

# Monthly Indicators



## June 2025

U.S. existing-home sales edged up 0.8% month-over-month to a seasonally adjusted annual rate of 4.03 million units, exceeding economists' expectations, although sales were down 0.7% year-over-year, according to the National Association of REALTORS® (NAR). On a monthly basis, sales increased in the Midwest, Northeast, and South but decreased in the West.

New Listings increased 9.6 percent for Single-Family Detached homes but remained flat for Single-Family Attached homes. Pending Sales increased 6.4 percent for Single-Family Detached homes and 17.1 percent for Single-Family Attached homes. Inventory increased 20.1 percent for Single-Family Detached homes and 33.8 percent for Single-Family Attached homes.

Median Sales Price increased 1.9 percent to \$372,000 for Single-Family Detached homes and 7.4 percent to \$290,000 for Single-Family Attached homes. Days on Market increased 17.9 percent for Single-Family Detached homes and 78.6 percent for Single-Family Attached homes. Months Supply of Inventory increased 17.4 percent for Single-Family Detached homes and 31.6 percent for Single-Family Attached homes.

Heading into June, there were 1.54 million units for sale across the country, a 6.2% increase from the previous month and a 20.3% improvement over the same period last year, representing a 4.6-month supply at the current sales pace, according to NAR. Despite the additional supply, home prices have continued to rise nationwide, albeit at a slower pace than during the pandemic, climbing 1.3% year-over-year to \$422,800 as of last measure.

## Quick Facts

1,272	922	\$372,000
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	6-2024	6-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,057	<b>1,158</b>	+ 9.6%	5,983	<b>6,517</b>	+ 8.9%
Pending Sales		808	<b>860</b>	+ 6.4%	4,679	<b>4,894</b>	+ 4.6%
Closed Sales		772	<b>833</b>	+ 7.9%	4,303	<b>4,493</b>	+ 4.4%
Days on Market Until Sale		28	<b>33</b>	+ 17.9%	33	<b>41</b>	+ 24.2%
Median Sales Price		\$365,000	<b>\$372,000</b>	+ 1.9%	\$355,000	<b>\$365,000</b>	+ 2.8%
Average Sales Price		\$425,161	<b>\$436,657</b>	+ 2.7%	\$404,982	<b>\$428,829</b>	+ 5.9%
Percent of List Price Received		99.2%	<b>99.1%</b>	- 0.1%	99.1%	<b>98.8%</b>	- 0.3%
Housing Affordability Index		81	<b>80</b>	- 1.2%	83	<b>81</b>	- 2.4%
Inventory of Homes for Sale		1,728	<b>2,075</b>	+ 20.1%	—	—	—
Absorption Rate		2.3	<b>2.7</b>	+ 17.4%	—	—	—

# Single-Family Attached Market Overview

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



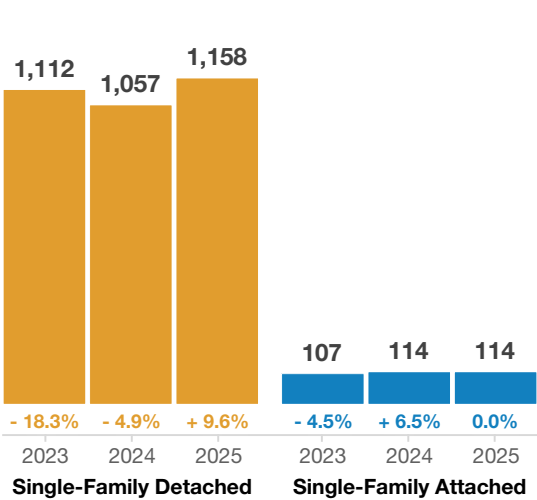
Key Metrics	Historical Sparkbars	6-2024	6-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		114	114	0.0%	604	674	+ 11.6%
Pending Sales		70	82	+ 17.1%	479	517	+ 7.9%
Closed Sales		71	89	+ 25.4%	449	504	+ 12.2%
Days on Market Until Sale		14	25	+ 78.6%	23	32	+ 39.1%
Median Sales Price		\$270,000	\$290,000	+ 7.4%	\$266,000	\$275,000	+ 3.4%
Average Sales Price		\$288,120	\$302,098	+ 4.9%	\$271,710	\$287,647	+ 5.9%
Percent of List Price Received		99.6%	98.3%	- 1.3%	99.0%	98.3%	- 0.7%
Housing Affordability Index		109	102	- 6.4%	110	108	- 1.8%
Inventory of Homes for Sale		148	198	+ 33.8%	—	—	—
Absorption Rate		1.9	2.5	+ 31.6%	—	—	—

# New Listings

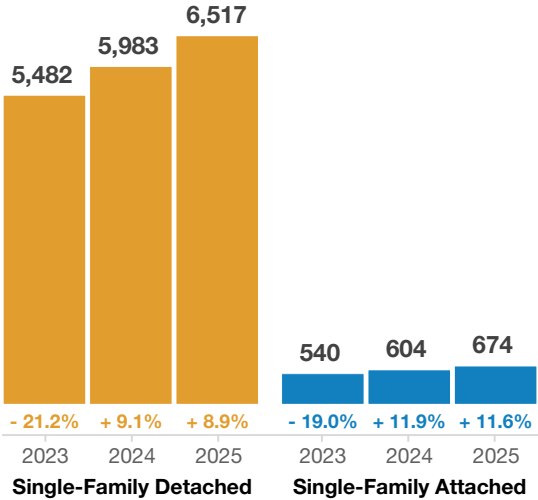
A count of the properties that have been newly listed on the market in a given month.



