	87	+ 3.6%
Inventory of Homes for Sale		1,765	1,850	+ 4.8%	—	—	—
Absorption Rate		2.1	2.2	+ 4.8%	—	—	—