

# Monthly Indicators



## May 2025

U.S. existing-home sales dipped 0.5% month-over-month and 2.0% year-over-year to a seasonally adjusted annual rate of 4.00 million units, according to the National Association of REALTORS® (NAR). Sales increased in the Midwest, decreased in the West and Northeast, and were unchanged in the South. Year-over-year, sales were down in every region except the Northeast.

New Listings increased 3.7 percent for Single-Family Detached homes and 15.5 percent for Single-Family Attached homes. Pending Sales increased 12.8 percent for Single-Family Detached homes and 24.7 percent for Single-Family Attached homes. Inventory increased 14.6 percent for Single-Family Detached homes and 45.3 percent for Single-Family Attached homes.

Median Sales Price decreased 2.1 percent to \$365,000 for Single-Family Detached homes but increased 12.4 percent to \$280,000 for Single-Family Attached homes. Days on Market increased 27.6 percent for Single-Family Detached homes and 60.0 percent for Single-Family Attached homes. Months Supply of Inventory increased 9.1 percent for Single-Family Detached homes and 40.0 percent for Single-Family Attached homes.

There were 1.45 million units actively for sale heading into May, a 9.0% increase from the previous month and a 20.8% improvement from the same time last year, for a 4.4-month supply at the current sales pace, according to NAR. The median existing-home price edged up 1.8% year-over-year to \$414,000 as of last measure, the 22nd consecutive month of annual price increases and a new record high for the month.

## Quick Facts

1,366	903	\$365,000
New Listings All Properties	Closed Sales All Properties	Median Sales Price Single-Family Detached

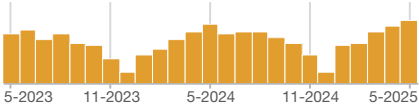
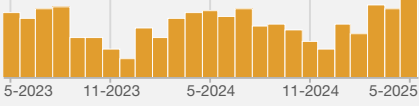
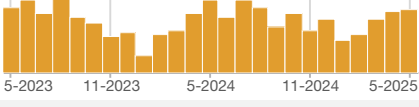
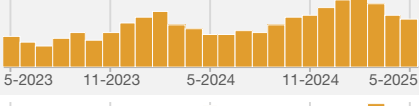

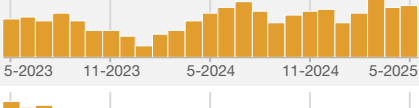

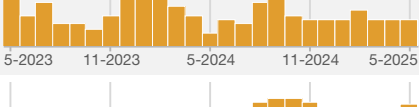
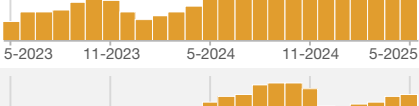
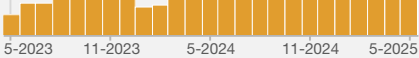
This is a research tool provided by the Greater Albuquerque Association of REALTORS® with data from Southwest Multiple Listing Service, Inc. (SWMLS). The SWMLS market areas includes MLS Areas 10-180, 210-293 and 690-760. Percent changes are calculated using rounded figures.

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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	5-2024	5-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,203	<b>1,247</b>	+ 3.7%	4,926	<b>5,335</b>	+ 8.3%
Pending Sales		842	<b>950</b>	+ 12.8%	3,871	<b>4,136</b>	+ 6.8%
Closed Sales		886	<b>818</b>	- 7.7%	3,531	<b>3,655</b>	+ 3.5%
Days on Market Until Sale		29	<b>37</b>	+ 27.6%	34	<b>43</b>	+ 26.5%
Median Sales Price		\$372,750	<b>\$365,000</b>	- 2.1%	\$352,500	<b>\$365,000</b>	+ 3.5%
Average Sales Price		\$418,491	<b>\$429,028</b>	+ 2.5%	\$400,570	<b>\$426,954</b>	+ 6.6%
Percent of List Price Received		99.4%	<b>98.9%</b>	- 0.5%	99.1%	<b>98.7%</b>	- 0.4%
Housing Affordability Index		78	<b>81</b>	+ 3.8%	83	<b>81</b>	- 2.4%
Inventory of Homes for Sale		1,634	<b>1,872</b>	+ 14.6%	—	—	—
Absorption Rate		2.2	<b>2.4</b>	+ 9.1%	—	—	—

# Single-Family Attached Market Overview

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



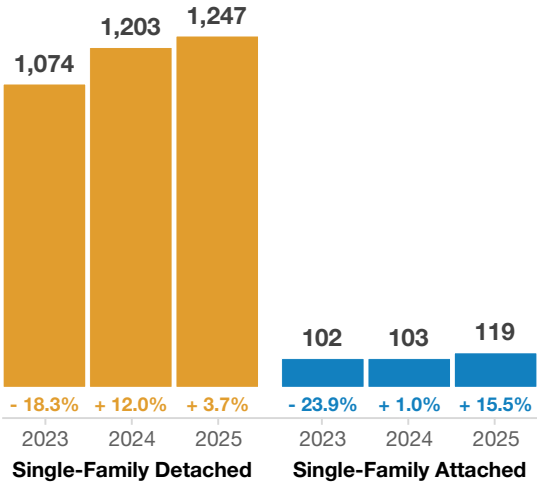
Key Metrics	Historical Sparkbars	5-2024	5-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		103	119	+ 15.5%	490	559	+ 14.1%
Pending Sales		85	106	+ 24.7%	409	450	+ 10.0%
Closed Sales		92	85	- 7.6%	378	414	+ 9.5%
Days on Market Until Sale		15	24	+ 60.0%	25	34	+ 36.0%
Median Sales Price		\$249,000	\$280,000	+ 12.4%	\$266,000	\$273,000	+ 2.6%
Average Sales Price		\$260,010	\$278,342	+ 7.1%	\$268,628	\$284,463	+ 5.9%
Percent of List Price Received		99.5%	98.4%	- 1.1%	98.9%	98.3%	- 0.6%
Housing Affordability Index		116	105	- 9.5%	109	107	- 1.8%
Inventory of Homes for Sale		117	170	+ 45.3%	—	—	—
Absorption Rate		1.5	2.1	+ 40.0%	—	—	—

# New Listings

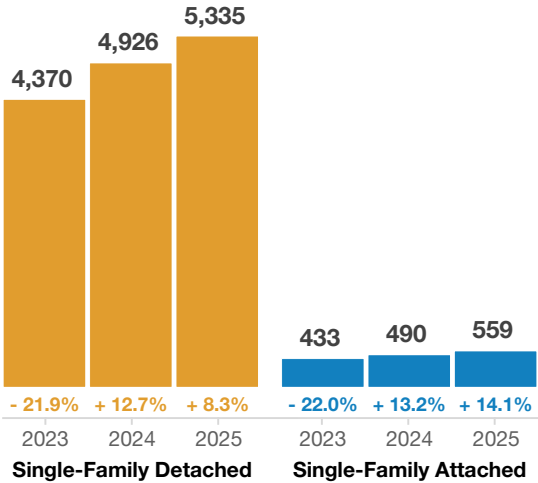
A count of the properties that have been newly listed on the market in a given month.