## June

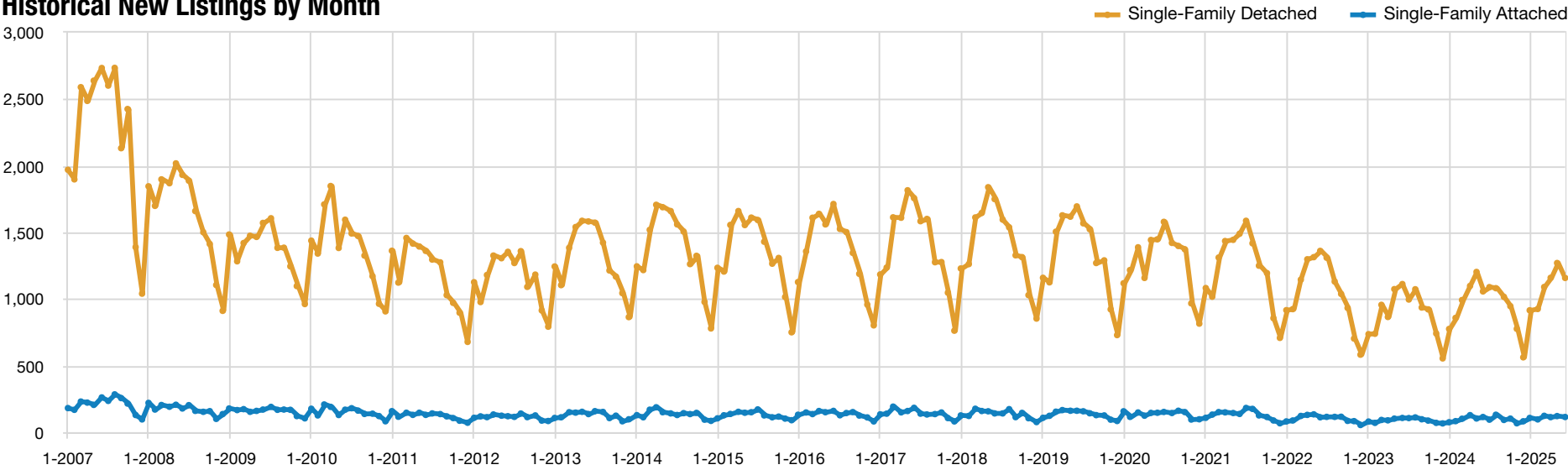


## Year to Date



New Listings	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jul-2024	1,089	+ 9.3%	94	- 11.3%
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	1,159	+ 5.6%	113	- 11.7%
May-2025	1,270	+ 5.6%	121	+ 17.5%
Jun-2025	1,158	+ 9.6%	114	0.0%
12-Month Avg	999	+ 7.0%	104	+ 9.5%

## Historical New Listings by Month

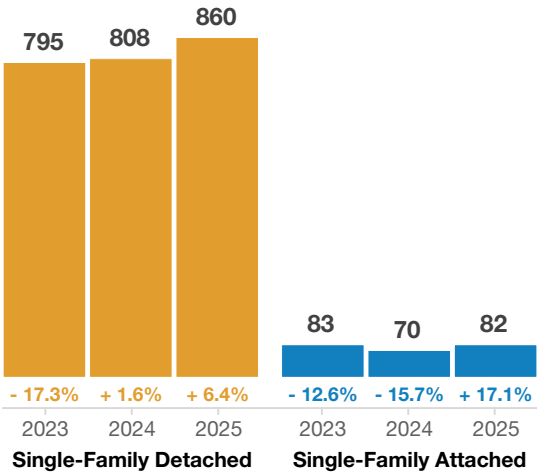


# Pending Sales

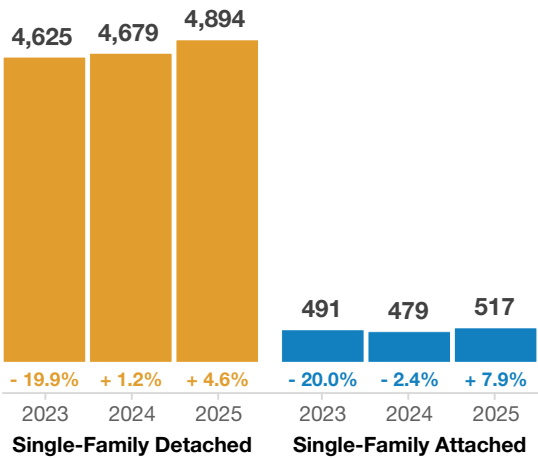
A count of the properties on which offers have been accepted in a given month.



## June

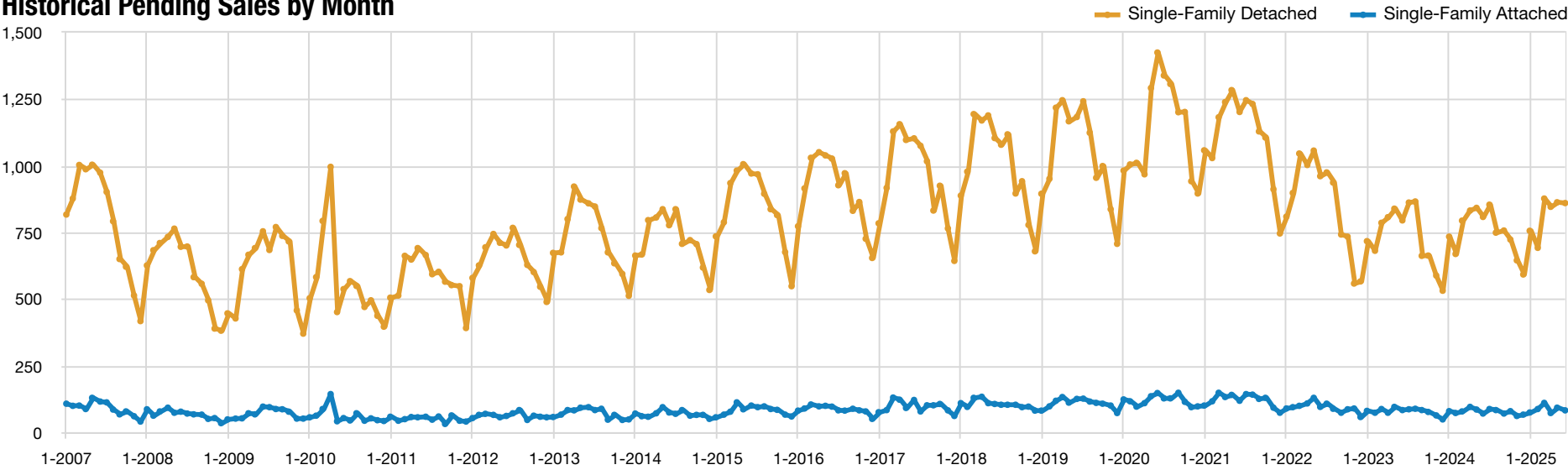


## Year to Date



Pending Sales	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jul-2024	854	- 0.9%	87	+ 1.2%
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	645	+ 9.7%	61	- 3.2%
Dec-2024	592	+ 11.5%	66	+ 37.5%
Jan-2025	756	+ 3.0%	74	- 6.3%
Feb-2025	692	+ 3.4%	87	+ 20.8%
Mar-2025	877	+ 10.5%	110	+ 41.0%
Apr-2025	846	+ 1.7%	72	- 24.2%
May-2025	863	+ 2.5%	92	+ 8.2%
Jun-2025	860	+ 6.4%	82	+ 17.1%
12-Month Avg	768	+ 4.1%	80	+ 3.9%

