

Monthly Indicators



July 2025

U.S. existing-home sales fell 2.7% from the previous month to a seasonally adjusted annual rate of 3.93 million, according to the National Association of REALTORS® (NAR). Sales were unchanged from one year earlier. Regionally, monthly sales declined in the Midwest, Northeast, and South but rose in the West. Year-over-year, sales decreased in the Northeast and West but increased in the South and Midwest.

New Listings increased 0.2 percent for Single-Family Detached homes and 9.6 percent for Single-Family Attached homes. Pending Sales increased 5.2 percent for Single-Family Detached homes and 25.3 percent for Single-Family Attached homes. Inventory increased 19.0 percent for Single-Family Detached homes and 27.5 percent for Single-Family Attached homes.

Median Sales Price decreased 0.3 percent to \$370,000 for Single-Family Detached homes but increased 4.7 percent to \$280,000 for Single-Family Attached homes. Days on Market increased 13.3 percent for Single-Family Detached homes and 70.0 percent for Single-Family Attached homes. Months Supply of Inventory increased 12.5 percent for Single-Family Detached homes and 22.2 percent for Single-Family Attached homes.

Nationally, the median existing-home sales price rose 2.0% year-over-year to \$435,300, a new monthly high and the 24th consecutive month of annual price gains, according to NAR. Slower sales activity has contributed to rising inventory this year, with 1.53 million properties listed for sale heading into July, a 15.9% increase from the same time last year and equivalent to a 4.7-month supply at the current sales pace.

Quick Facts

| | | |
|--------------------------------|--------------------------------|--|
| 1,194 | 889 | \$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 | 7-2024 | 7-2025 | % Change | YTD 2024 | YTD 2025 | % Change |
|--------------------------------|----------------------|-----------|------------------|----------|-----------|------------------|----------|
| New Listings | | 1,089 | 1,091 | + 0.2% | 7,072 | 7,622 | + 7.8% |
| Pending Sales | | 854 | 898 | + 5.2% | 5,533 | 5,708 | + 3.2% |
| Closed Sales | | 882 | 809 | - 8.3% | 5,185 | 5,320 | + 2.6% |
| Days on Market Until Sale | | 30 | 34 | + 13.3% | 32 | 40 | + 25.0% |
| Median Sales Price | | \$370,950 | \$370,000 | - 0.3% | \$359,000 | \$366,500 | + 2.1% |
| Average Sales Price | | \$434,298 | \$436,955 | + 0.6% | \$409,969 | \$430,061 | + 4.9% |
| Percent of List Price Received | | 98.9% | 98.6% | - 0.3% | 99.1% | 98.8% | - 0.3% |
| Housing Affordability Index | | 80 | 81 | + 1.3% | 83 | 81 | - 2.4% |
| Inventory of Homes for Sale | | 1,763 | 2,098 | + 19.0% | — | — | — |
| Absorption Rate | | 2.4 | 2.7 | + 12.5% | — | — | — |

Single-Family Attached Market Overview

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



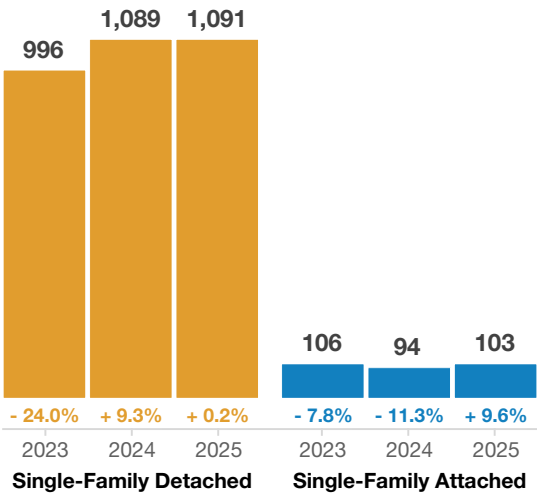
| Key Metrics | Historical Sparkbars | 7-2024 | 7-2025 | % Change | YTD 2024 | YTD 2025 | % Change |
|--------------------------------|----------------------|-----------|-----------|----------|-----------|-----------|----------|
| New Listings | | 94 | 103 | + 9.6% | 698 | 778 | + 11.5% |
| Pending Sales | | 87 | 109 | + 25.3% | 566 | 616 | + 8.8% |
| Closed Sales | | 82 | 80 | - 2.4% | 531 | 584 | + 10.0% |
| Days on Market Until Sale | | 20 | 34 | + 70.0% | 23 | 33 | + 43.5% |
| Median Sales Price | | \$267,500 | \$280,000 | + 4.7% | \$266,000 | \$275,000 | + 3.4% |
| Average Sales Price | | \$272,552 | \$279,972 | + 2.7% | \$271,840 | \$286,595 | + 5.4% |
| Percent of List Price Received | | 99.5% | 98.5% | - 1.0% | 99.1% | 98.3% | - 0.8% |
| Housing Affordability Index | | 111 | 106 | - 4.5% | 111 | 108 | - 2.7% |
| Inventory of Homes for Sale | | 142 | 181 | + 27.5% | — | — | — |
| Absorption Rate | | 1.8 | 2.2 | + 22.2% | — | — | — |

New Listings

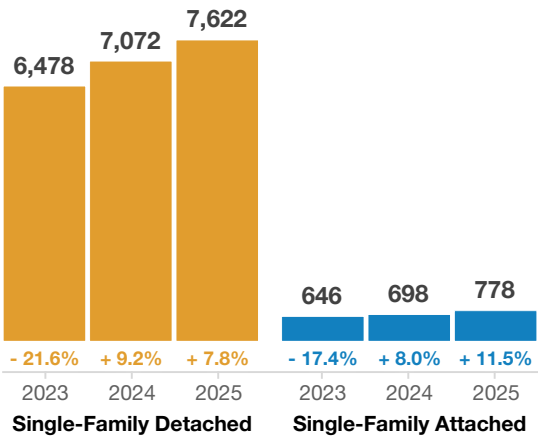
A count of the properties that have been newly listed on the market in a given month.