## May

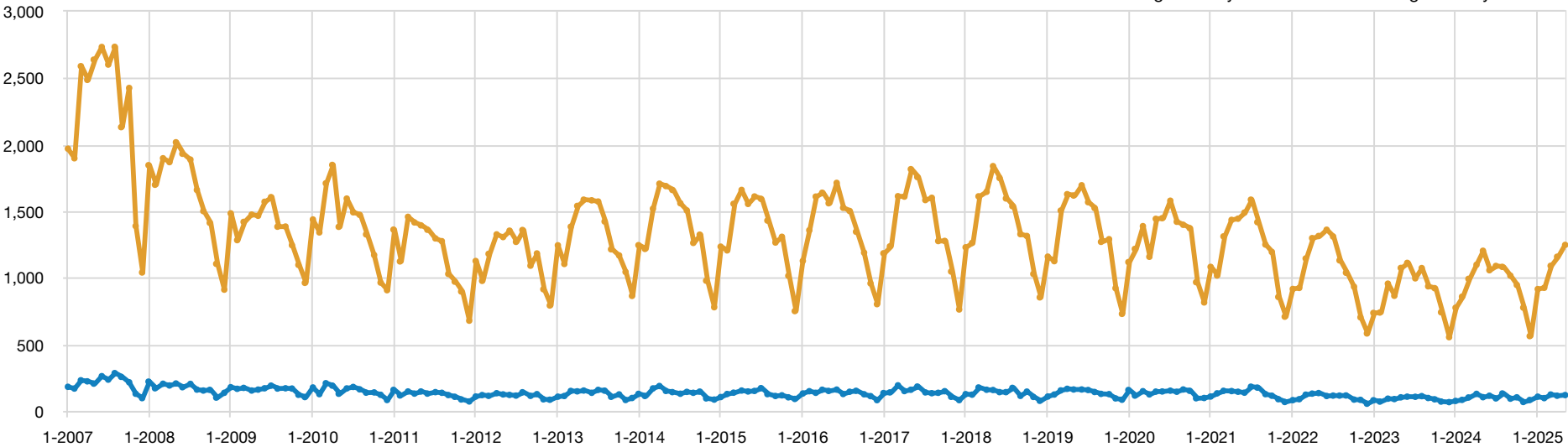


## Year to Date



New Listings	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jun-2024	1,057	- 4.9%	114	+ 6.5%
Jul-2024	1,089	+ 9.3%	94	- 11.3%
Aug-2024	1,082	+ 0.8%	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	1,158	+ 5.5%	114	- 10.9%
May-2025	1,247	+ 3.7%	119	+ 15.5%
12-Month Avg	989	+ 5.4%	103	+ 8.4%

## Historical New Listings by Month

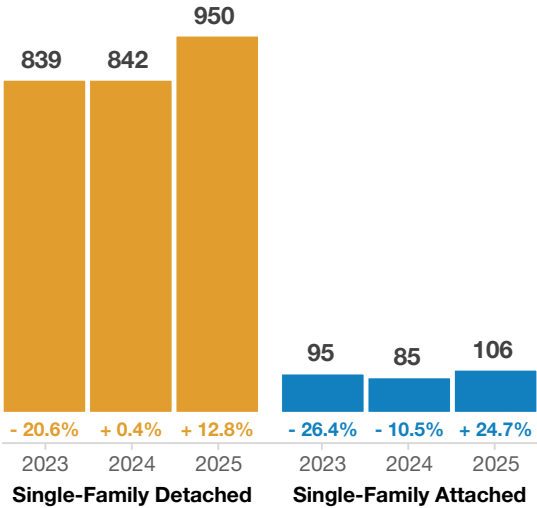


# Pending Sales

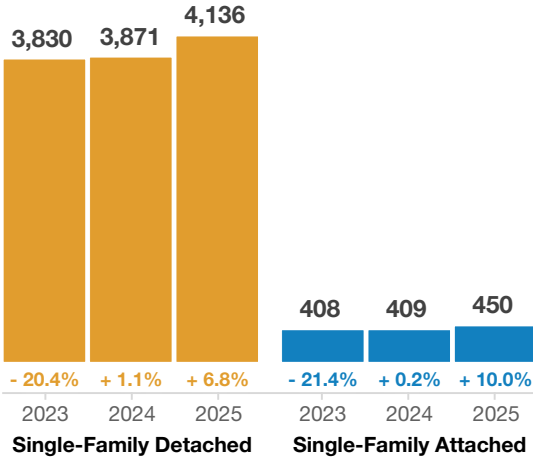
A count of the properties on which offers have been accepted in a given month.



