

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.

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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	12-2024		12-2025	% Change	YTD 2024	YTD 2025	% Change
		12-2023	6-2024	12-2024	6-2025	12-2025	12-2024	12-2025
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.



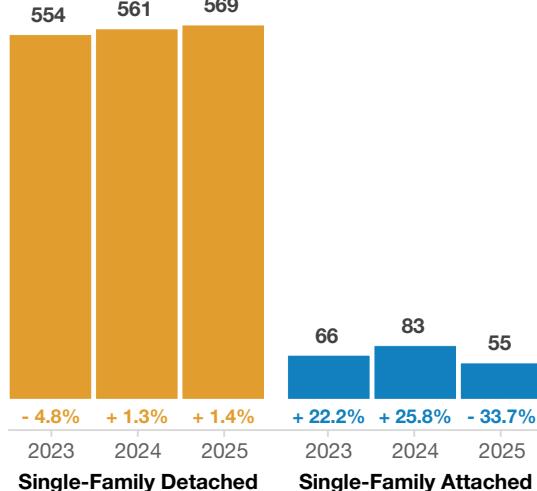
Key Metrics	Historical Sparkbars	12-2024		12-2025	% Change	YTD 2024	YTD 2025	% Change
		12-2023	6-2024	12-2024	6-2025	12-2025	1,173	1,243
New Listings		83	55	- 33.7%				
Pending Sales		67	70	+ 4.5%				
Closed Sales		73	79	+ 8.2%				
Days on Market Until Sale		28	52	+ 85.7%				
Median Sales Price		\$260,000	\$266,900	+ 2.7%				
Average Sales Price		\$283,839	\$267,160	- 5.9%				
Percent of List Price Received		99.2%	98.0%	- 1.2%				
Housing Affordability Index		113	117	+ 3.5%				
Inventory of Homes for Sale		152	162	+ 6.6%	—	—	—	—
Absorption Rate		2.0	2.0	0.0%	—	—	—	—

New Listings

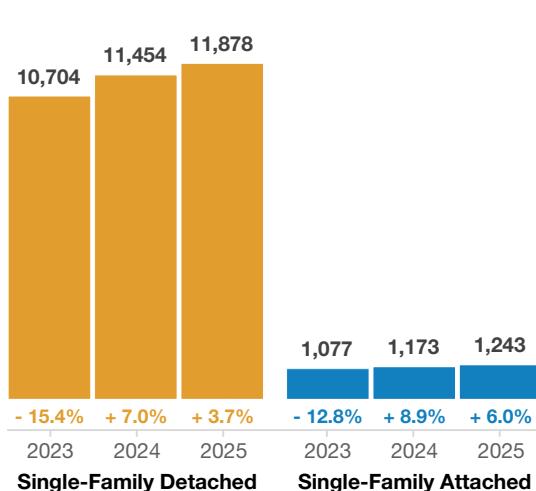
A count of the properties that have been newly listed on the market in a given month.