July

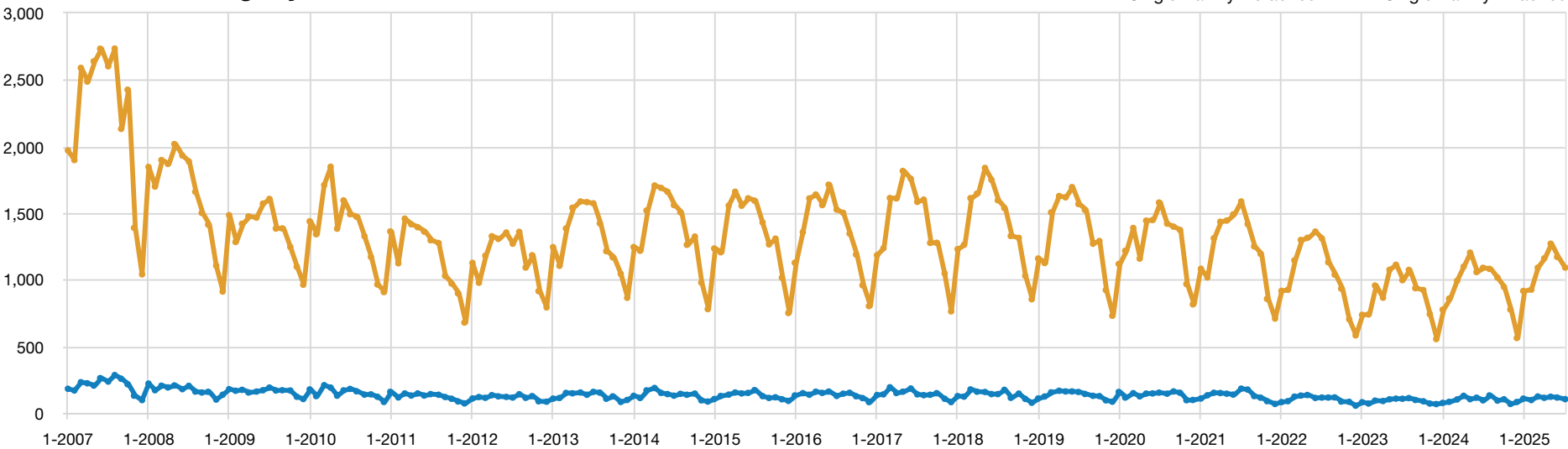


Year to Date



| New Listings | Single-Family Detached | Year-Over-Year Change | Single-Family Attached | Year-Over-Year Change |
|--------------|------------------------|-----------------------|------------------------|-----------------------|
| Aug-2024 | 1,081 | + 0.7% | 131 | + 18.0% |
| 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% | 96 | + 15.7% |
| Mar-2025 | 1,090 | + 9.9% | 123 | + 21.8% |
| Apr-2025 | 1,160 | + 5.6% | 113 | - 11.7% |
| May-2025 | 1,270 | + 5.6% | 121 | + 17.5% |
| Jun-2025 | 1,171 | + 10.8% | 115 | + 0.9% |
| Jul-2025 | 1,091 | + 0.2% | 103 | + 9.6% |
| 12-Month Avg | 1,000 | + 6.2% | 104 | + 10.6% |

Historical New Listings by Month

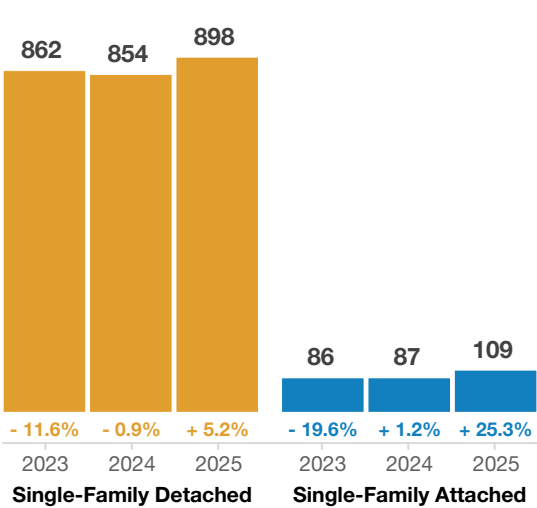


Pending Sales

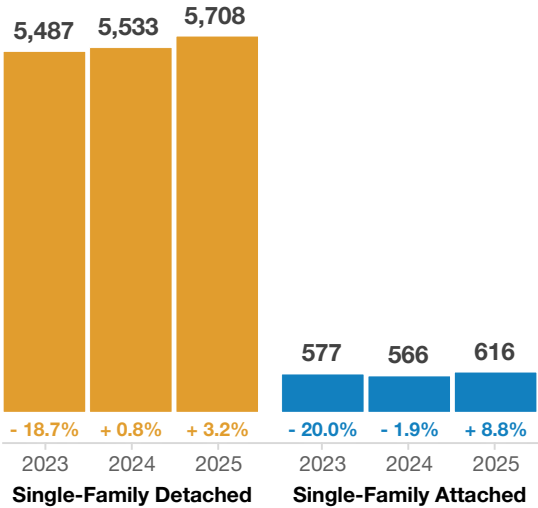
A count of the properties on which offers have been accepted in a given month.



July

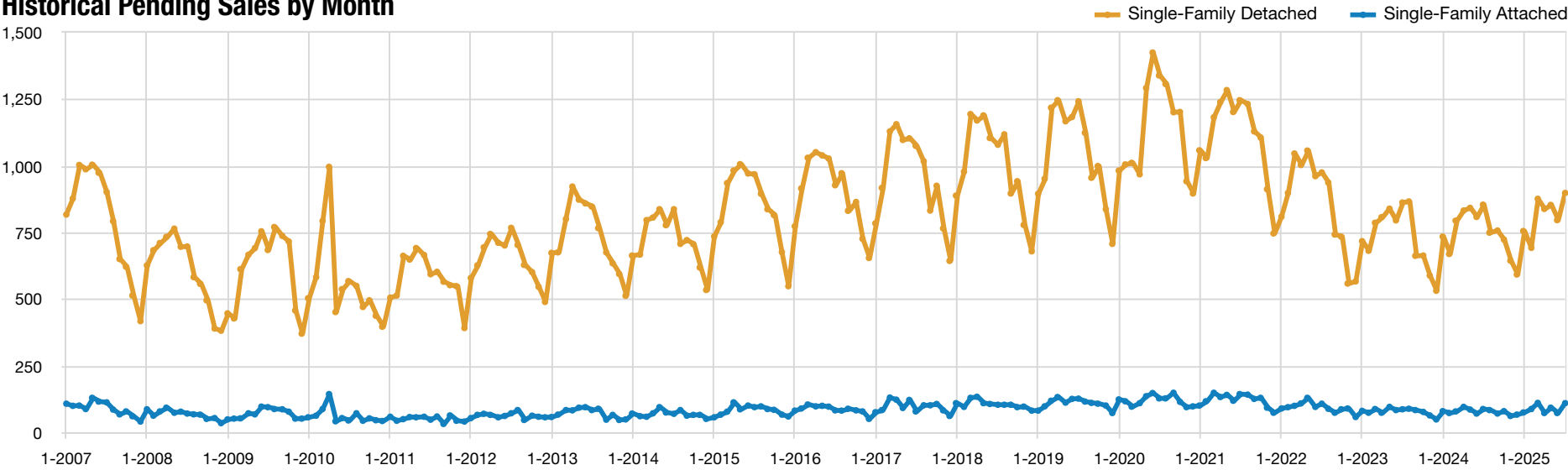


Year to Date



| Pending Sales | Single-Family Detached | Year-Over-Year Change | Single-Family Attached | Year-Over-Year Change |
|---------------|------------------------|-----------------------|------------------------|-----------------------|
| Aug-2024 | 749 | - 13.5% | 83 | - 5.7% |
| 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 | 755 | + 2.9% | 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 | 853 | + 1.3% | 92 | + 8.2% |
| Jun-2025 | 796 | - 1.5% | 72 | + 2.9% |
| Jul-2025 | 898 | + 5.2% | 109 | + 25.3% |
| 12-Month Avg | 764 | + 3.7% | 81 | + 5.2% |