## Historical Pending Sales by Month

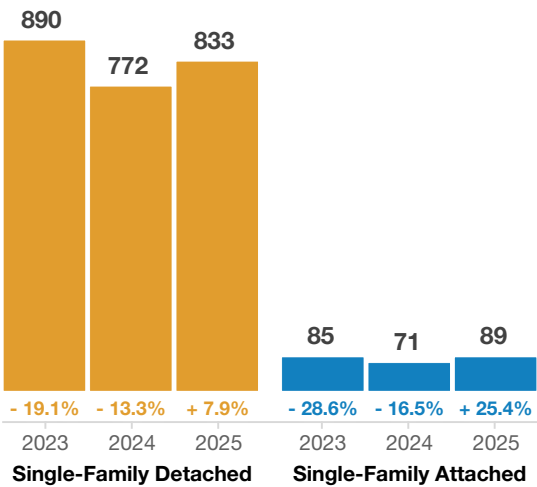


# Closed Sales

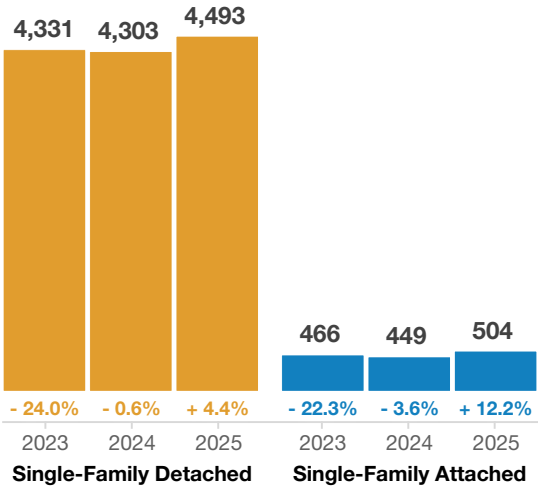
A count of the actual sales that closed in a given month.



## June

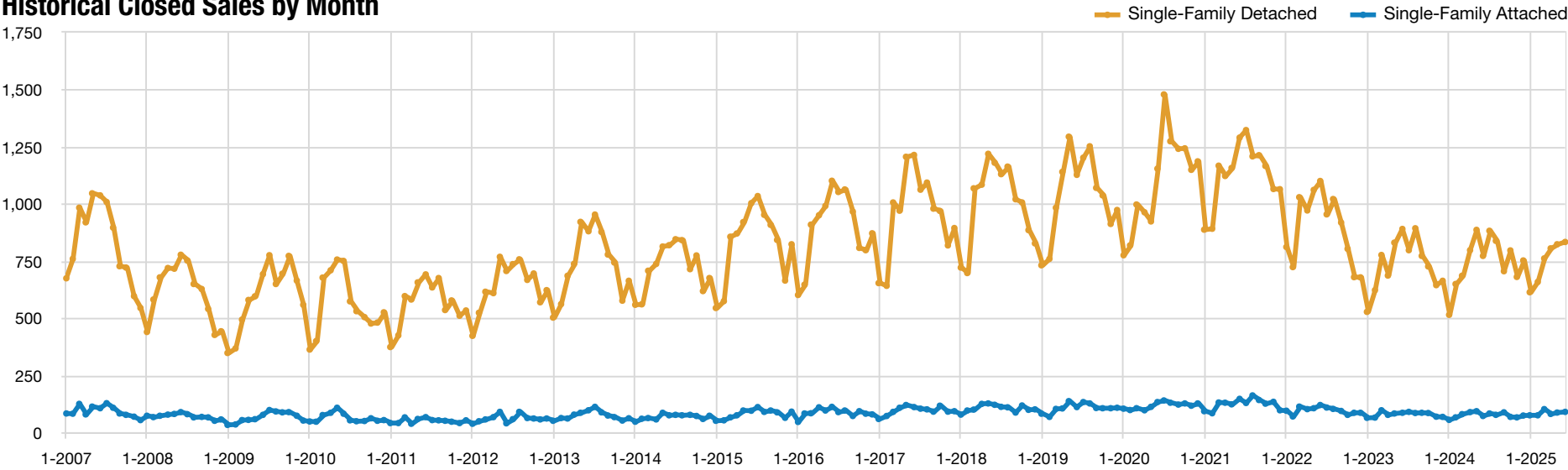


## Year to Date



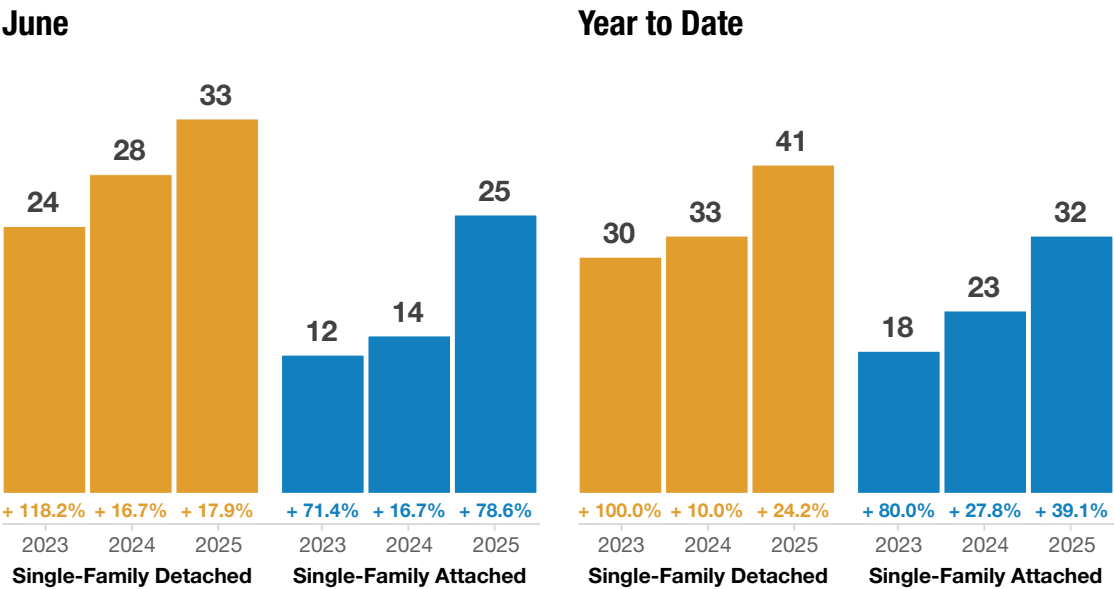
Closed Sales	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jul-2024	882	+ 10.7%	82	- 7.9%
Aug-2024	838	- 6.2%	76	- 9.5%
Sep-2024	705	- 8.7%	87	+ 2.4%
Oct-2024	796	+ 9.6%	67	- 20.2%
Nov-2024	680	+ 5.6%	65	- 4.4%
Dec-2024	752	+ 13.4%	73	+ 9.0%
Jan-2025	613	+ 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	823	- 7.1%	86	- 6.5%
Jun-2025	833	+ 7.9%	89	+ 25.4%
12-Month Avg	762	+ 4.0%	80	+ 3.9%