December

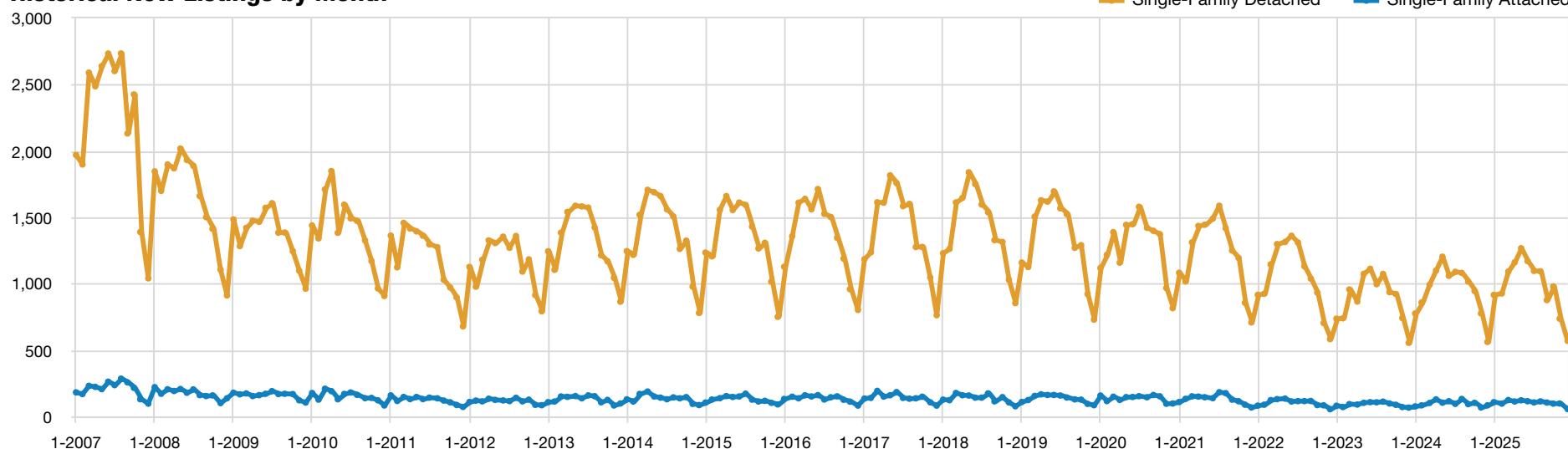


Year to Date



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

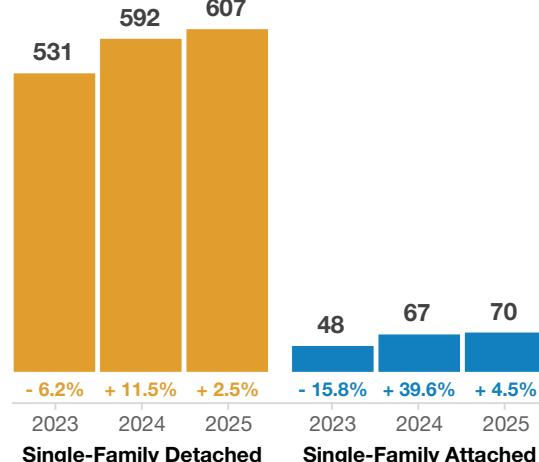


Pending Sales

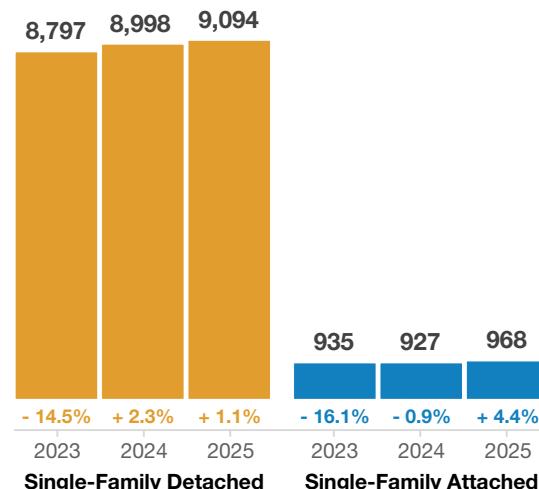
A count of the properties on which offers have been accepted in a given month.



December

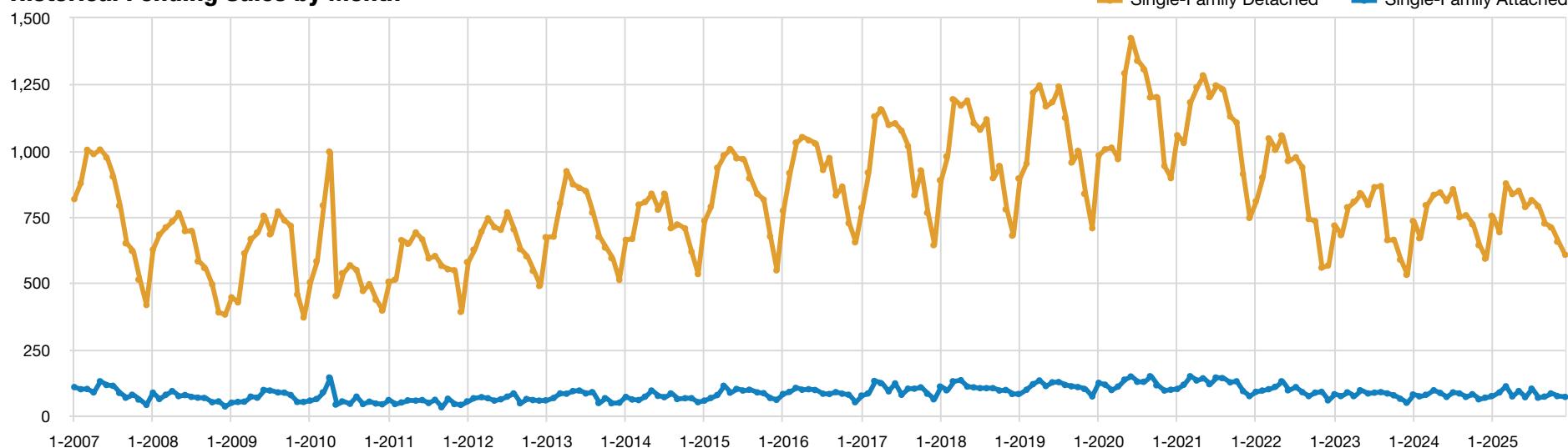


Year to Date



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

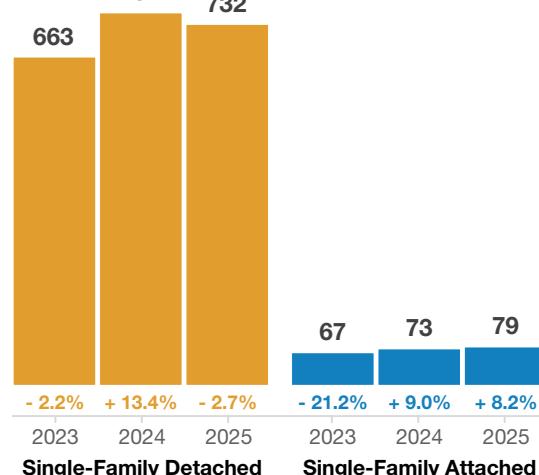


Closed Sales

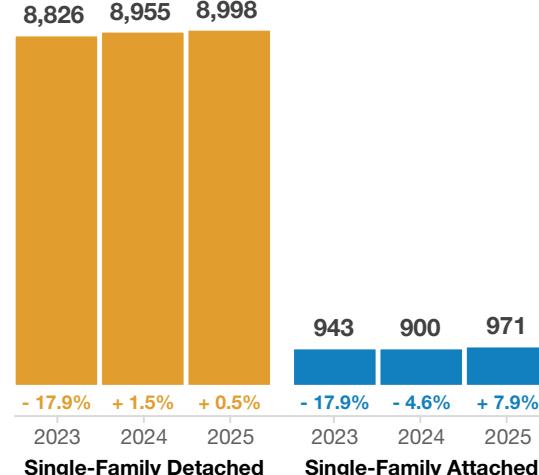
A count of the actual sales that closed in a given month.