## May

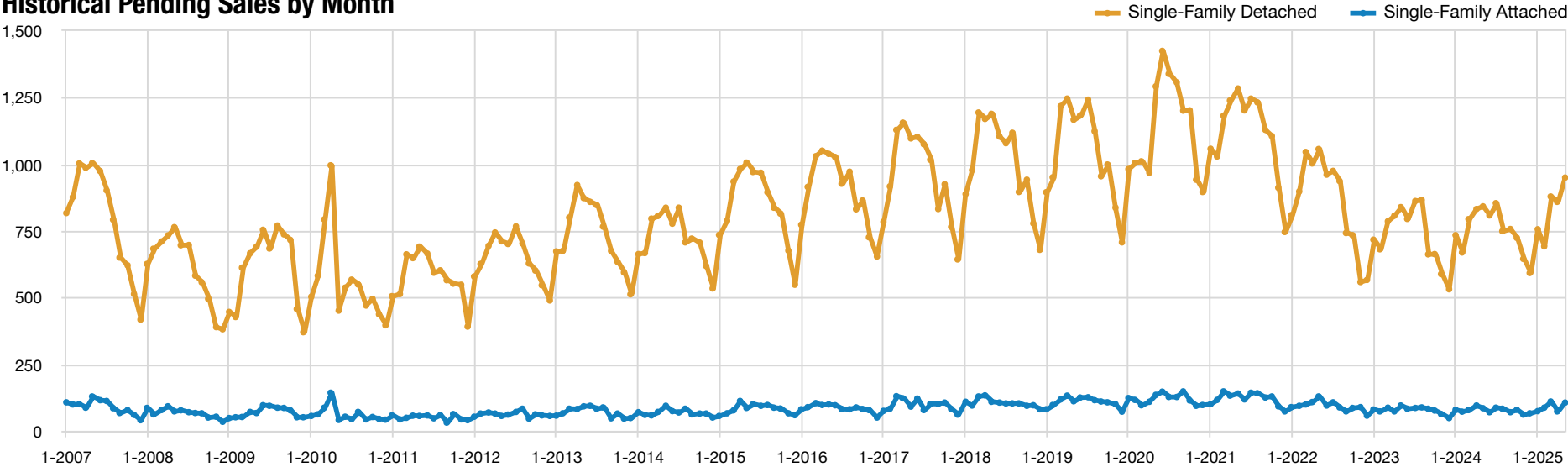


## Year to Date



Pending Sales	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jun-2024	808	+ 1.6%	70	- 15.7%
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	724	+ 9.2%	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	879	+ 10.7%	110	+ 41.0%
Apr-2025	859	+ 3.2%	73	- 23.2%
May-2025	950	+ 12.8%	106	+ 24.7%
12-Month Avg	772	+ 4.7%	81	+ 3.8%

## Historical Pending Sales by Month

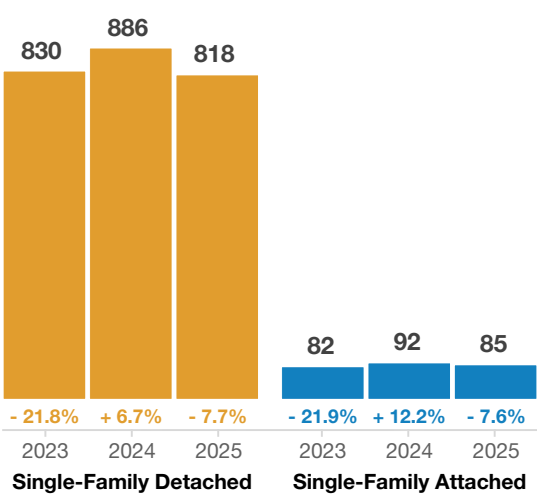


# Closed Sales

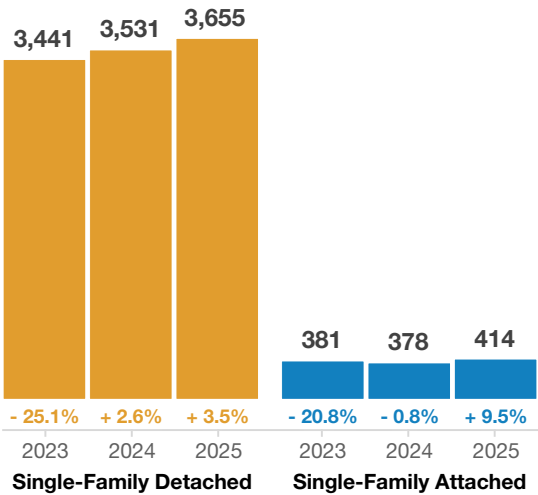
A count of the actual sales that closed in a given month.



## May

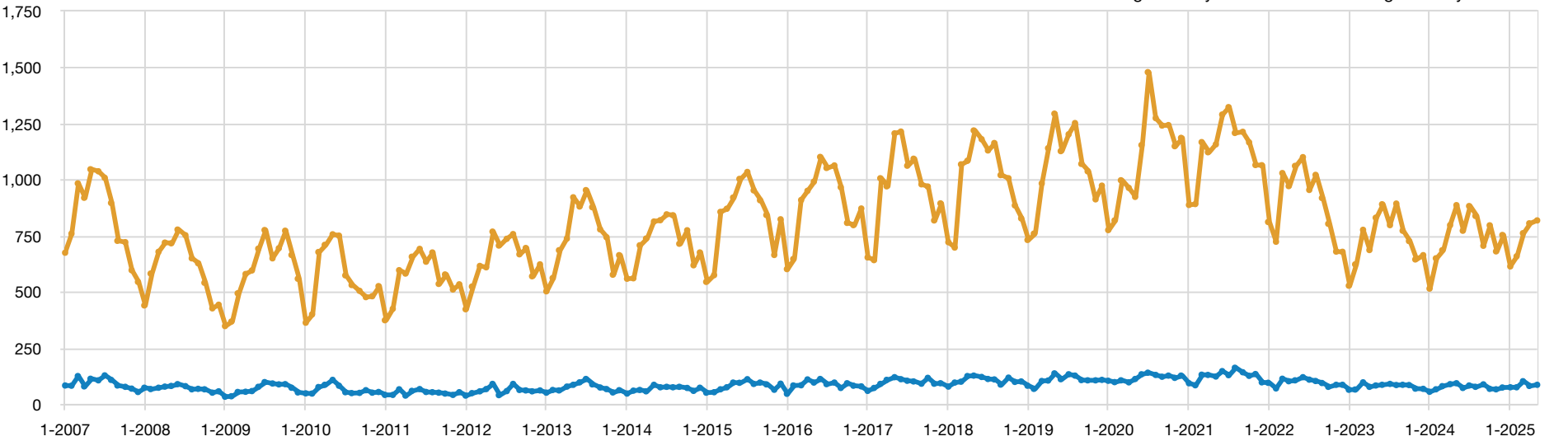


## Year to Date



Closed Sales	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jun-2024	772	- 13.3%	71	- 16.5%
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	753	+ 13.6%	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	818	- 7.7%	85	- 7.6%
12-Month Avg	757	+ 1.9%	78	0.0%