## Historical Closed Sales by Month



# Days on Market Until Sale

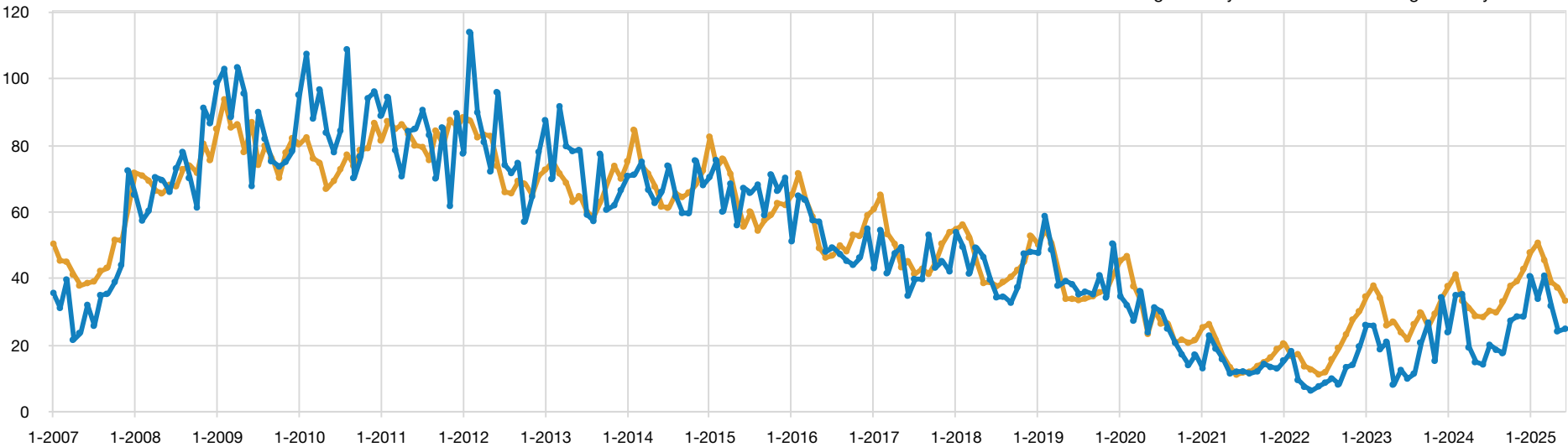
Average number of days between when a property is listed and when an offer is accepted in a given month.



Days on Market	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jul-2024	30	+ 42.9%	20	+ 100.0%
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%
12-Month Avg*	38	+ 27.7%	28	+ 33.1%

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

## Historical Days on Market Until Sale by Month

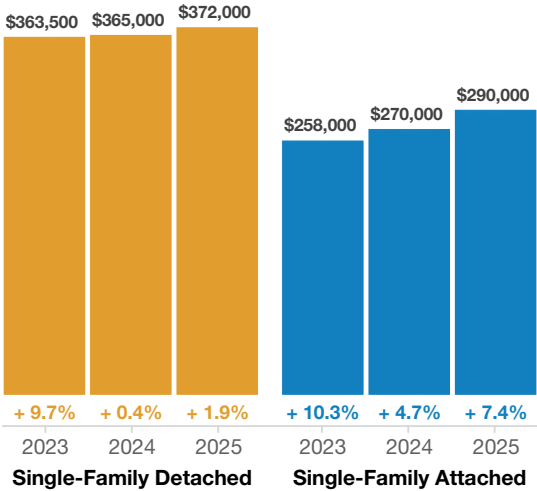


# Median Sales Price

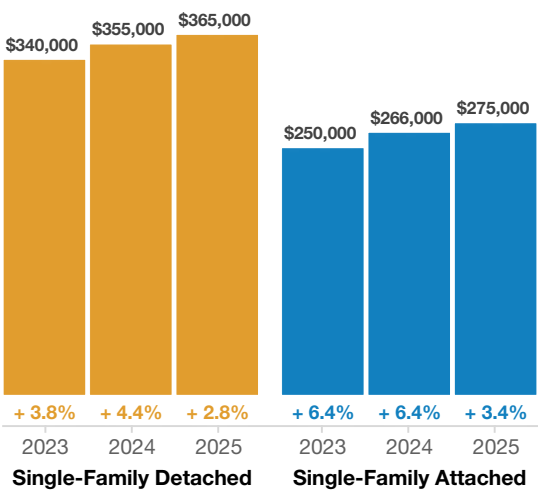
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## June



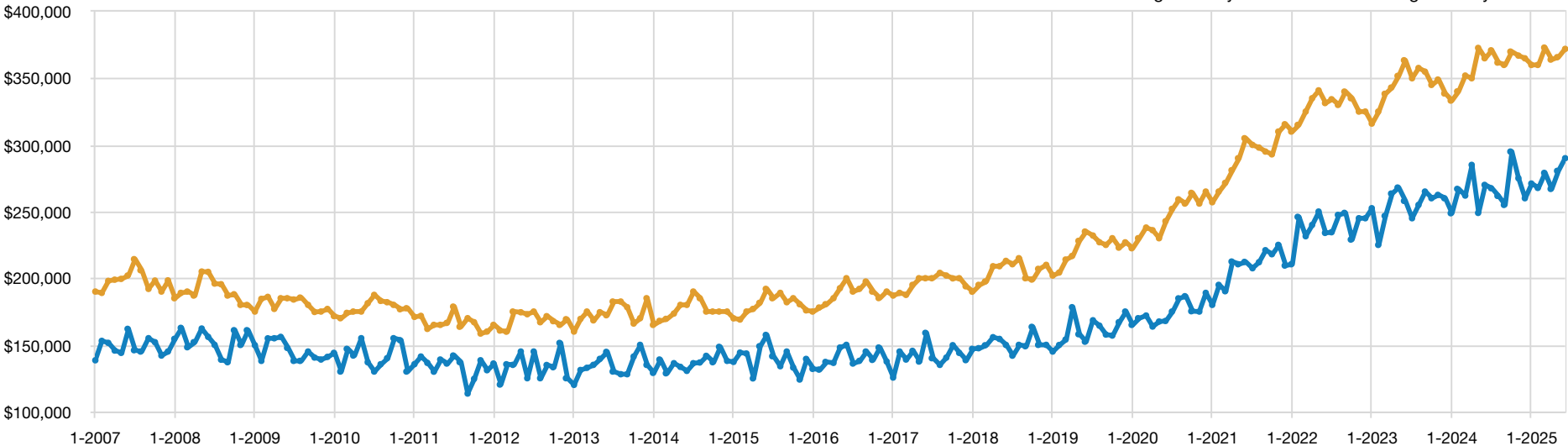
## Year to Date



Median Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jul-2024	\$370,950	+ 6.0%	\$267,500	+ 9.2%
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	\$365,790	- 1.9%	\$280,500	+ 12.7%
Jun-2025	\$372,000	+ 1.9%	\$290,000	+ 7.4%
12-Month Avg*	\$365,000	+ 4.2%	\$270,000	+ 3.3%