December

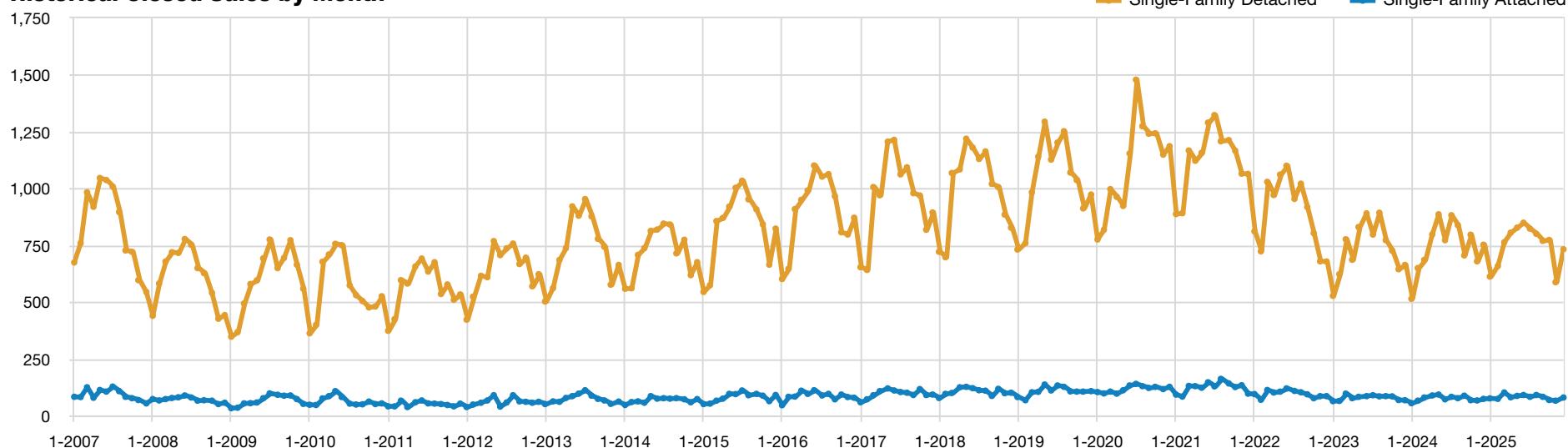


Year to Date



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

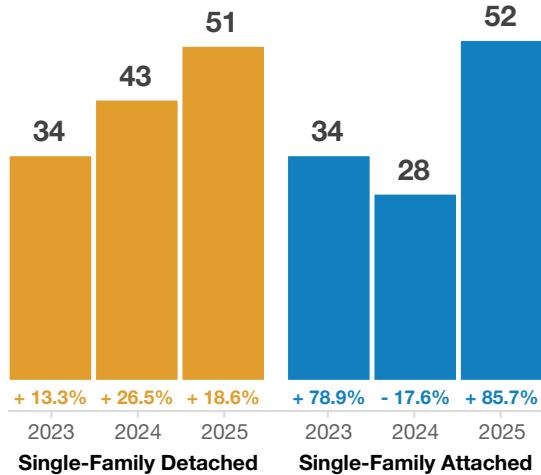


Days on Market Until Sale

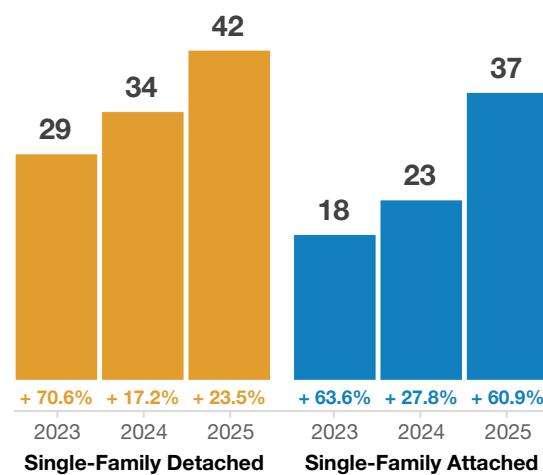
Average number of days between when a property is listed and when an offer is accepted in a given month.