## Historical Closed Sales by Month

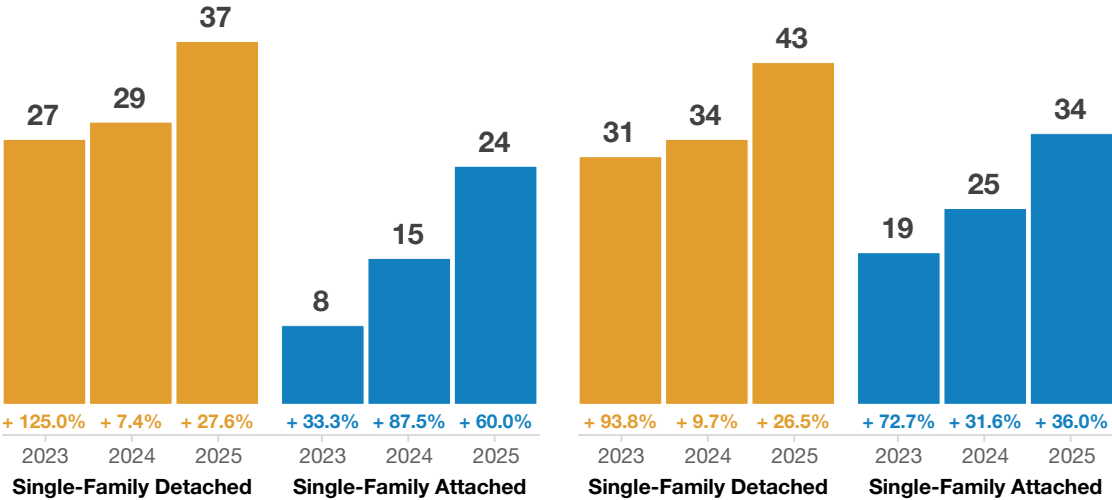


# Days on Market Until Sale

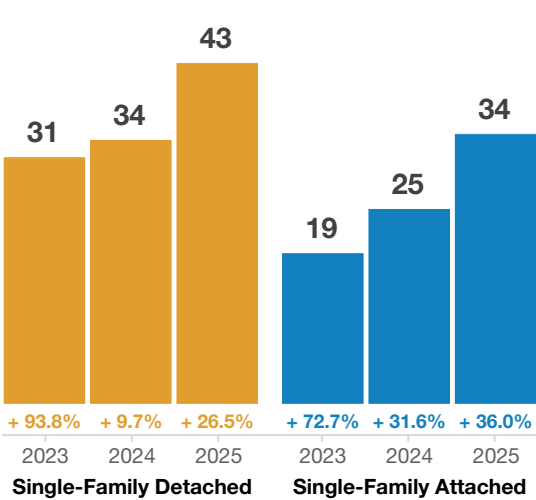
Average number of days between when a property is listed and when an offer is accepted in a given month.



## May



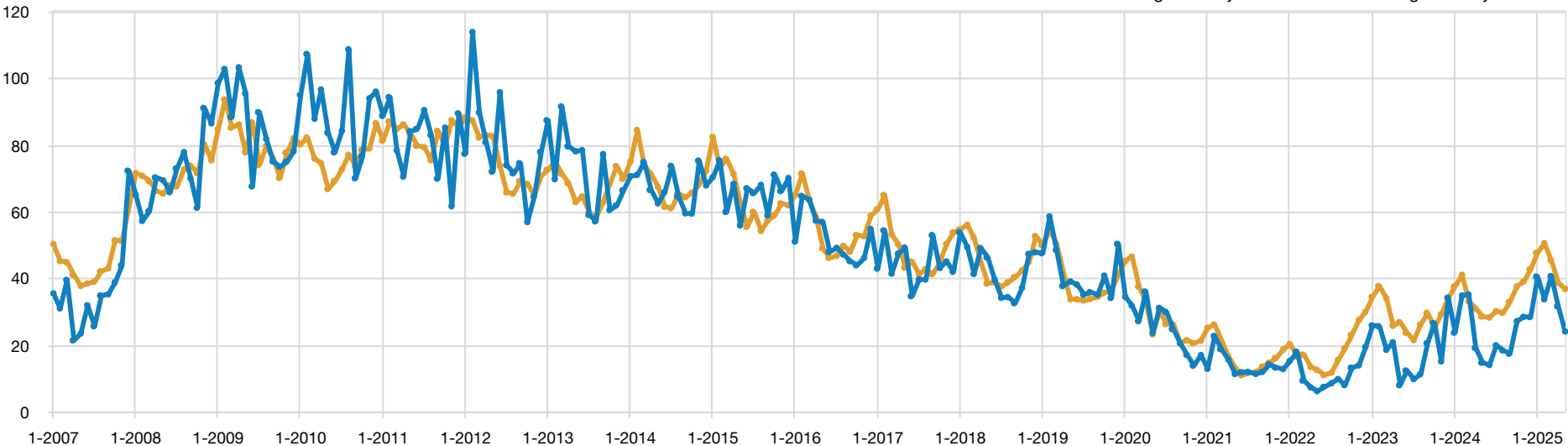
## Year to Date



Days on Market	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jun-2024	28	+ 16.7%	14	+ 16.7%
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%
12-Month Avg*	38	+ 28.3%	27	+ 31.2%

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

## Historical Days on Market Until Sale by Month

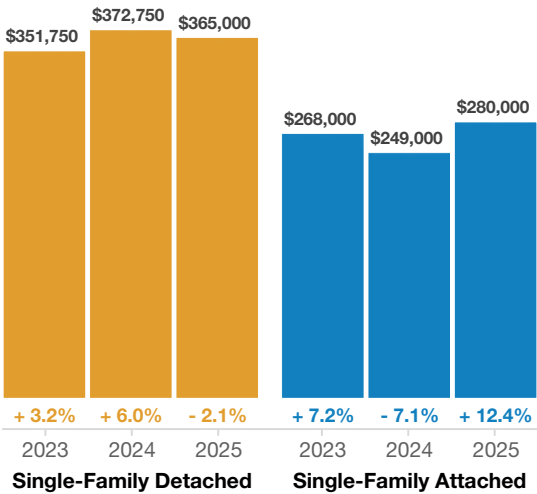


# Median Sales Price

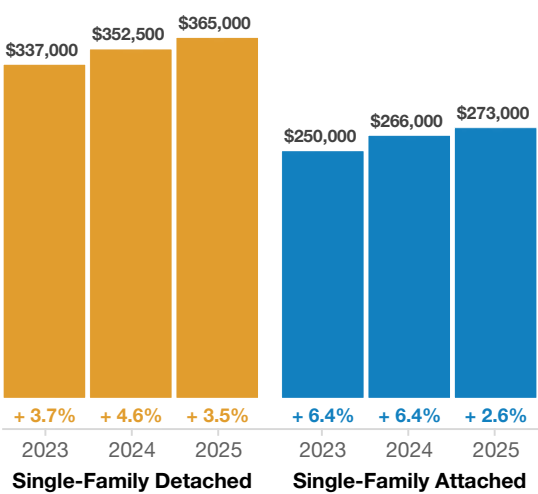
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## May