Historical Pending Sales by Month

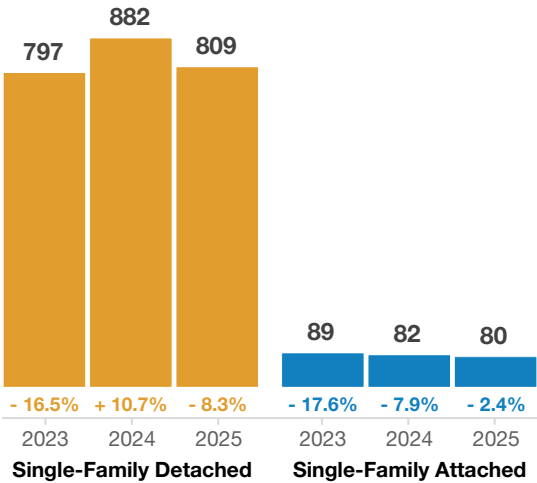


Closed Sales

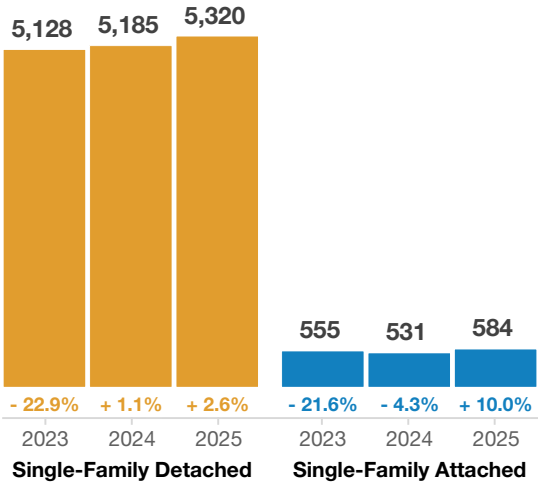
A count of the actual sales that closed in a given month.



July

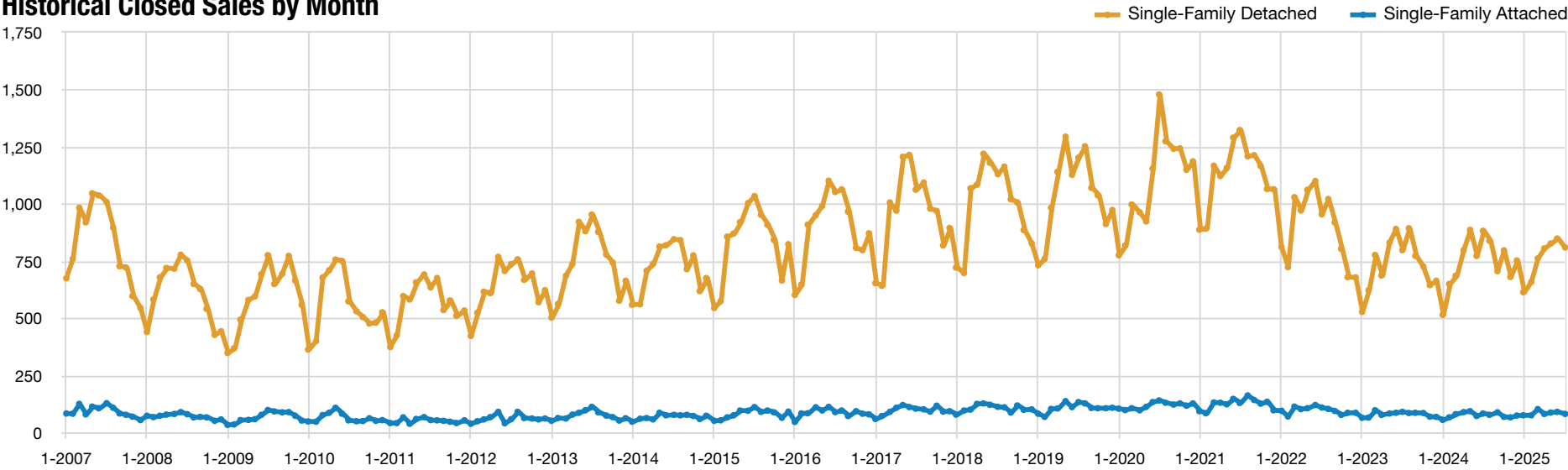


Year to Date



| Closed Sales | Single-Family Detached | Year-Over-Year Change | Single-Family Attached | Year-Over-Year Change |
|--------------|------------------------|-----------------------|------------------------|-----------------------|
| Aug-2024 | 838 | - 6.2% | 76 | - 9.5% |
| 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 | 848 | + 9.8% | 89 | + 25.4% |
| Jul-2025 | 809 | - 8.3% | 80 | - 2.4% |
| 12-Month Avg | 758 | + 2.4% | 79 | + 2.6% |