December



Year to Date

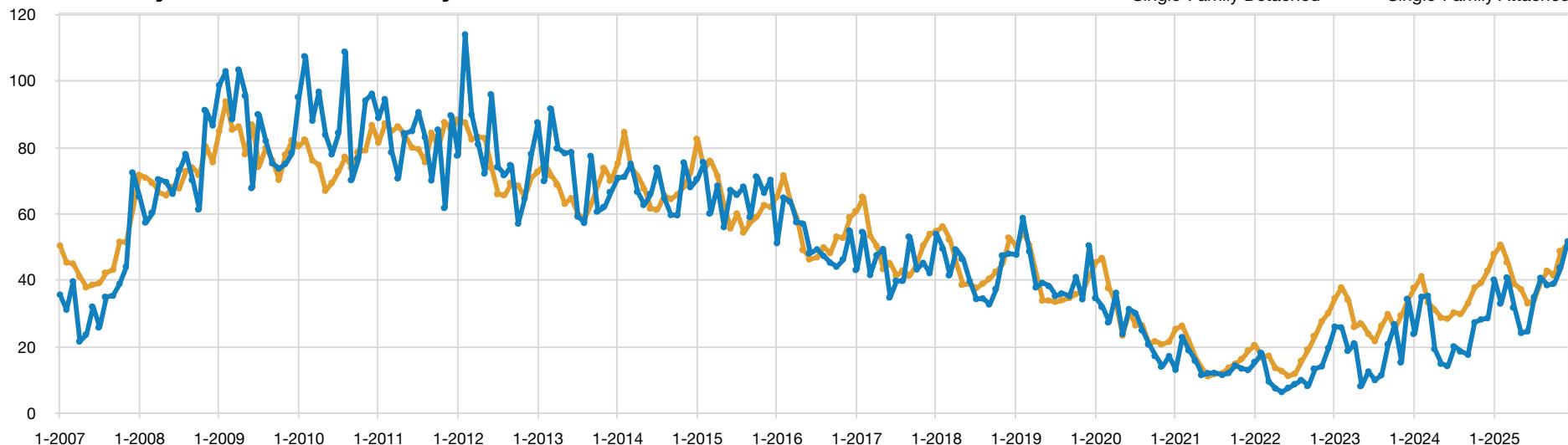


Days on Market	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jan-2025	48	+ 26.3%	40	+ 66.7%
Feb-2025	51	+ 24.4%	33	- 5.7%
Mar-2025	45	+ 36.4%	41	+ 17.1%
Apr-2025	39	+ 25.8%	32	+ 68.4%
May-2025	37	+ 27.6%	24	+ 60.0%
Jun-2025	33	+ 17.9%	24	+ 71.4%
Jul-2025	34	+ 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%
Dec-2025	51	+ 18.6%	52	+ 85.7%
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.

— Single-Family Detached — Single-Family Attached

Historical Days on Market Until Sale by Month

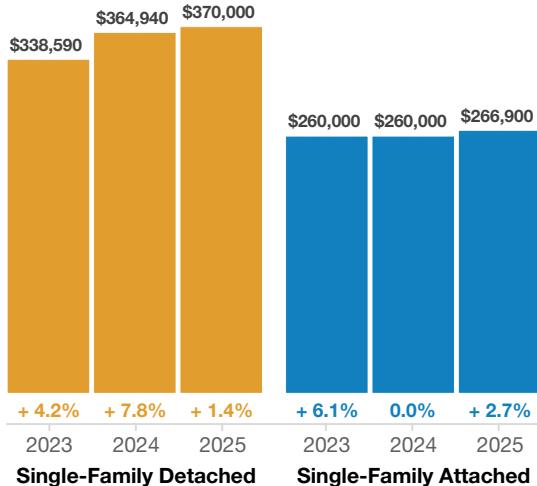


Median Sales Price

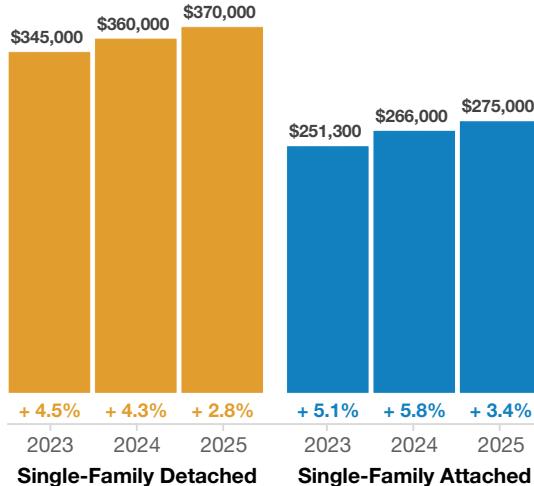
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