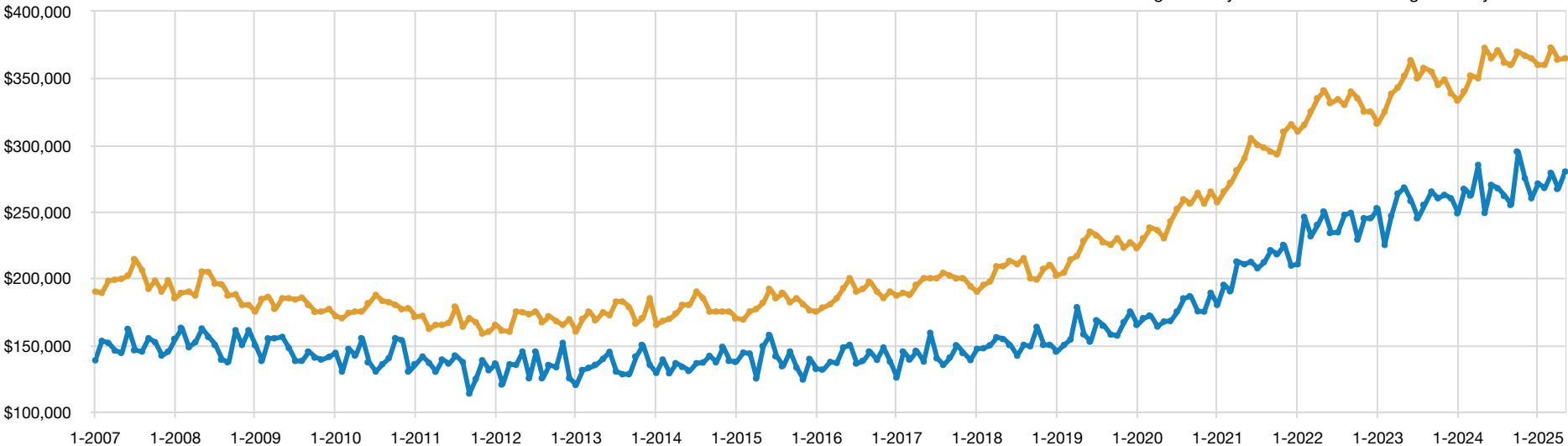
## Year to Date



Median Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jun-2024	\$365,000	+ 0.4%	\$270,000	+ 4.7%
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	\$364,890	+ 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	\$365,000	- 2.1%	\$280,000	+ 12.4%
12-Month Avg*	\$365,000	+ 4.3%	\$270,000	+ 3.8%

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

## Historical Median Sales Price by Month



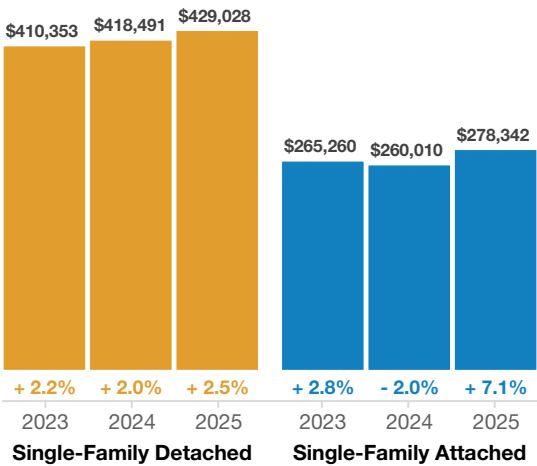


# Average Sales Price

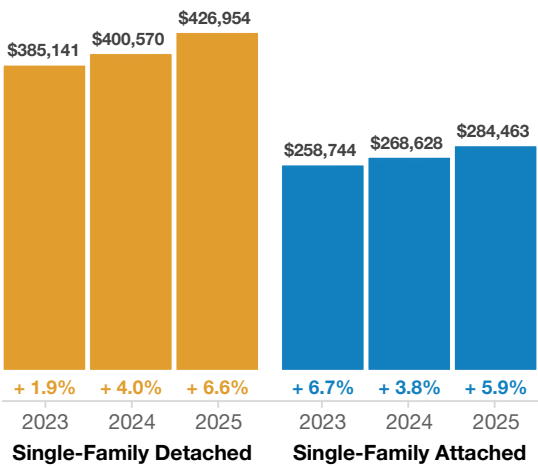
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## May



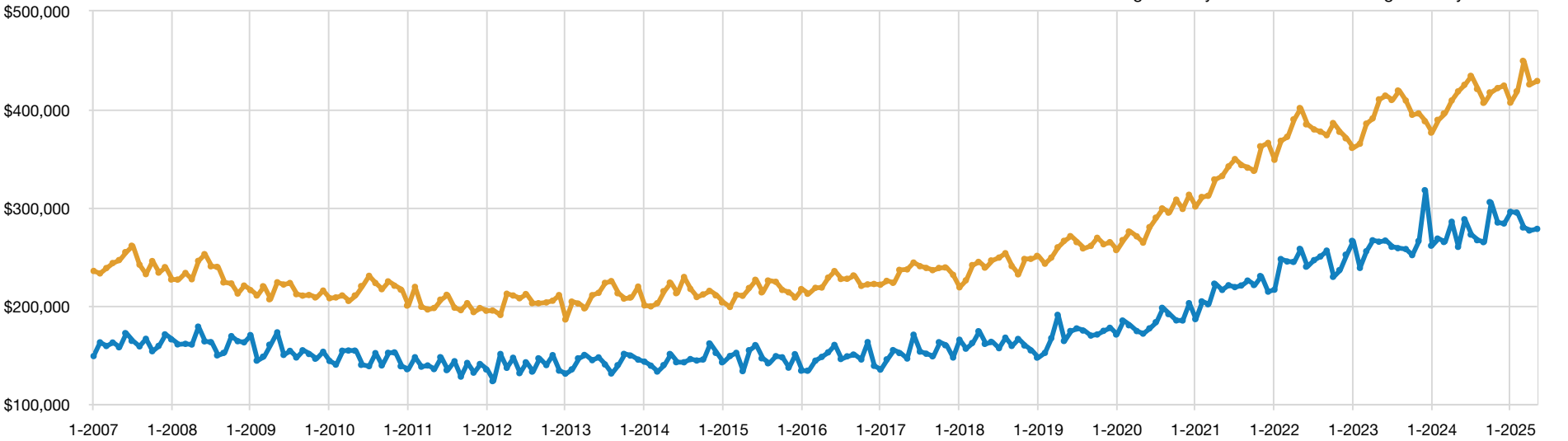
## Year to Date



Avg. Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jun-2024	\$425,161	+ 2.7%	\$288,120	+ 8.2%
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	\$424,340	+ 9.3%	\$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	\$425,587	+ 4.0%	\$276,730	- 3.1%
May-2025	\$429,028	+ 2.5%	\$278,342	+ 7.1%
12-Month Avg*	\$423,956	+ 5.0%	\$281,929	+ 5.4%