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

## Historical Median Sales Price by Month



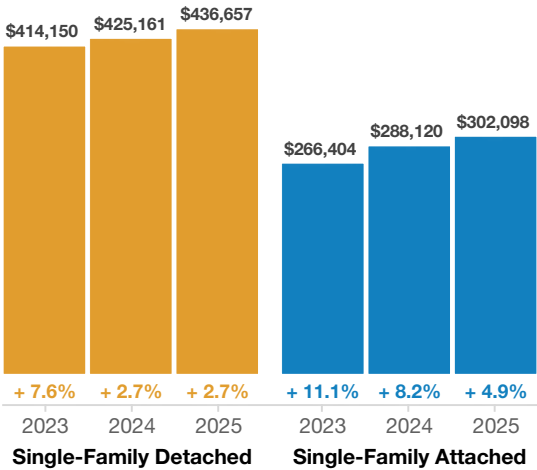


# Average Sales Price

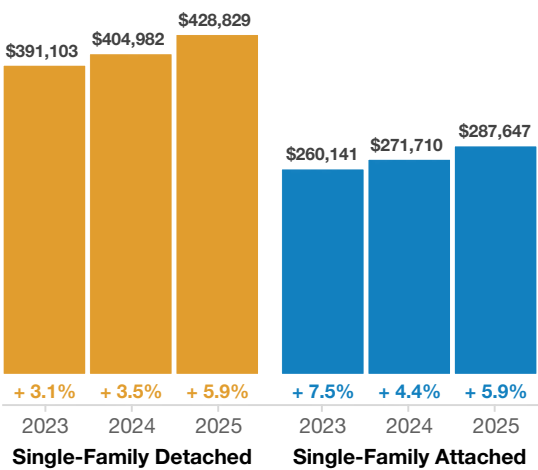
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## June



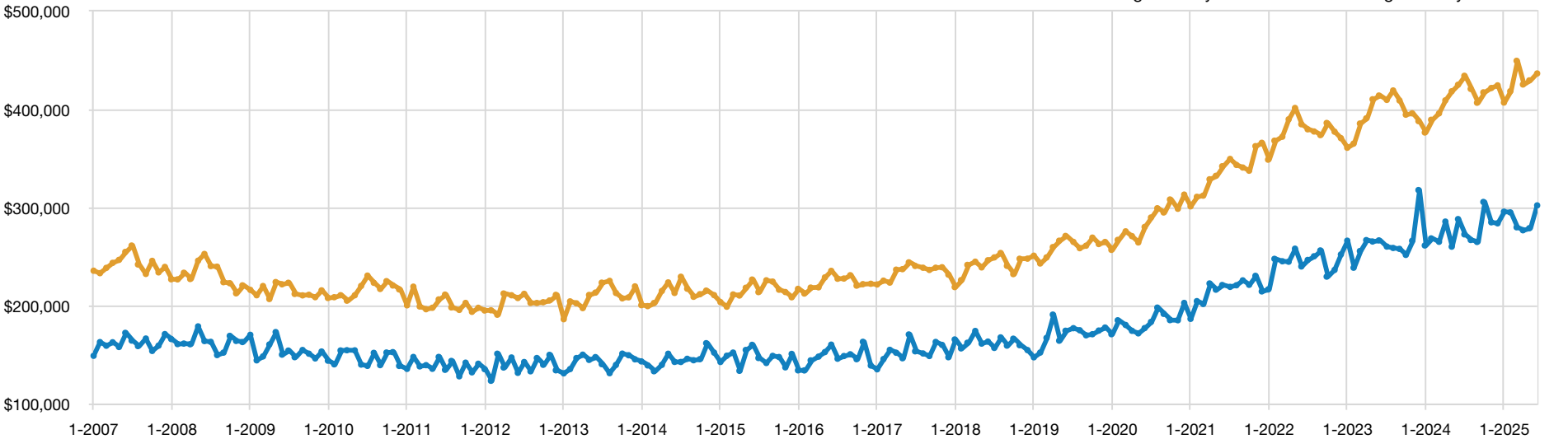
## Year to Date



Avg. Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jul-2024	\$434,298	+ 6.0%	\$272,552	+ 4.8%
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	\$425,431	+ 4.0%	\$276,730	- 3.1%
May-2025	\$429,581	+ 2.6%	\$278,821	+ 7.2%
Jun-2025	\$436,657	+ 2.7%	\$302,098	+ 4.9%
12-Month Avg*	\$425,064	+ 5.1%	\$283,389	+ 5.3%