December



Year to Date

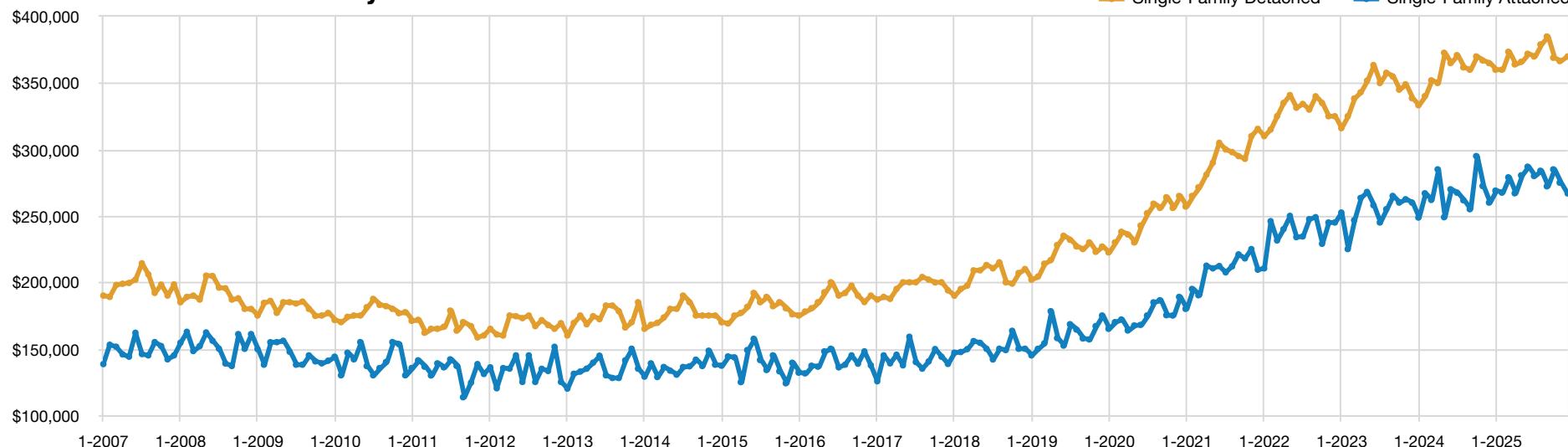


	Median Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jan-2025	\$360,000		+ 8.0%	\$269,000	+ 8.1%
Feb-2025	\$360,000		+ 5.8%	\$267,500	+ 0.2%
Mar-2025	\$373,500		+ 6.1%	\$279,000	+ 6.5%
Apr-2025	\$364,000		+ 4.0%	\$267,000	- 6.3%
May-2025	\$366,000		- 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%
Dec-2025	\$370,000		+ 1.4%	\$266,900	+ 2.7%
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.

— Single-Family Detached — Single-Family Attached

Historical Median Sales Price by Month

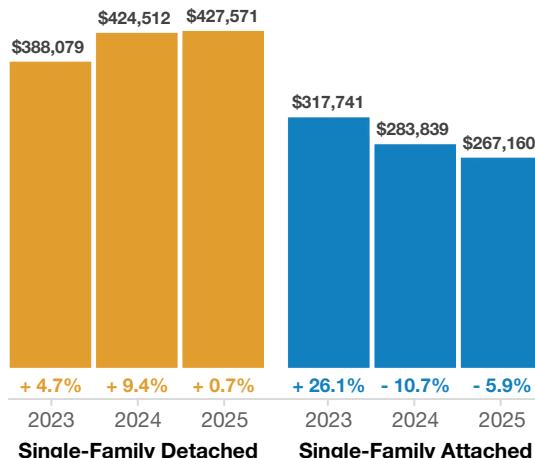


Average Sales Price

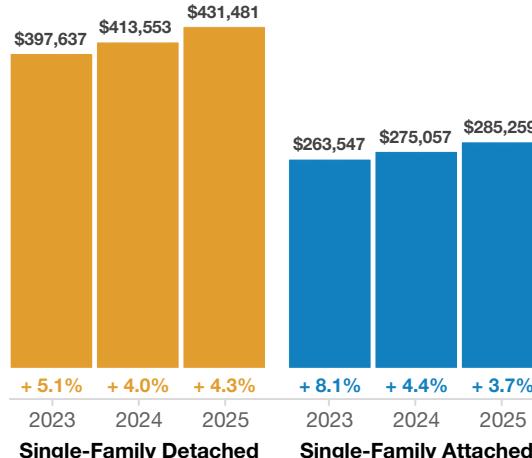
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