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

## Historical Average Sales Price by Month



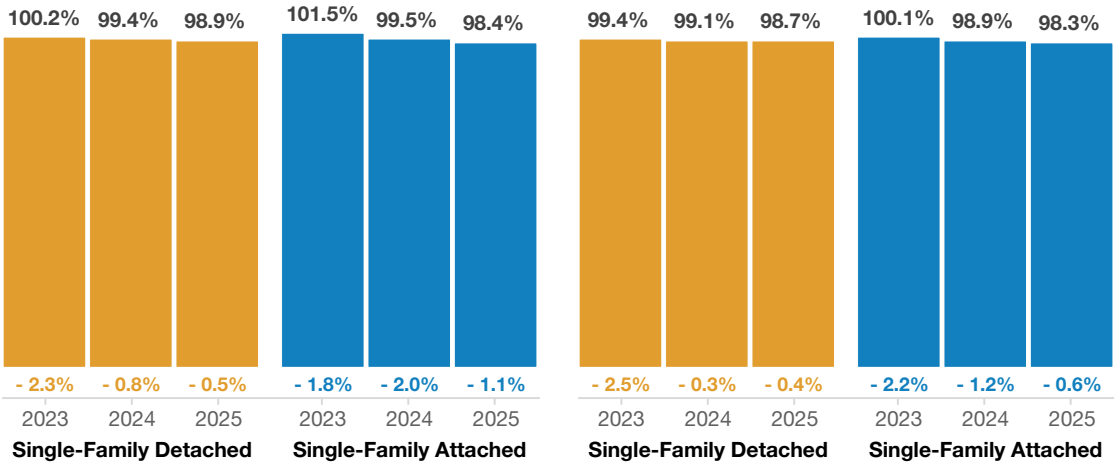
# Percent of List Price Received

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.



## May

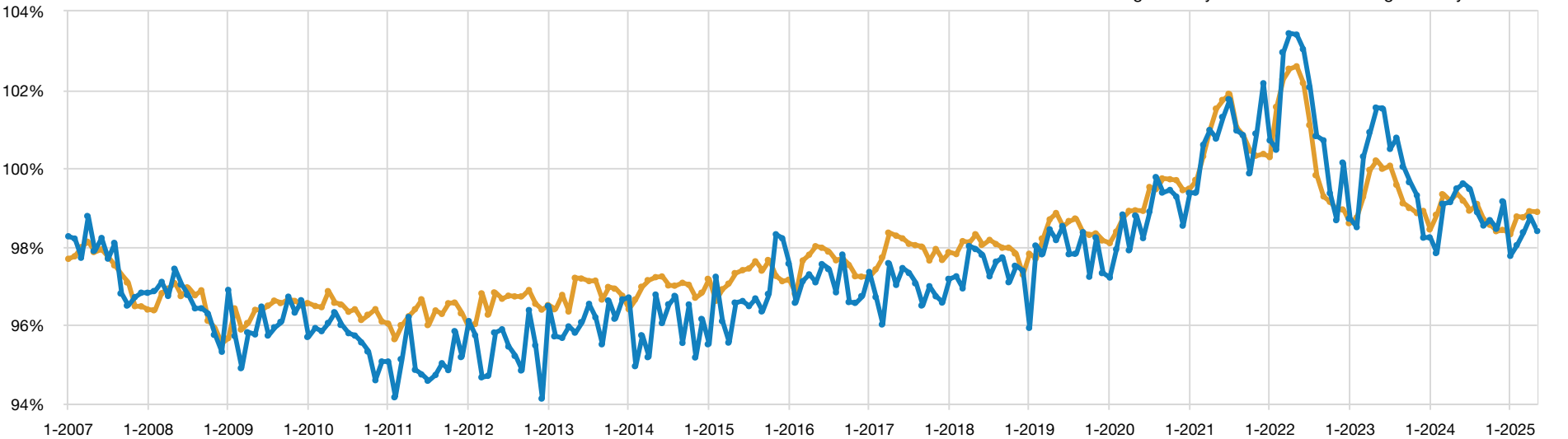
## Year to Date



Pct. of List Price Received	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jun-2024	99.2%	- 0.8%	99.6%	- 1.9%
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	98.9%	- 0.5%	98.4%	- 1.1%
12-Month Avg*	98.8%	- 0.5%	98.7%	- 0.9%

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

## Historical Percent of List Price Received by Month

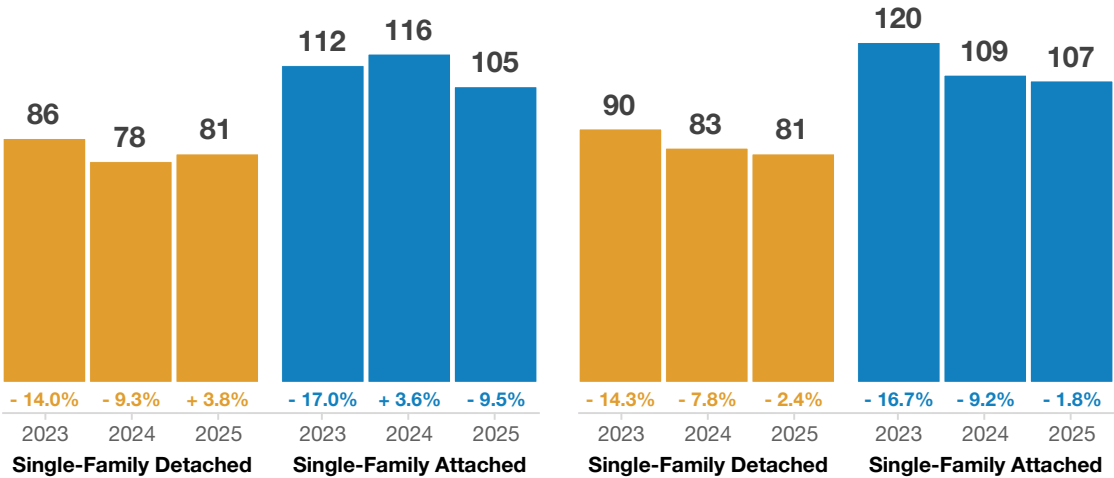


# Housing Affordability Index

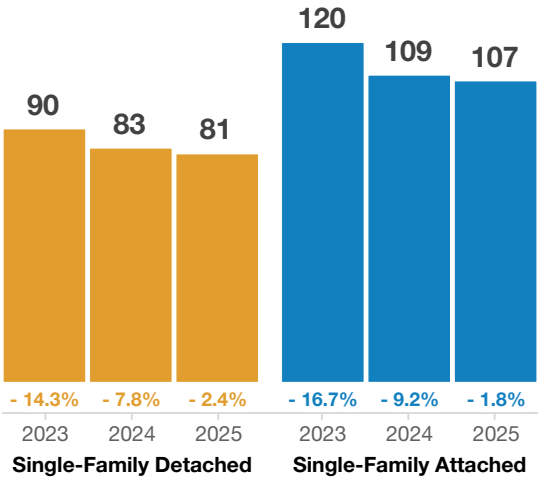
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## May