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

## Historical Average Sales Price by Month

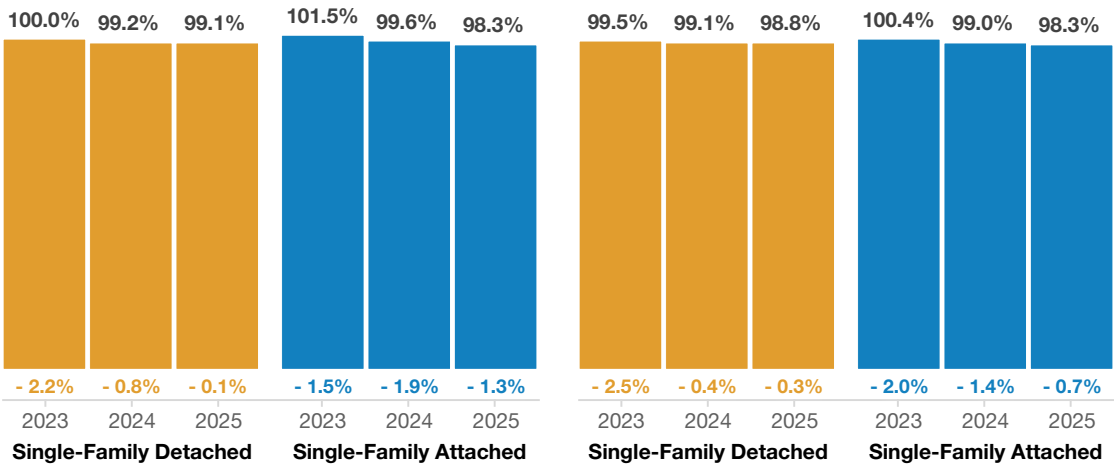


# Percent of List Price Received

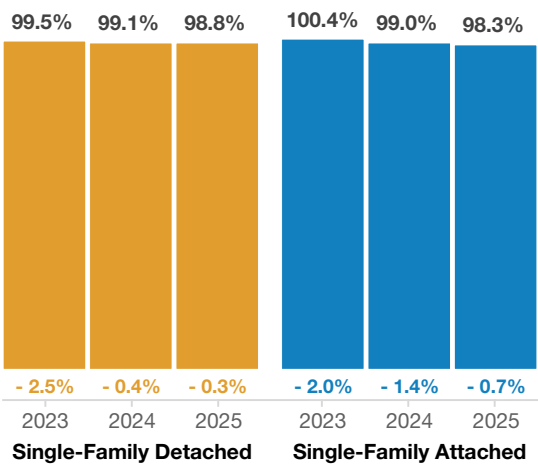
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## June



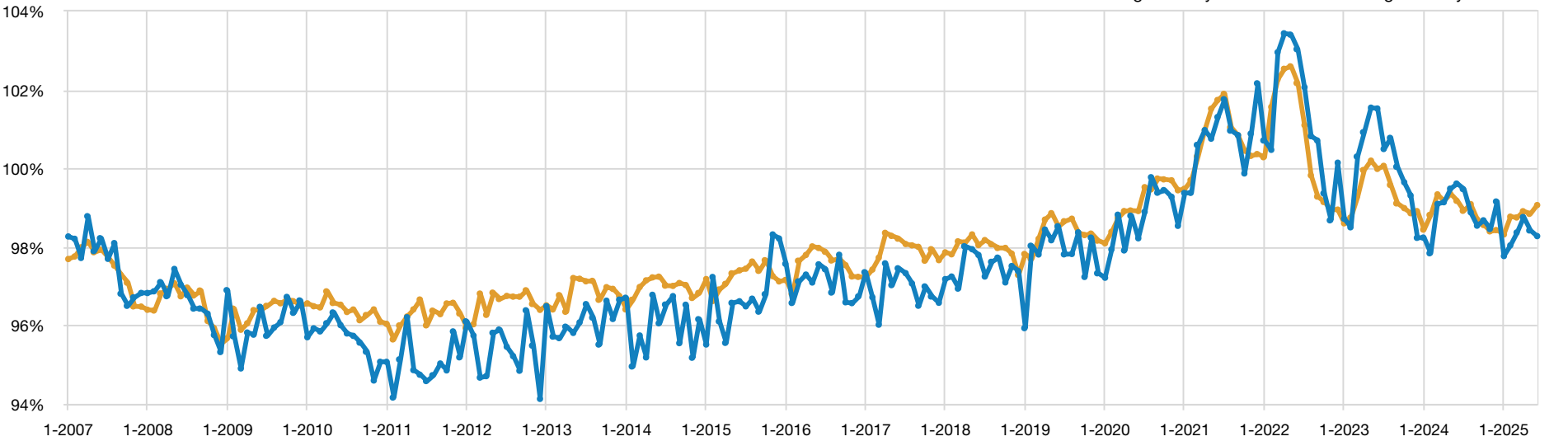
## Year to Date



Pct. of List Price Received	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jul-2024	98.9%	- 1.2%	99.5%	- 1.0%
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	99.1%	- 0.1%	98.3%	- 1.3%
12-Month Avg*	98.7%	- 0.4%	98.6%	- 0.9%

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

## Historical Percent of List Price Received by Month

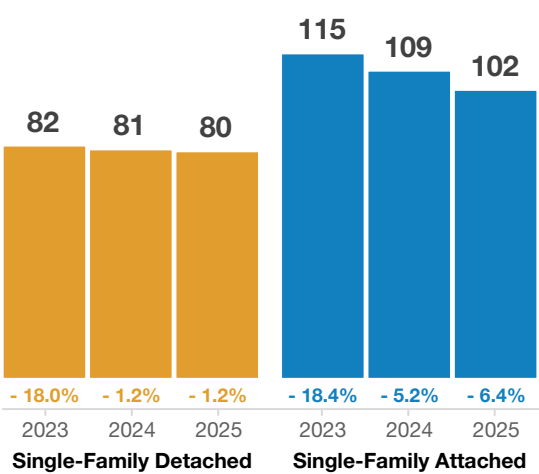


# Housing Affordability Index

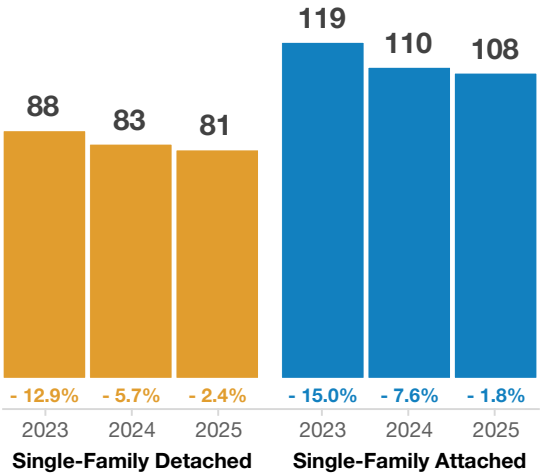
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## June