December



Year to Date

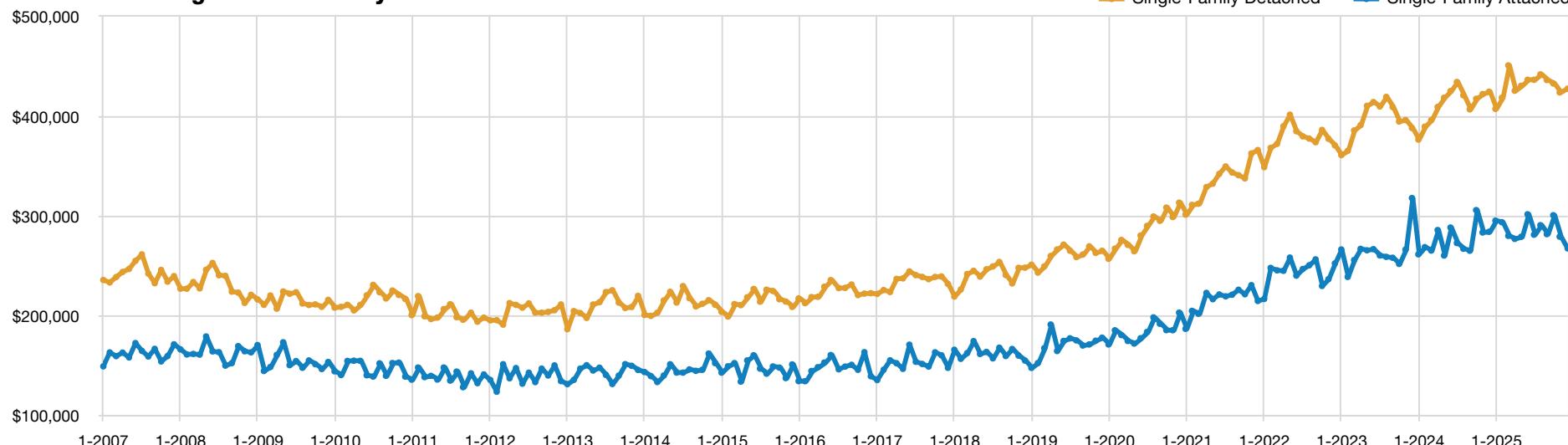


	Avg. Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jan-2025	\$407,282		+ 8.2%	\$295,036	+ 12.9%
Feb-2025	\$418,515		+ 7.5%	\$293,471	+ 9.3%
Mar-2025	\$450,938		+ 13.9%	\$279,794	+ 5.6%
Apr-2025	\$425,531		+ 4.0%	\$276,730	- 3.1%
May-2025	\$430,482		+ 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.

— Single-Family Detached — Single-Family Attached

Historical Average Sales Price by Month

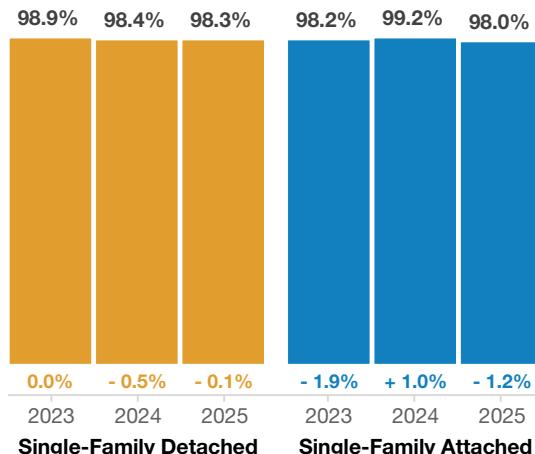


Percent of List Price Received

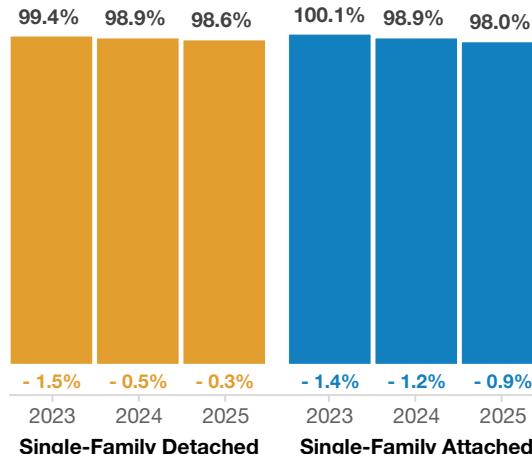
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



December



Year to Date

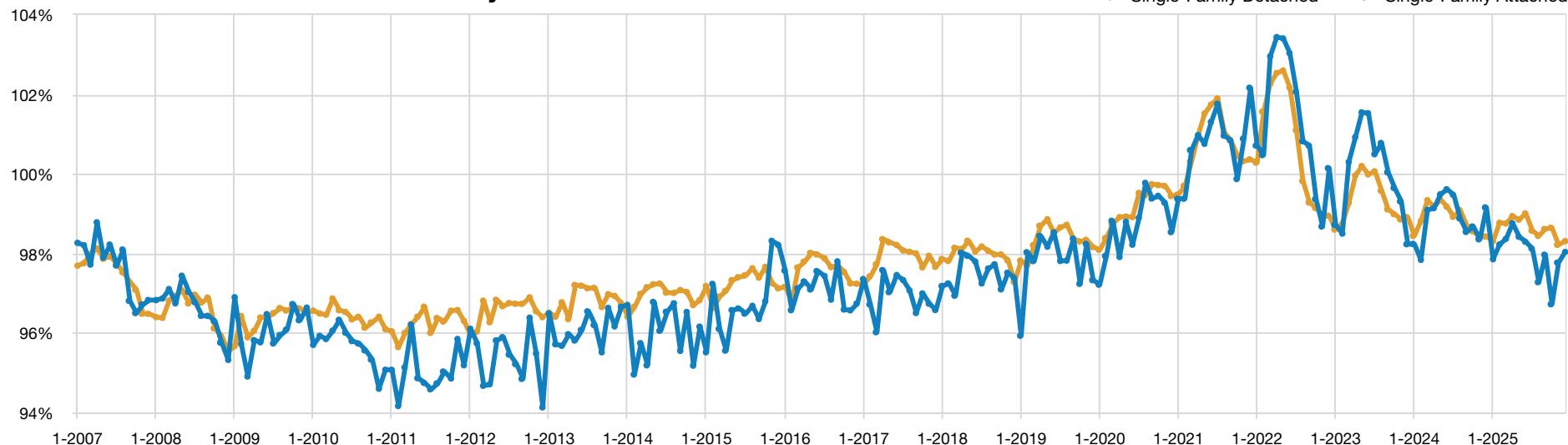


Pct. of List Price Received*	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jan-2025	98.3%	- 0.1%	97.9%	- 0.3%
Feb-2025	98.8%	0.0%	98.2%	+ 0.4%
Mar-2025	98.8%	- 0.5%	98.4%	- 0.7%
Apr-2025	98.9%	- 0.3%	98.8%	- 0.3%
May-2025	98.8%	- 0.6%	98.4%	- 1.1%
Jun-2025	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.