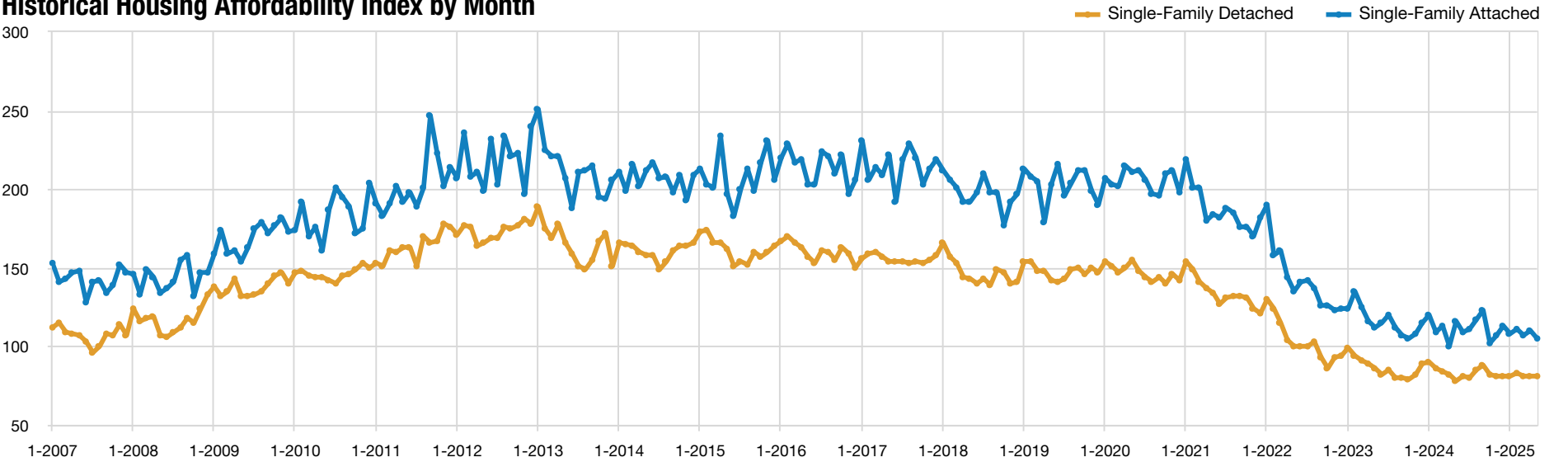


## Year to Date



Affordability Index	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jun-2024	81	- 1.2%	109	- 5.2%
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	81	+ 3.8%	105	- 9.5%
12-Month Avg	82	- 1.2%	110	- 1.8%