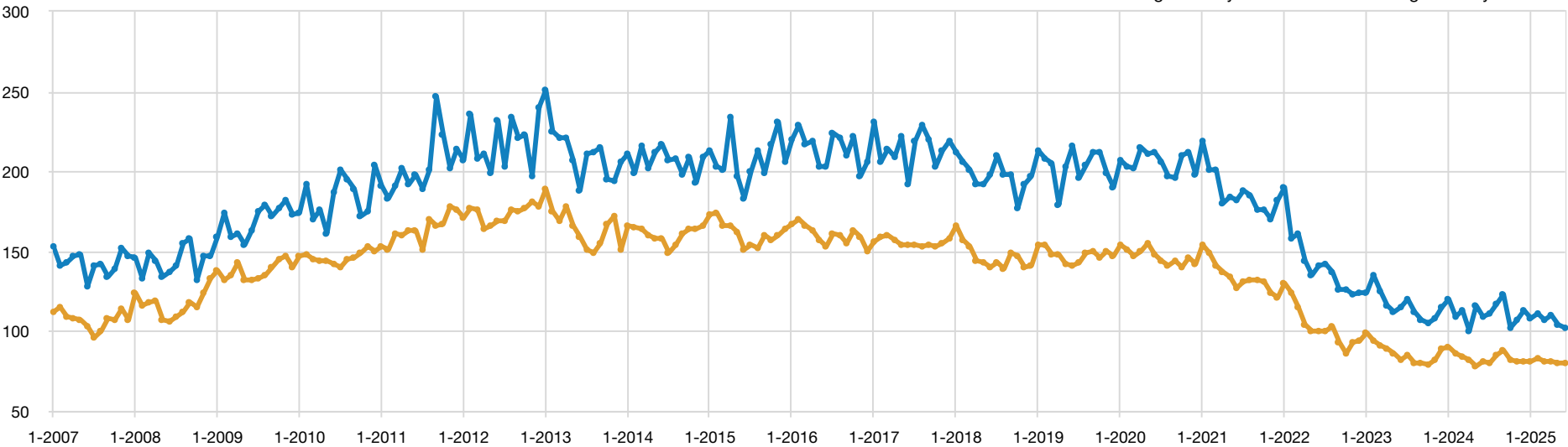


## Year to Date



Affordability Index	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jul-2024	80	- 5.9%	111	- 7.5%
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%
12-Month Avg	82	- 1.2%	110	- 0.9%

## Historical Housing Affordability Index by Month

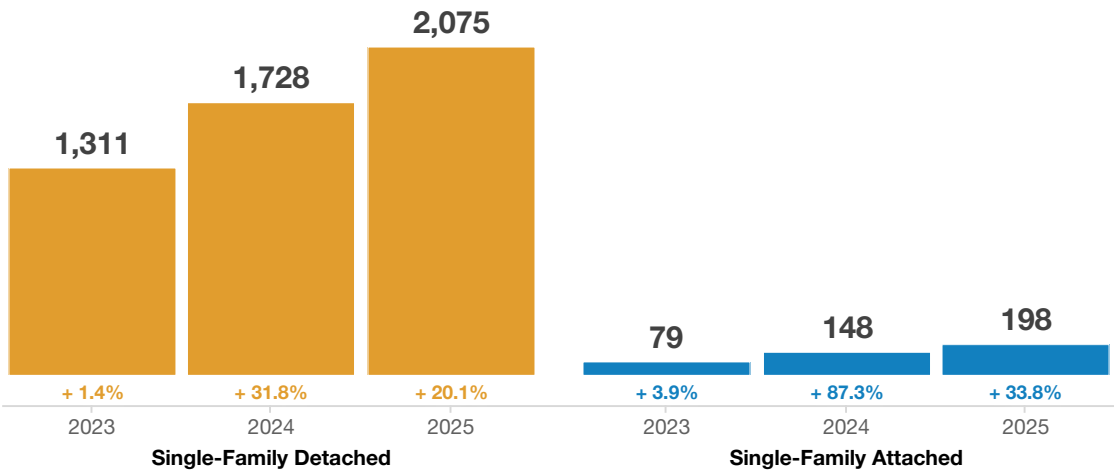


# Inventory of Homes for Sale

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

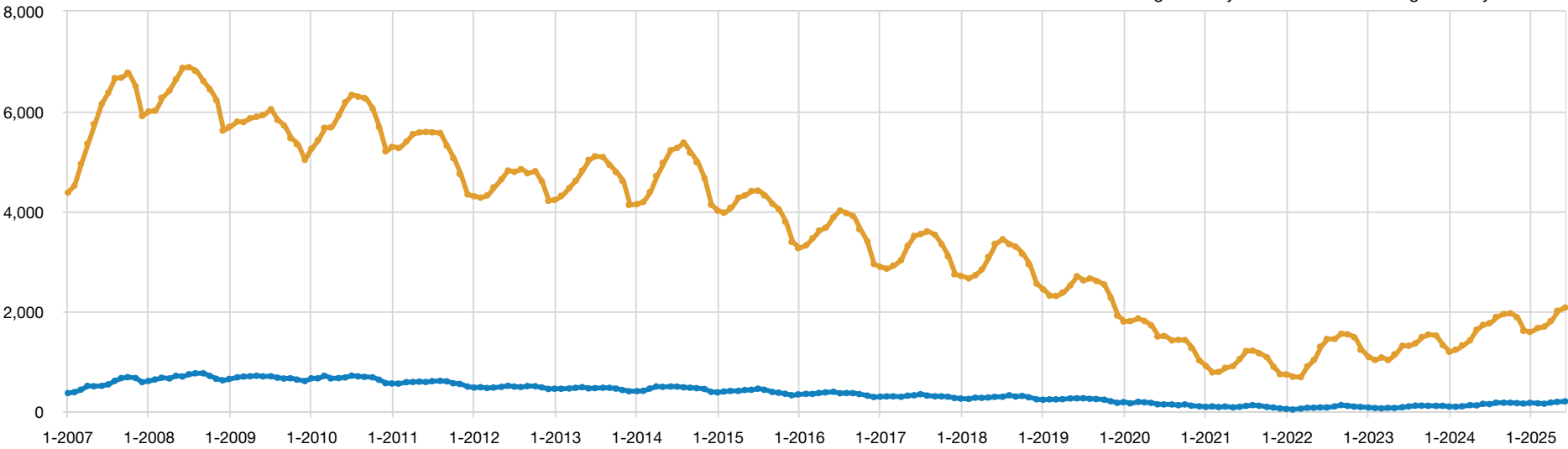


June



Homes for Sale	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jul-2024	1,763	+ 34.5%	142	+ 47.9%
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	1,879	+ 24.2%	162	+ 51.4%
Dec-2024	1,610	+ 21.5%	153	+ 41.7%
Jan-2025	1,587	+ 33.5%	167	+ 79.6%
Feb-2025	1,666	+ 35.1%	158	+ 75.6%
Mar-2025	1,693	+ 28.5%	150	+ 51.5%
Apr-2025	1,806	+ 27.2%	173	+ 41.8%
May-2025	2,009	+ 22.9%	186	+ 59.0%
Jun-2025	2,075	+ 20.1%	198	+ 33.8%
12-Month Avg	1,823	+ 28.3%	167	+ 53.2%