— Single-Family Detached — Single-Family Attached

Historical Percent of List Price Received by Month

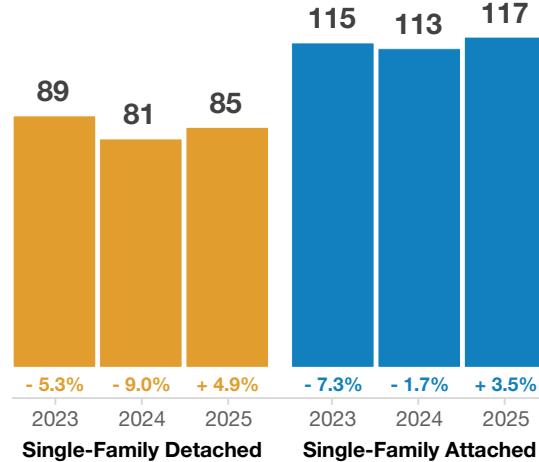


Housing Affordability Index

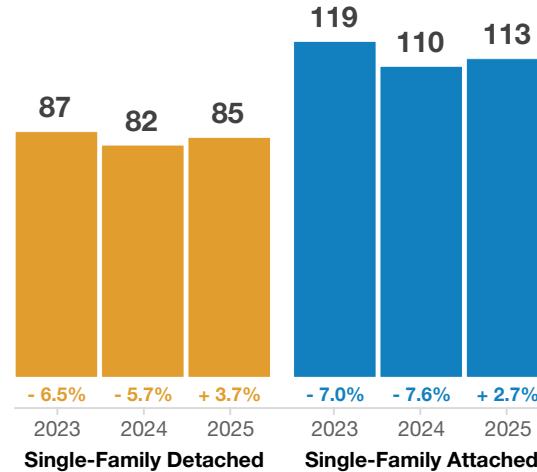
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