## Historical Housing Affordability Index by Month

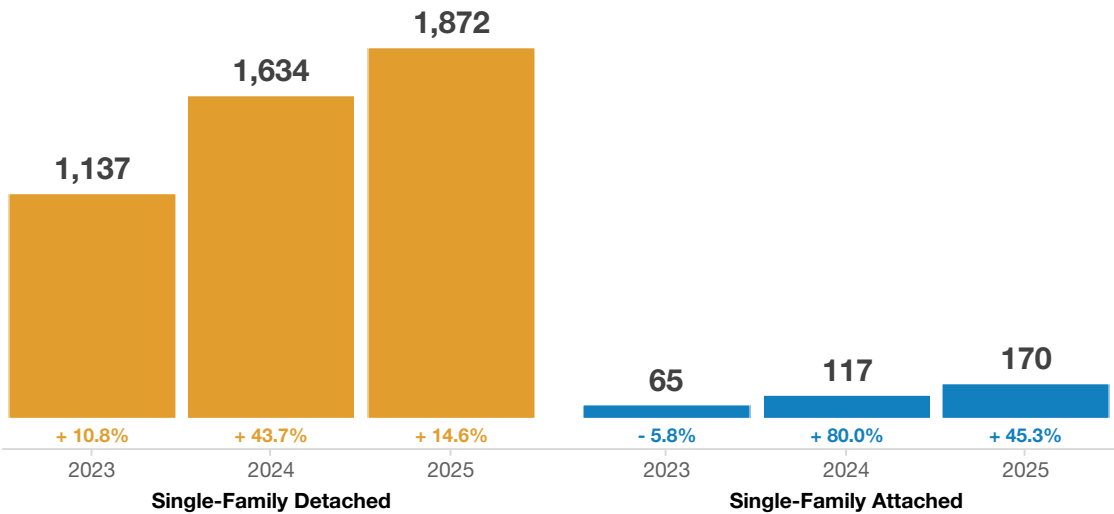


# Inventory of Homes for Sale

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

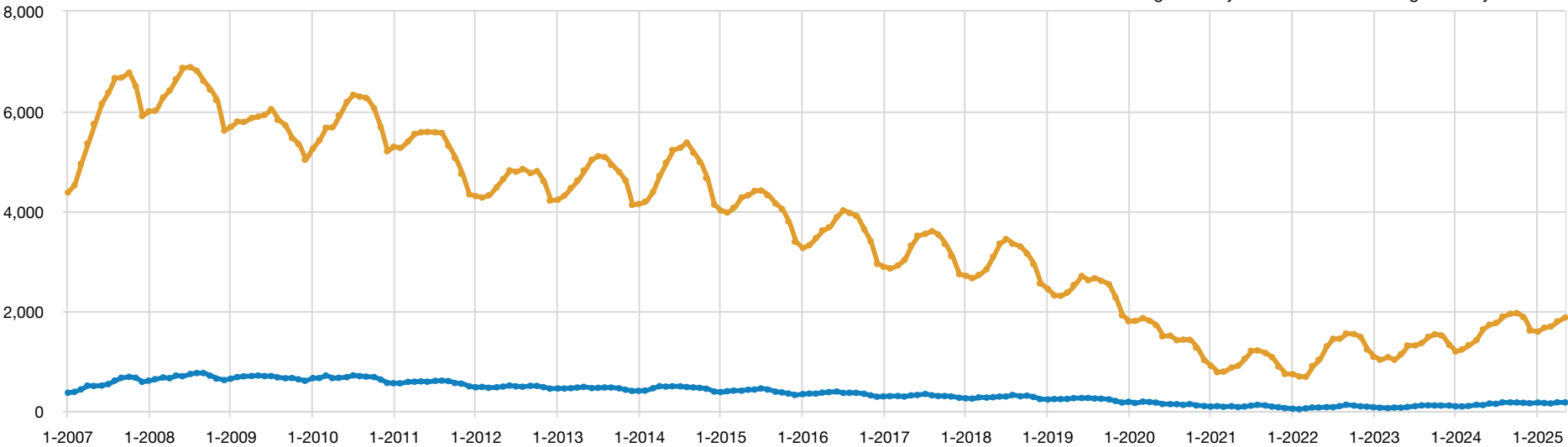


May



Homes for Sale	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jun-2024	1,728	+ 31.8%	148	+ 87.3%
Jul-2024	1,763	+ 34.5%	142	+ 47.9%
Aug-2024	1,888	+ 38.8%	171	+ 54.1%
Sep-2024	1,947	+ 31.2%	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	1,690	+ 28.3%	150	+ 51.5%
Apr-2025	1,792	+ 26.2%	172	+ 41.0%
May-2025	1,872	+ 14.6%	170	+ 45.3%
12-Month Avg	1,782	+ 28.6%	161	+ 54.8%

## Historical Inventory of Homes for Sale by Month

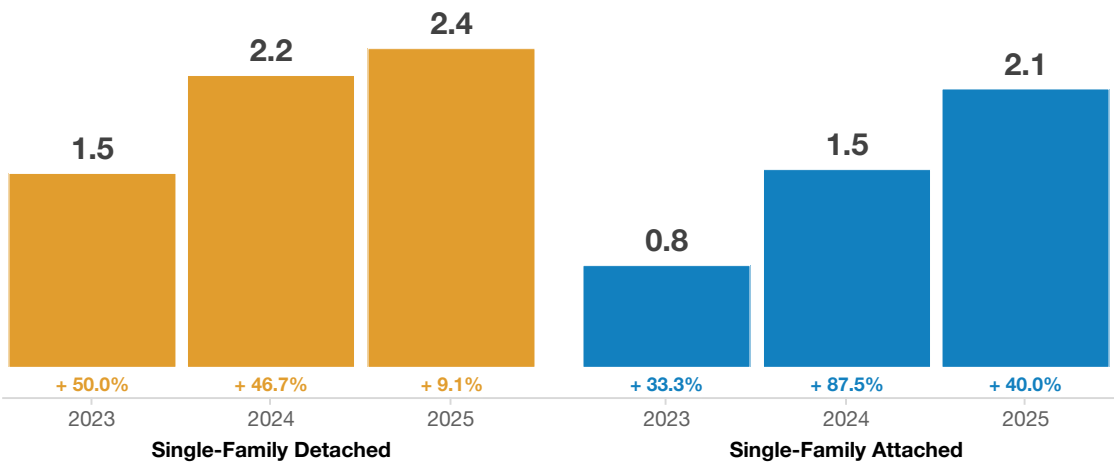


# Absorption Rate

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.



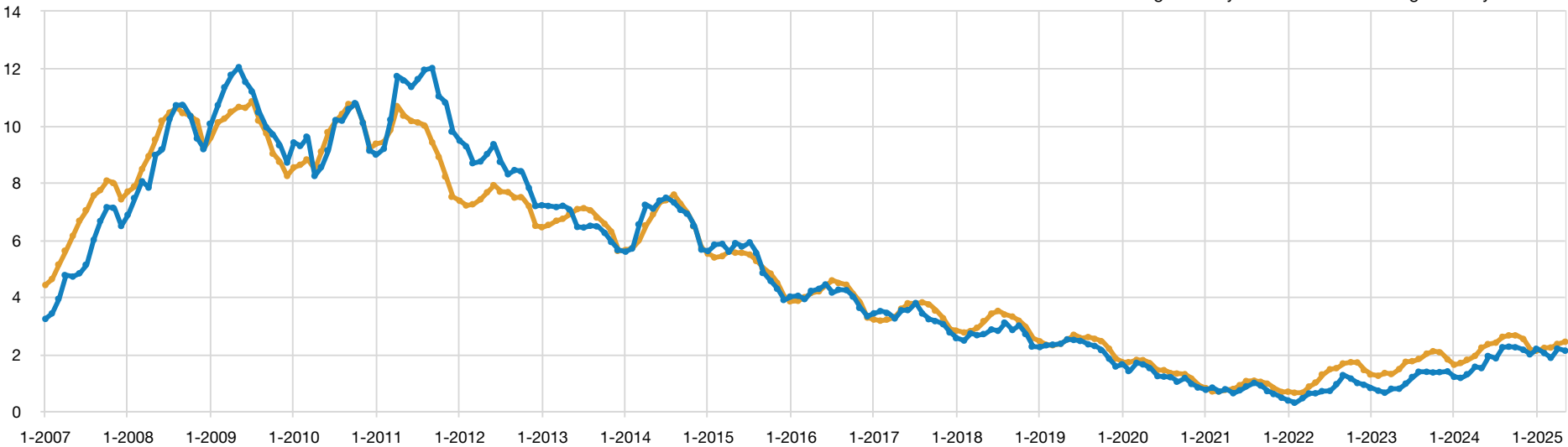
May



Months Supply	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jun-2024	2.3	+ 35.3%	1.9	+ 90.0%
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	2.3	+ 21.1%	2.2	+ 46.7%
May-2025	2.4	+ 9.1%	2.1	+ 40.0%
12-Month Avg*	2.4	+ 27.2%	2.1	+ 59.4%

\* Months Supply for all properties from June 2024 through May 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	5-2024	5-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,306	<b>1,366</b>	+ 4.6%	5,416	<b>5,894</b>	+ 8.8%
Pending Sales		927	<b>1,056</b>	+ 13.9%	4,280	<b>4,586</b>	+ 7.1%
Closed Sales		978	<b>903</b>	- 7.7%	3,909	<b>4,069</b>	+ 4.1%
Days on Market Until Sale		27	<b>36</b>	+ 33.3%	33	<b>42</b>	+ 27.3%
Median Sales Price		\$361,329	<b>\$358,990</b>	- 0.6%	\$345,000	<b>\$355,000</b>	+ 2.9%
Average Sales Price		\$403,582	<b>\$414,844</b>	+ 2.8%	\$387,811	<b>\$412,449</b>	+ 6.4%
Percent of List Price Received		99.4%	<b>98.8%</b>	- 0.6%	99.1%	<b>98.7%</b>	- 0.4%
Housing Affordability Index		81	<b>82</b>	+ 1.2%	84	<b>83</b>	- 1.2%
Inventory of Homes for Sale		1,751	<b>2,042</b>	+ 16.6%	—	—	—
Absorption Rate		2.1	<b>2.4</b>	+ 14.3%	—	—	—