## Historical Inventory of Homes for Sale by Month

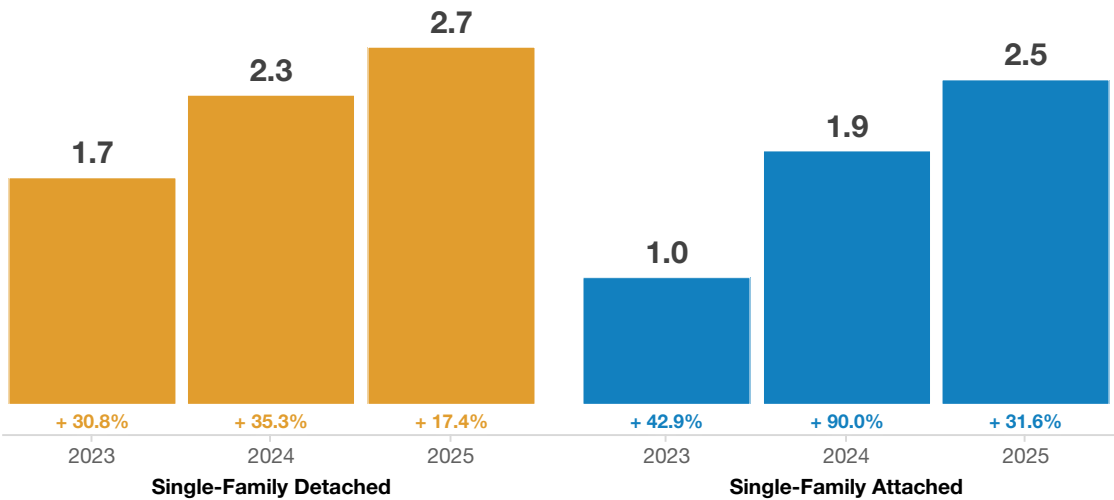


# Absorption Rate

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.



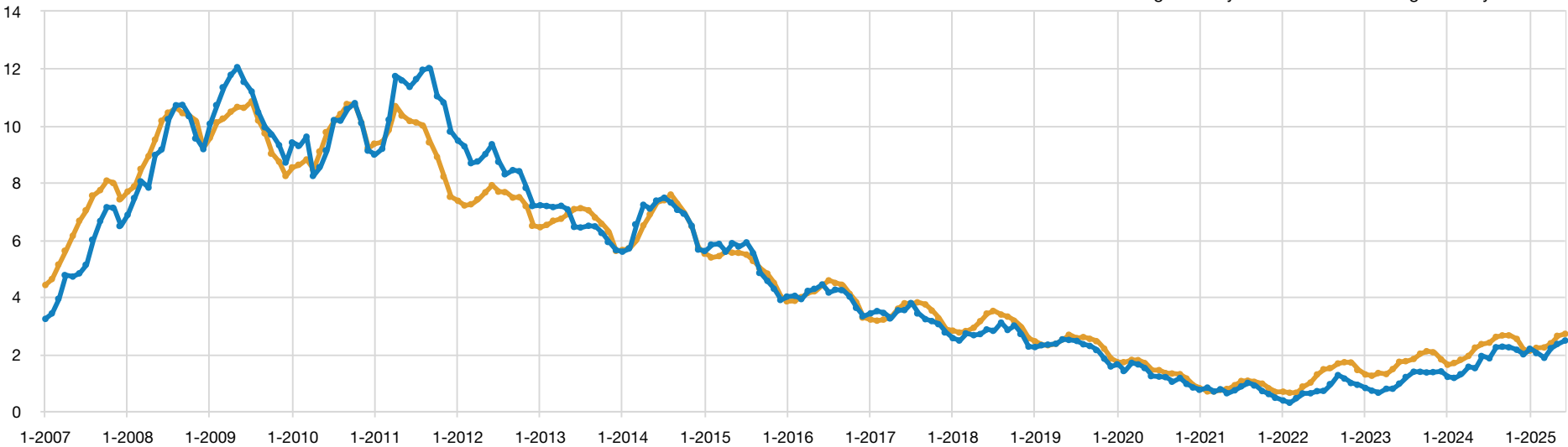
June



Months Supply	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jul-2024	2.4	+ 41.2%	1.8	+ 50.0%
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	2.6	+ 18.2%	2.3	+ 53.3%
Jun-2025	2.7	+ 17.4%	2.5	+ 31.6%
12-Month Avg*	2.4	+ 26.4%	2.1	+ 54.9%

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

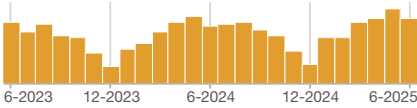
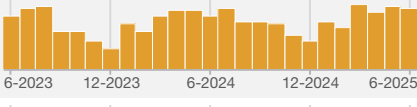

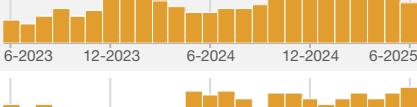
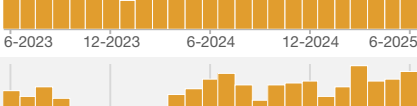
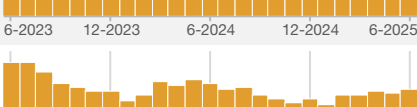

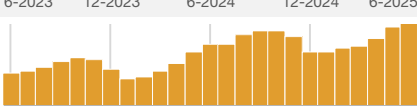
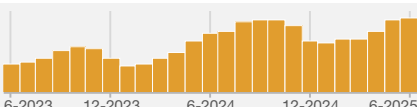

## Historical Absorption Rate by Month



# All Property Combined

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



Key Metrics	Historical Sparkbars	6-2024	6-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,171	<b>1,272</b>	+ 8.6%	6,587	<b>7,191</b>	+ 9.2%
Pending Sales		878	<b>942</b>	+ 7.3%	5,158	<b>5,411</b>	+ 4.9%
Closed Sales		843	<b>922</b>	+ 9.4%	4,752	<b>4,997</b>	+ 5.2%
Days on Market Until Sale		27	<b>32</b>	+ 18.5%	32	<b>41</b>	+ 28.1%
Median Sales Price		\$358,000	<b>\$365,000</b>	+ 2.0%	\$347,500	<b>\$356,000</b>	+ 2.4%
Average Sales Price		\$413,619	<b>\$423,668</b>	+ 2.4%	\$392,389	<b>\$414,586</b>	+ 5.7%
Percent of List Price Received		99.2%	<b>99.0%</b>	- 0.2%	99.1%	<b>98.7%</b>	- 0.4%
Housing Affordability Index		82	<b>81</b>	- 1.2%	85	<b>84</b>	- 1.2%
Inventory of Homes for Sale		1,876	<b>2,273</b>	+ 21.2%	—	—	—
Absorption Rate		2.3	<b>2.7</b>	+ 17.4%	—	—	—