Historical Closed Sales by Month

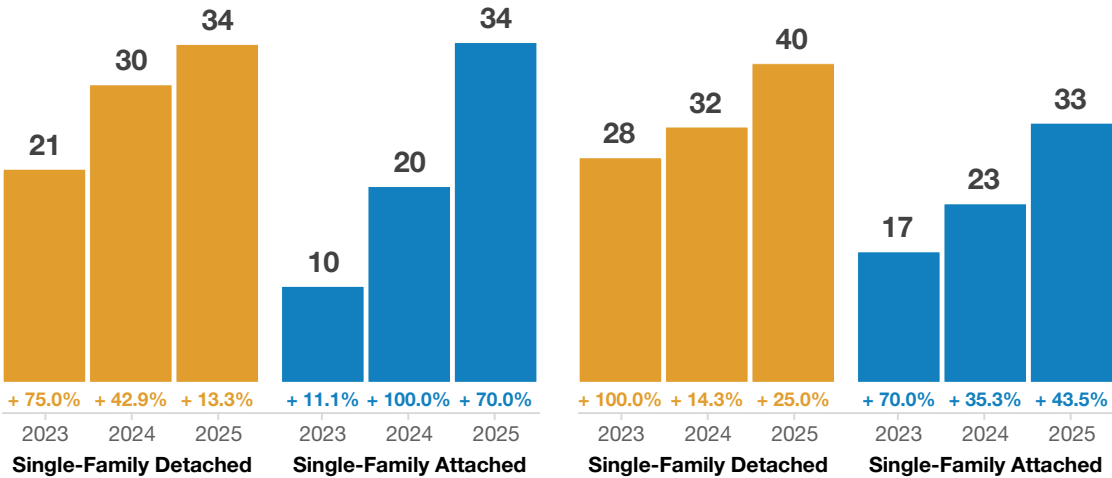


Days on Market Until Sale

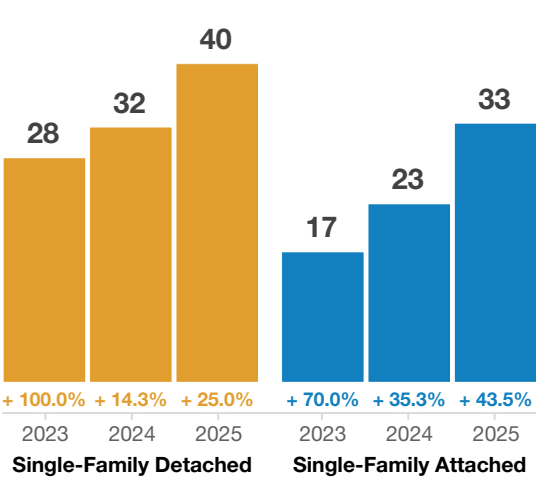
Average number of days between when a property is listed and when an offer is accepted in a given month.



July



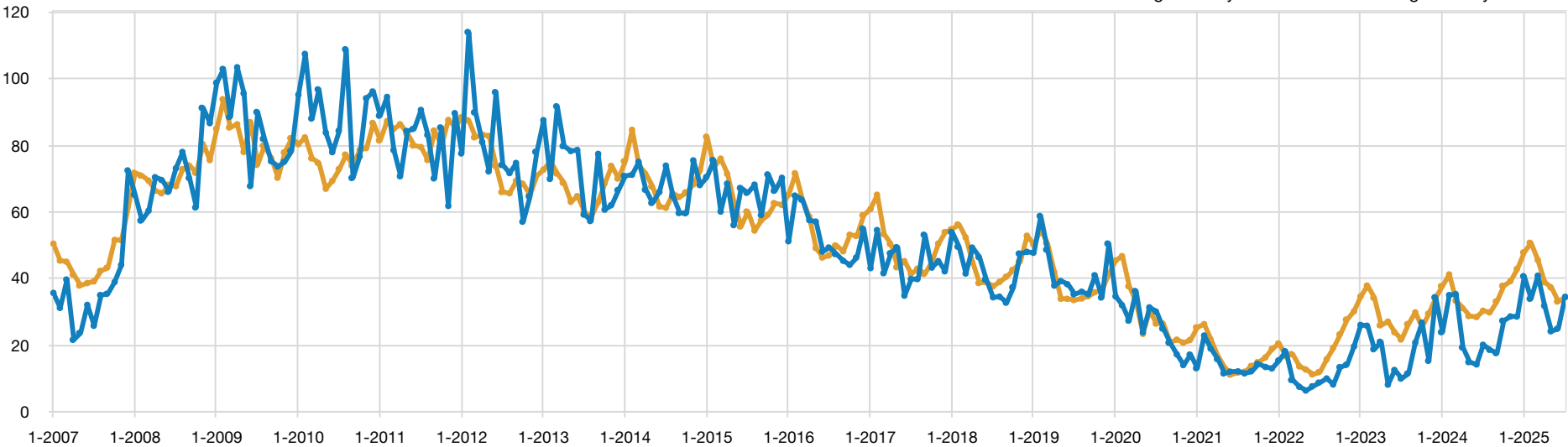
Year to Date



| Days on Market | Single-Family Detached | Year-Over-Year Change | Single-Family Attached | Year-Over-Year Change |
|----------------|------------------------|-----------------------|------------------------|-----------------------|
| Aug-2024 | 30 | + 15.4% | 18 | + 63.6% |
| 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% | 25 | + 78.6% |
| Jul-2025 | 34 | + 13.3% | 34 | + 70.0% |
| 12-Month Avg* | 39 | + 25.7% | 29 | + 32.7% |

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

Historical Days on Market Until Sale by Month

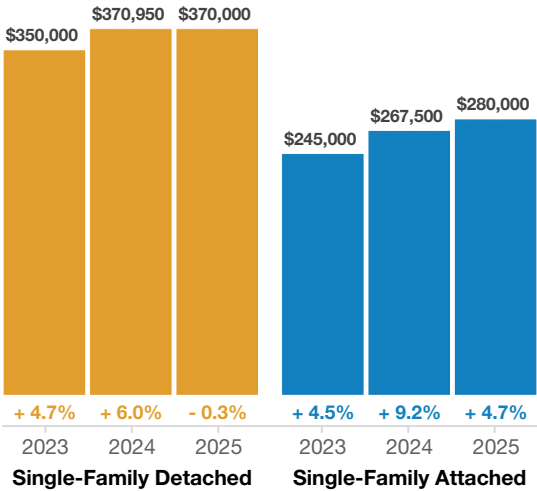


Median Sales Price

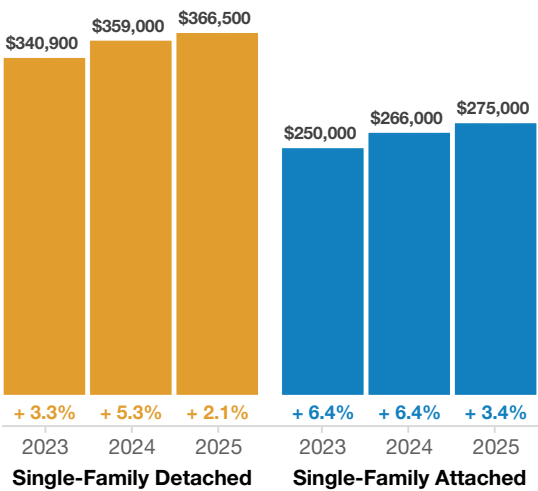
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