December

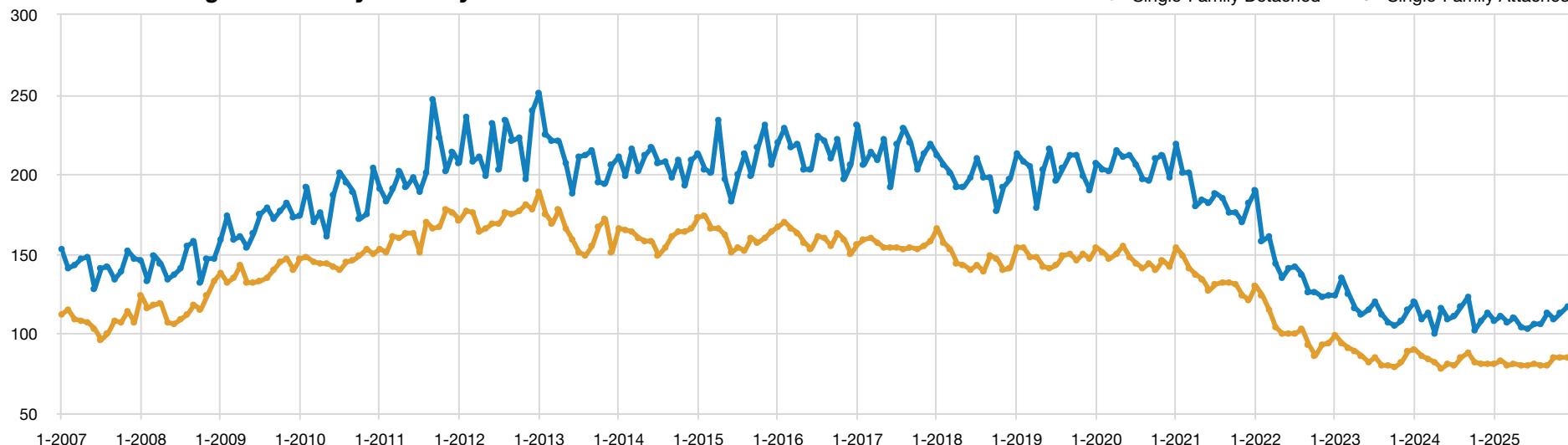


Year to Date



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

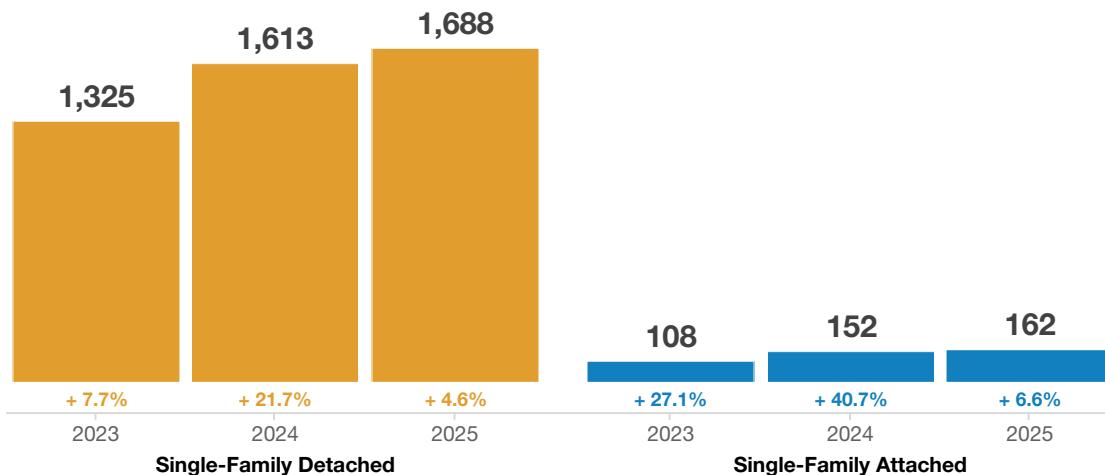


Inventory of Homes for Sale

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

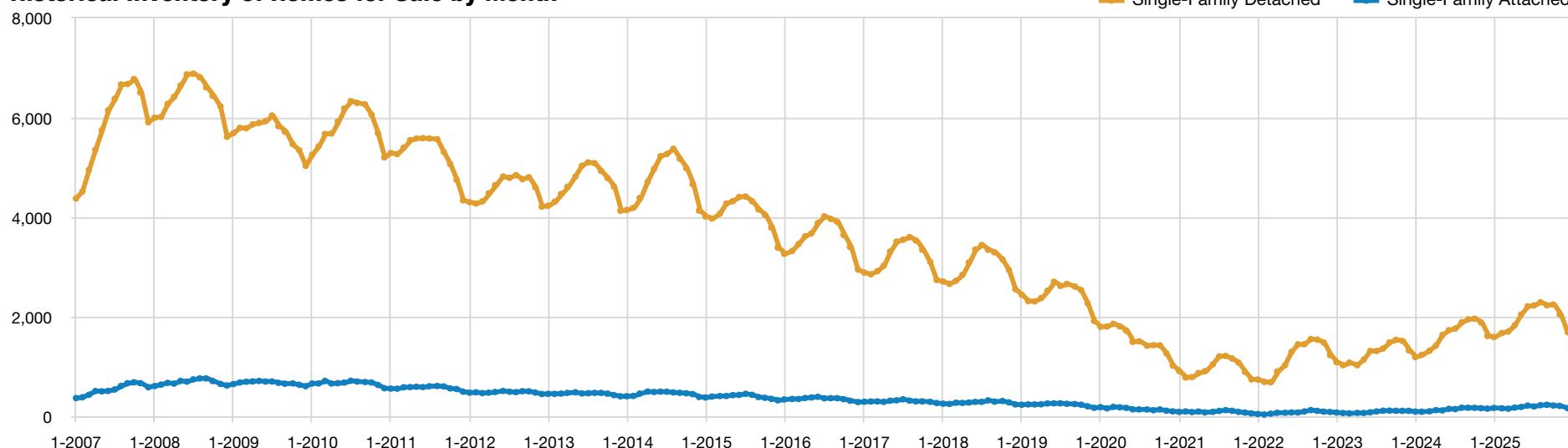


December



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

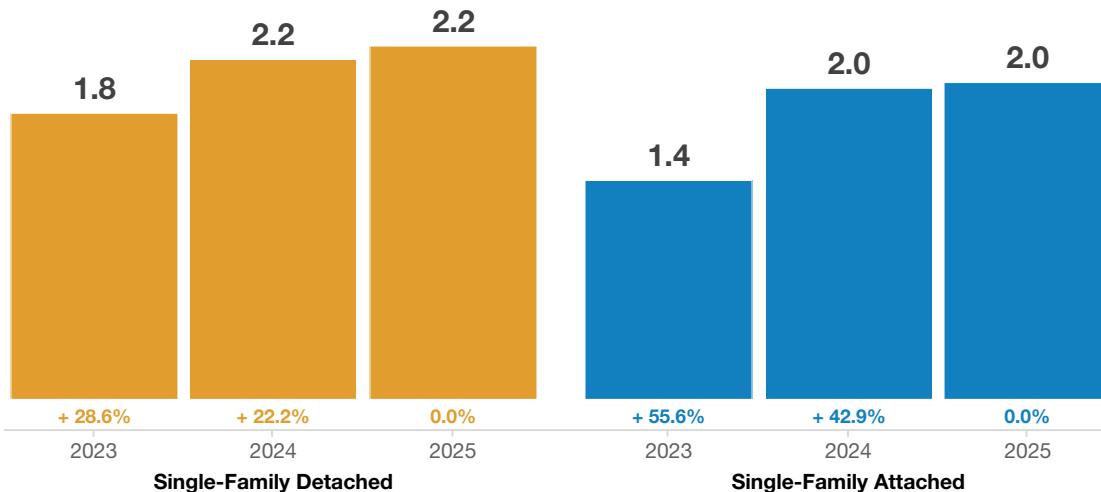


Absorption Rate

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.

— Single-Family Detached — Single-Family Attached

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
		12-2024	12-2025	12-2024	12-2025		YTD 2024	YTD 2025	YTD 2025	YTD 2025	
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%	—	—	—				