July



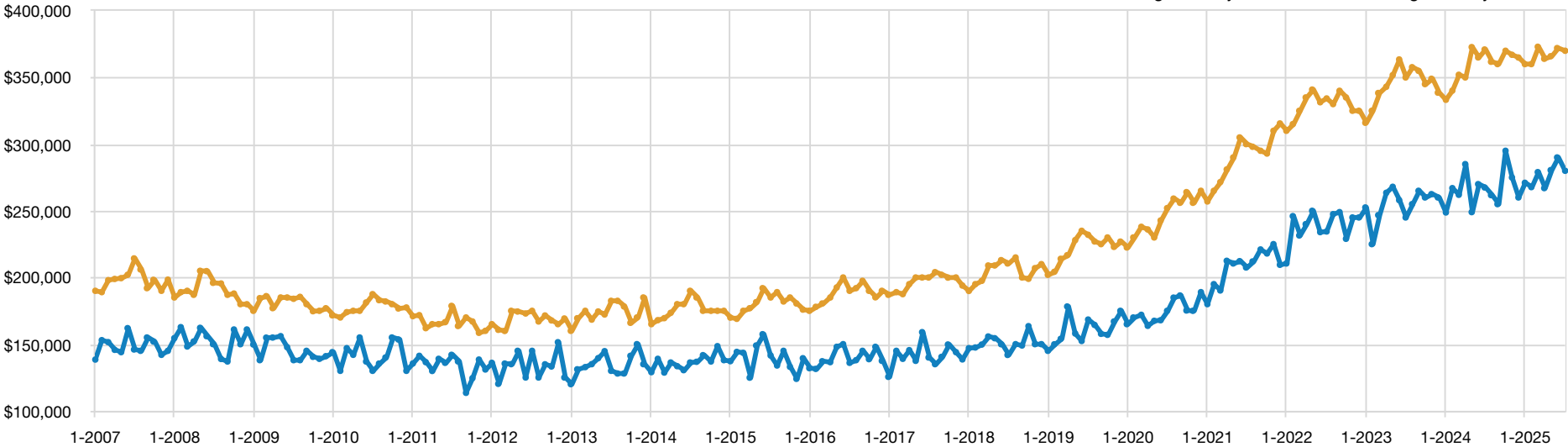
Year to Date



| Median Sales Price | Single-Family Detached | Year-Over-Year Change | Single-Family Attached | Year-Over-Year Change |
|--------------------|------------------------|-----------------------|------------------------|-----------------------|
| Aug-2024 | \$361,750 | + 1.1% | \$261,750 | + 2.6% |
| 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% | \$290,000 | + 7.4% |
| Jul-2025 | \$370,000 | - 0.3% | \$280,000 | + 4.7% |
| 12-Month Avg* | \$365,000 | + 2.8% | \$272,500 | + 2.8% |

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

Historical Median Sales Price by Month

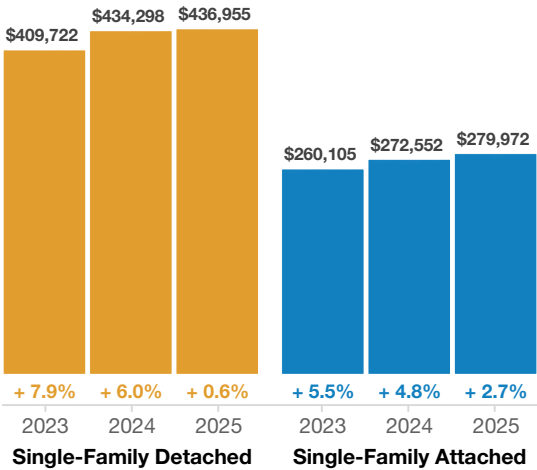


Average Sales Price

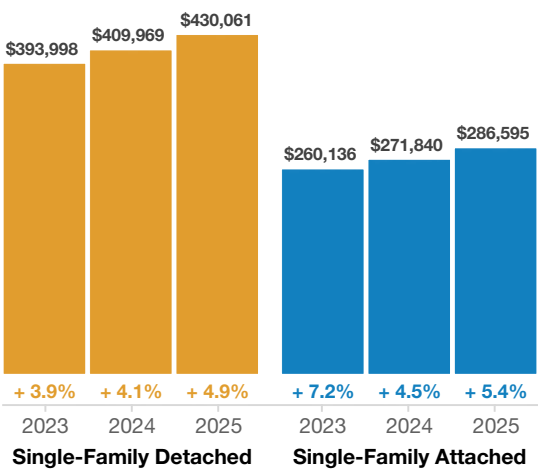
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



July



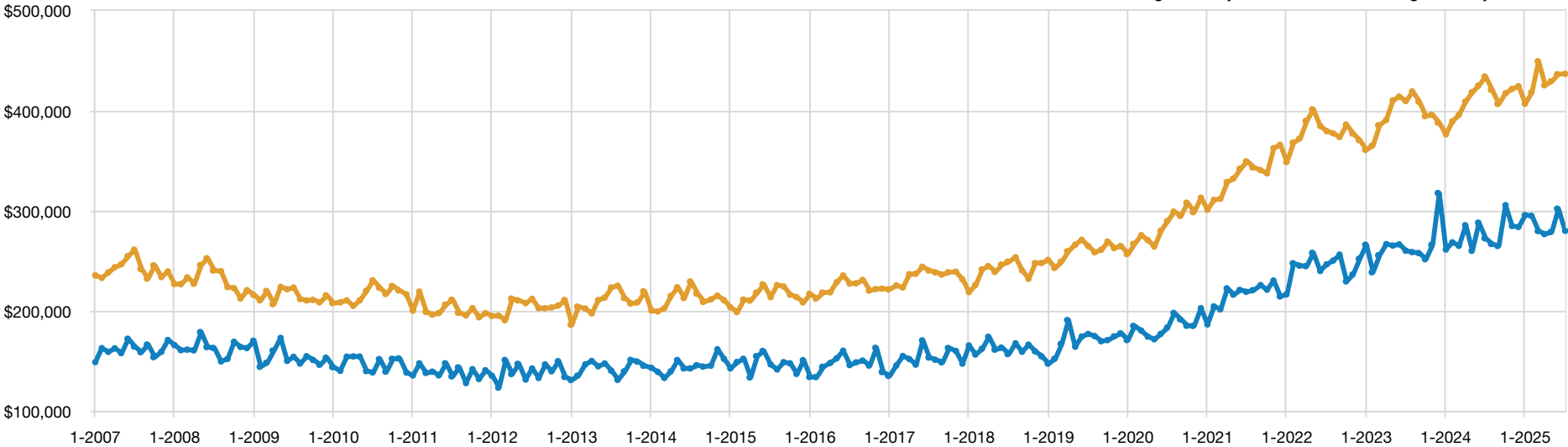
Year to Date



| Avg. Sales Price | Single-Family Detached | Year-Over-Year Change | Single-Family Attached | Year-Over-Year Change |
|------------------|------------------------|-----------------------|------------------------|-----------------------|
| Aug-2024 | \$420,916 | + 0.4% | \$266,832 | + 3.2% |
| 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 | \$436,545 | + 2.7% | \$302,098 | + 4.9% |
| Jul-2025 | \$436,955 | + 0.6% | \$279,972 | + 2.7% |
| 12-Month Avg* | \$425,232 | + 4.5% | \$284,035 | + 5.0% |

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

Historical Average Sales Price by Month



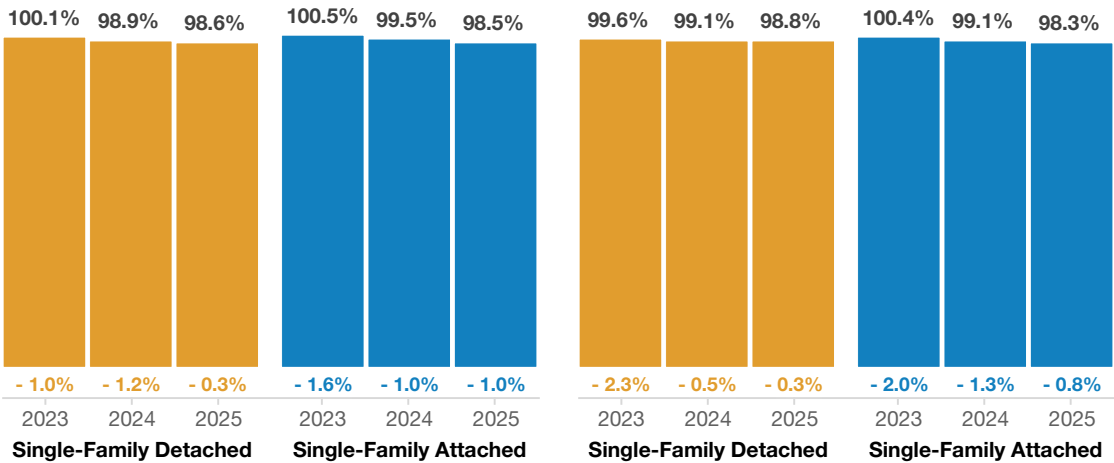
Percent of List Price Received

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.



July

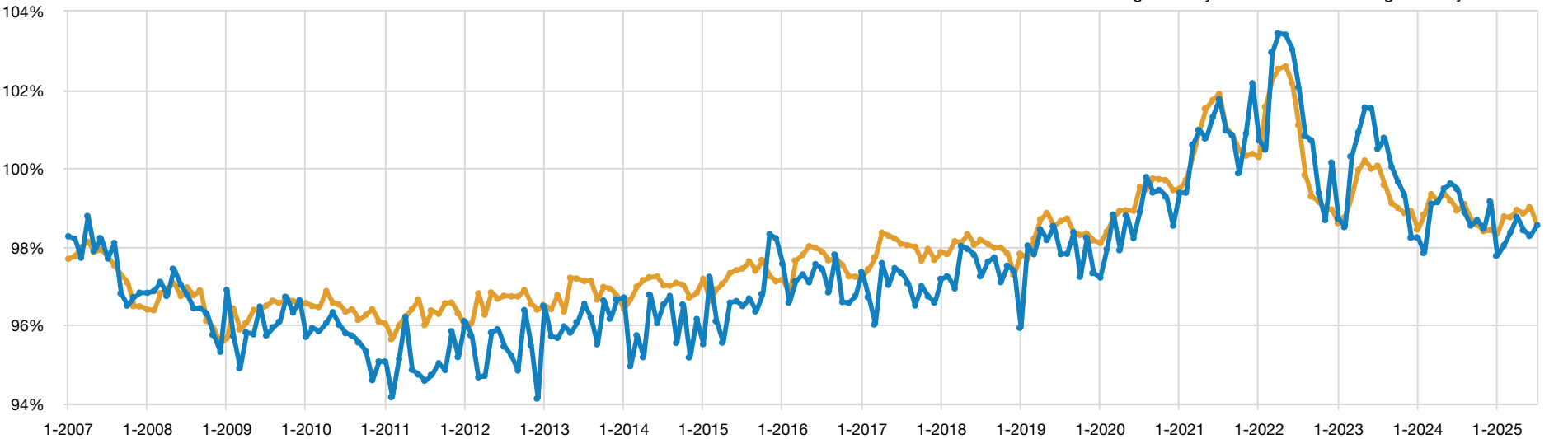
Year to Date



| Pct. of List Price Received | Single-Family Detached | Year-Over-Year Change | Single-Family Attached | Year-Over-Year Change |
|-----------------------------|------------------------|-----------------------|------------------------|-----------------------|
| Aug-2024 | 99.1% | - 0.5% | 98.9% | - 1.9% |
| 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% | 98.5% | - 1.0% |
| 12-Month Avg* | 98.7% | - 0.4% | 98.5% | - 0.8% |

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

Historical Percent of List Price Received by Month

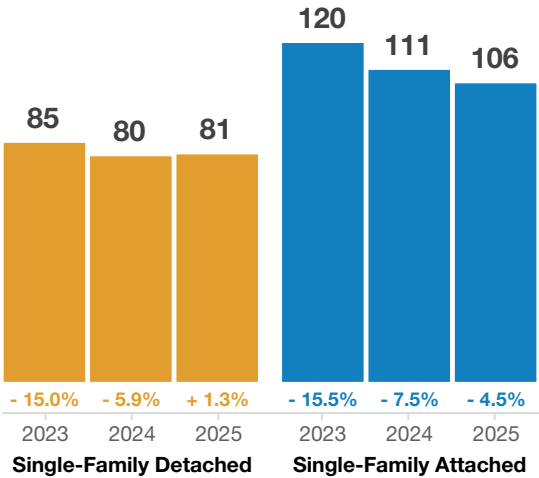


Housing Affordability Index

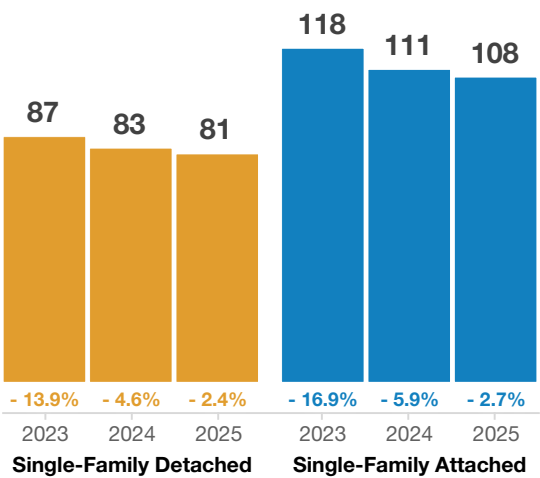
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



July

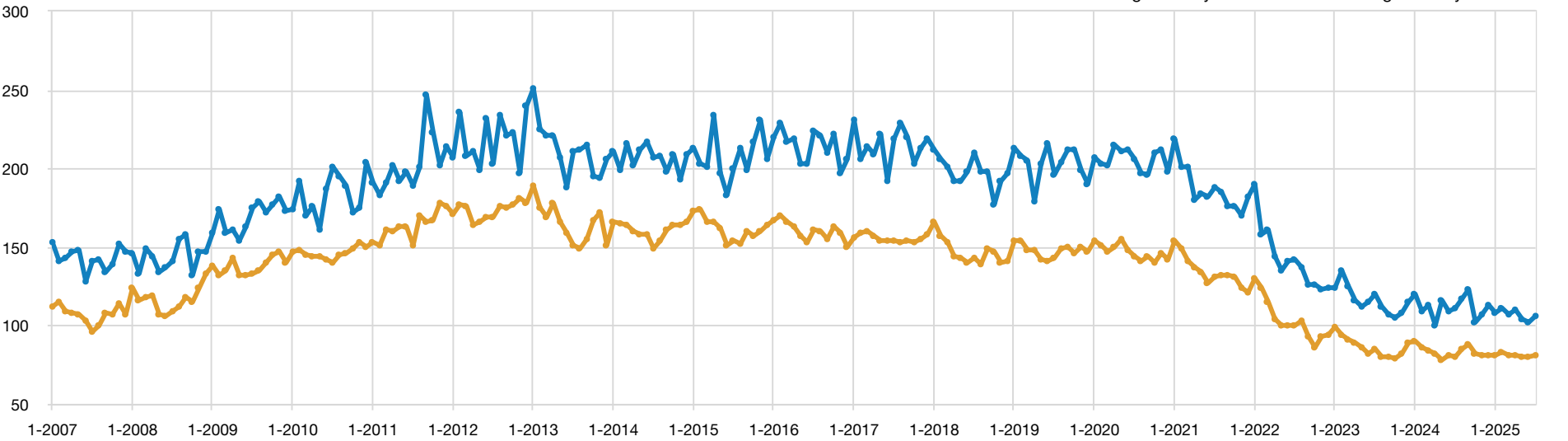


Year to Date



| Affordability Index | Single-Family Detached | Year-Over-Year Change | Single-Family Attached | Year-Over-Year Change |
|---------------------|------------------------|-----------------------|------------------------|-----------------------|
| Aug-2024 | 85 | + 6.3% | 117 | + 4.5% |
| 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% | 102 | - 6.4% |
| Jul-2025 | 81 | + 1.3% | 106 | - 4.5% |
| 12-Month Avg | 82 | - 1.2% | 109 | - 0.9% |

Historical Housing Affordability Index by Month

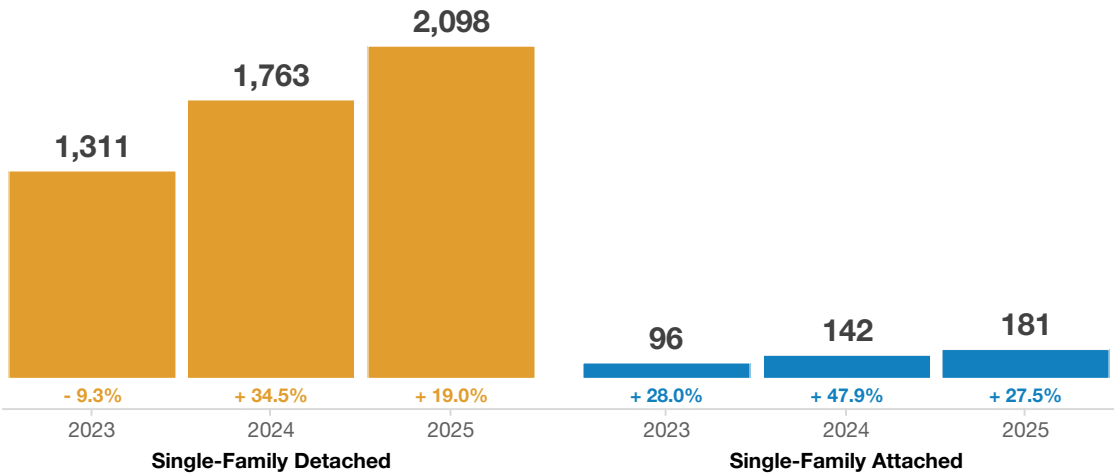


Inventory of Homes for Sale

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

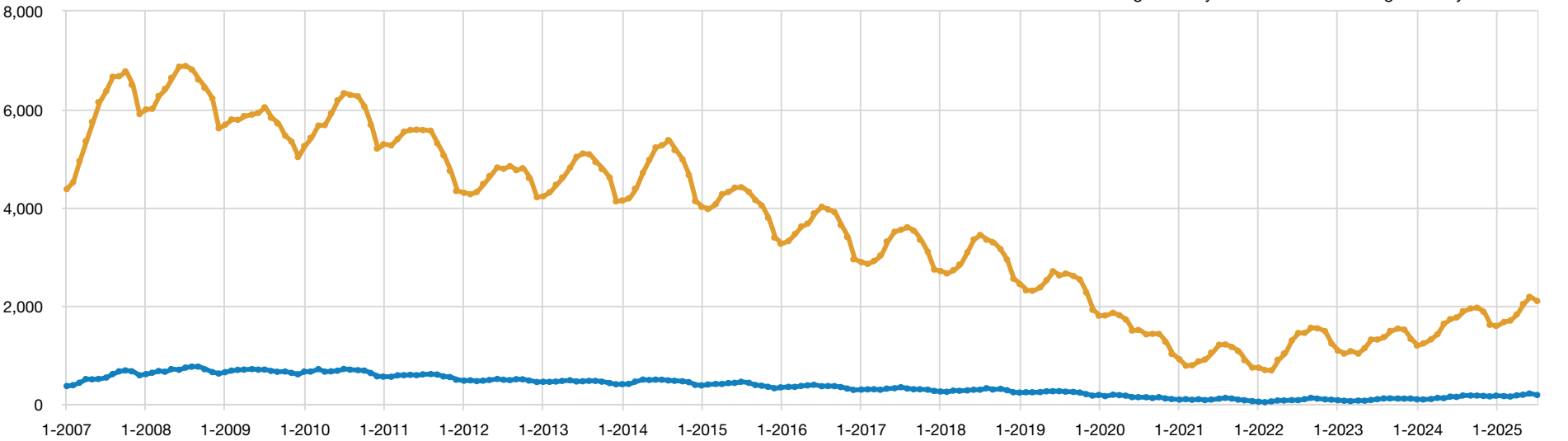


July



| Homes for Sale | Single-Family Detached | Year-Over-Year Change | Single-Family Attached | Year-Over-Year Change |
|----------------|------------------------|-----------------------|------------------------|-----------------------|
| Aug-2024 | 1,887 | + 38.8% | 171 | + 54.1% |
| 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% | 158 | + 75.6% |
| Mar-2025 | 1,698 | + 28.9% | 150 | + 51.5% |
| Apr-2025 | 1,822 | + 28.3% | 173 | + 41.8% |
| May-2025 | 2,036 | + 24.6% | 186 | + 59.0% |
| Jun-2025 | 2,182 | + 26.3% | 211 | + 42.6% |
| Jul-2025 | 2,098 | + 19.0% | 181 | + 27.5% |
| 12-Month Avg | 1,865 | + 27.9% | 171 | + 51.3% |

Historical Inventory of Homes for Sale by Month

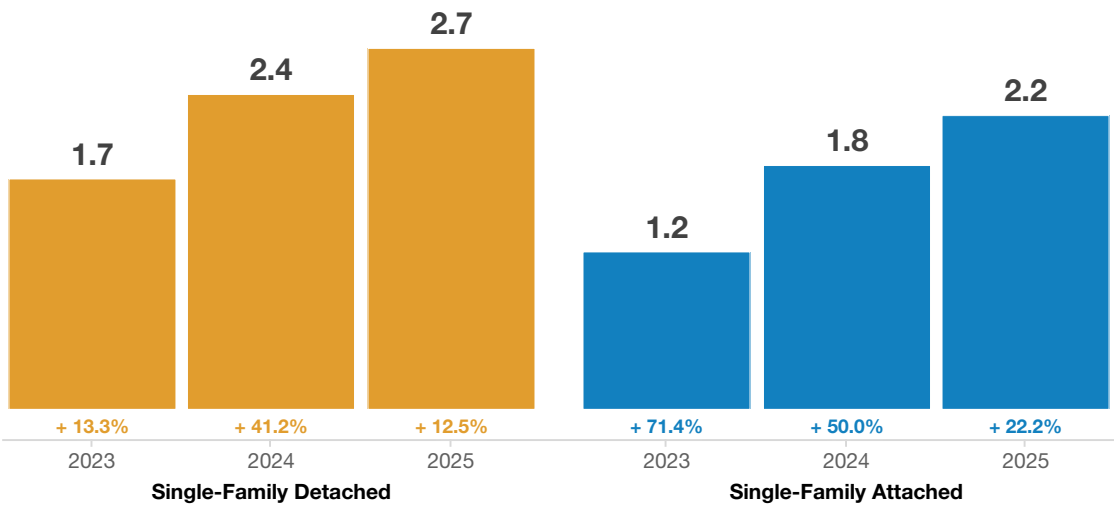


Absorption Rate

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.



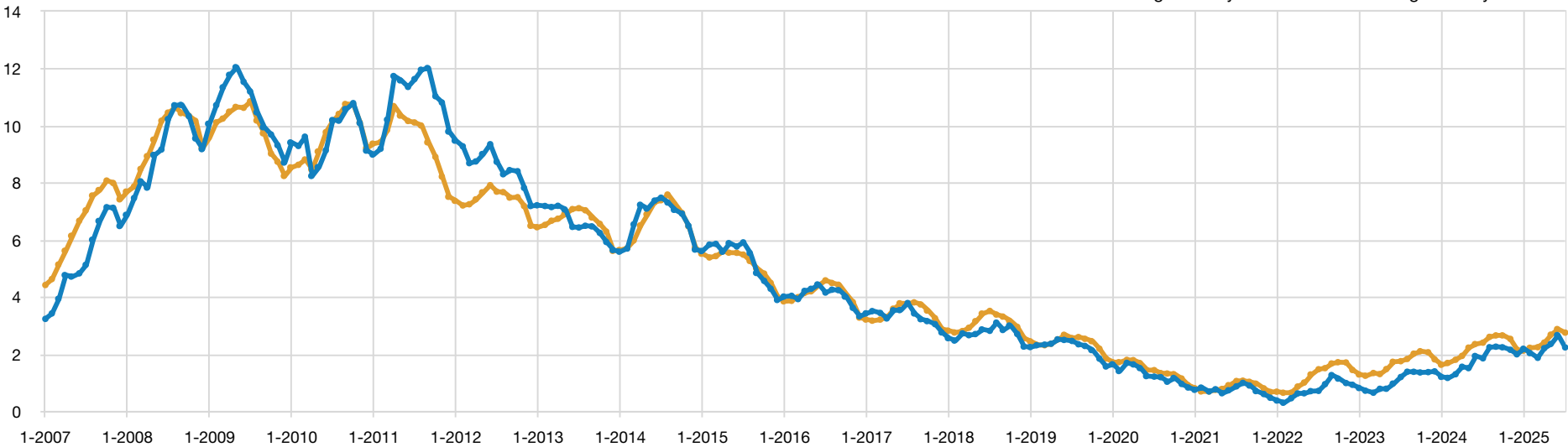
July



| Months Supply | Single-Family Detached | Year-Over-Year Change | Single-Family Attached | Year-Over-Year Change |
|---------------|------------------------|-----------------------|------------------------|-----------------------|
| Aug-2024 | 2.6 | + 44.4% | 2.2 | + 57.1% |
| 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% | 2.3 | + 53.3% |
| Jun-2025 | 2.9 | + 26.1% | 2.7 | + 42.1% |
| Jul-2025 | 2.7 | + 12.5% | 2.2 | + 22.2% |
| 12-Month Avg* | 2.5 | + 25.4% | 2.2 | + 52.3% |

* Months Supply for all properties from August 2024 through July 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 | 7-2024 | 7-2025 | % Change | YTD 2024 | YTD 2025 | % Change |
|--------------------------------|----------------------|-----------|------------------|----------|-----------|------------------|----------|
| New Listings | | 1,183 | 1,194 | + 0.9% | 7,770 | 8,400 | + 8.1% |
| Pending Sales | | 941 | 1,007 | + 7.0% | 6,099 | 6,324 | + 3.7% |
| Closed Sales | | 964 | 889 | - 7.8% | 5,716 | 5,904 | + 3.3% |
| Days on Market Until Sale | | 29 | 34 | + 17.2% | 31 | 40 | + 29.0% |
| Median Sales Price | | \$360,468 | \$365,000 | + 1.3% | \$350,000 | \$358,990 | + 2.6% |
| Average Sales Price | | \$420,540 | \$422,828 | + 0.5% | \$397,137 | \$415,868 | + 4.7% |
| Percent of List Price Received | | 99.0% | 98.6% | - 0.4% | 99.1% | 98.7% | - 0.4% |
| Housing Affordability Index | | 82 | 82 | 0.0% | 85 | 83 | - 2.4% |
| Inventory of Homes for Sale | | 1,905 | 2,279 | + 19.6% | — | — | — |
| Absorption Rate | | 2.3 | 2.7 | + 17.4% | — | — | — |