

# Monthly Indicators



## November 2025

U.S. sales of existing homes rose 1.2% from the previous month to a seasonally adjusted annual rate of 4.10 million, according to the National Association of REALTORS® (NAR), as buyers took advantage of lower mortgage rates this fall. Sales increased in the Midwest and South, held steady in the Northeast, and edged down in the West. Year-over-year, sales were up 1.7%, with gains in the Northeast, Midwest, and South, while the West posted a decline.

New Listings decreased 6.2 percent for Single-Family Detached homes but increased 44.8 percent for Single-Family Attached homes. Pending Sales increased 12.9 percent for Single-Family Detached homes and 23.0 percent for Single-Family Attached homes. Inventory increased 3.1 percent for Single-Family Detached homes and 28.6 percent for Single-Family Attached homes.

Median Sales Price increased 0.2 percent to \$367,780 for Single-Family Detached homes and 0.9 percent to \$275,000 for Single-Family Attached homes. Days on Market increased 25.6 percent for Single-Family Detached homes and 57.1 percent for Single-Family Attached homes. Months Supply of Inventory remained flat for Single-Family Detached homes but increased 23.8 percent for Single-Family Attached properties.

Nationally, inventory dipped 0.7% month-over-month but rose 10.9% year-over-year, totaling 1.52 million units, according to NAR. At the current sales pace, supply stands at 4.4 months, slightly below last month's level but higher than the 4.1 months recorded a year ago. Supported by modest inventory levels, prices continue to rise, with the national median existing-home price increasing 2.1% year-over-year to \$415,200, marking 28 consecutive months of annual gains.

## Quick Facts

825	649	\$367,780
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	11-2024	11-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		776	728	- 6.2%	10,893	11,300	+ 3.7%
Pending Sales		643	726	+ 12.9%	8,407	8,577	+ 2.0%
Closed Sales		679	584	- 14.0%	8,203	8,263	+ 0.7%
Days on Market Until Sale		39	49	+ 25.6%	33	41	+ 24.2%
Median Sales Price		\$366,995	\$367,780	+ 0.2%	\$360,000	\$370,000	+ 2.8%
Average Sales Price		\$422,179	\$424,444	+ 0.5%	\$412,548	\$431,872	+ 4.7%
Percent of List Price Received		98.4%	98.2%	- 0.2%	98.9%	98.7%	- 0.2%
Housing Affordability Index		81	85	+ 4.9%	82	84	+ 2.4%
Inventory of Homes for Sale		1,882	1,941	+ 3.1%	—	—	—
Absorption Rate		2.5	2.5	0.0%	—	—	—

# Single-Family Attached Market Overview

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



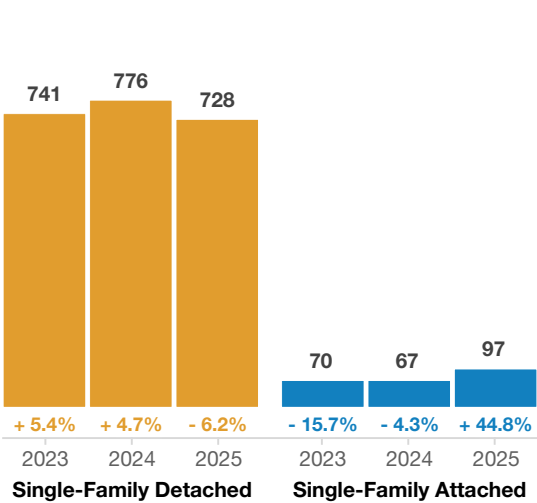
Key Metrics	Historical Sparkbars	11-2024	11-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		67	97	+ 44.8%	1,090	1,190	+ 9.2%
Pending Sales		61	75	+ 23.0%	860	901	+ 4.8%
Closed Sales		66	65	- 1.5%	827	892	+ 7.9%
Days on Market Until Sale		28	44	+ 57.1%	22	35	+ 59.1%
Median Sales Price		\$272,450	\$275,000	+ 0.9%	\$266,000	\$277,700	+ 4.4%
Average Sales Price		\$283,161	\$278,955	- 1.5%	\$274,282	\$286,862	+ 4.6%
Percent of List Price Received		98.4%	97.8%	- 0.6%	98.9%	98.0%	- 0.9%
Housing Affordability Index		108	113	+ 4.6%	111	112	+ 0.9%
Inventory of Homes for Sale		161	207	+ 28.6%	—	—	—
Absorption Rate		2.1	2.6	+ 23.8%	—	—	—

# New Listings

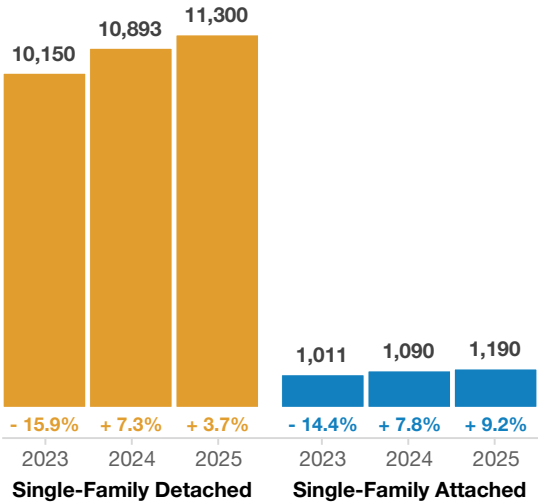
A count of the properties that have been newly listed on the market in a given month.



## November

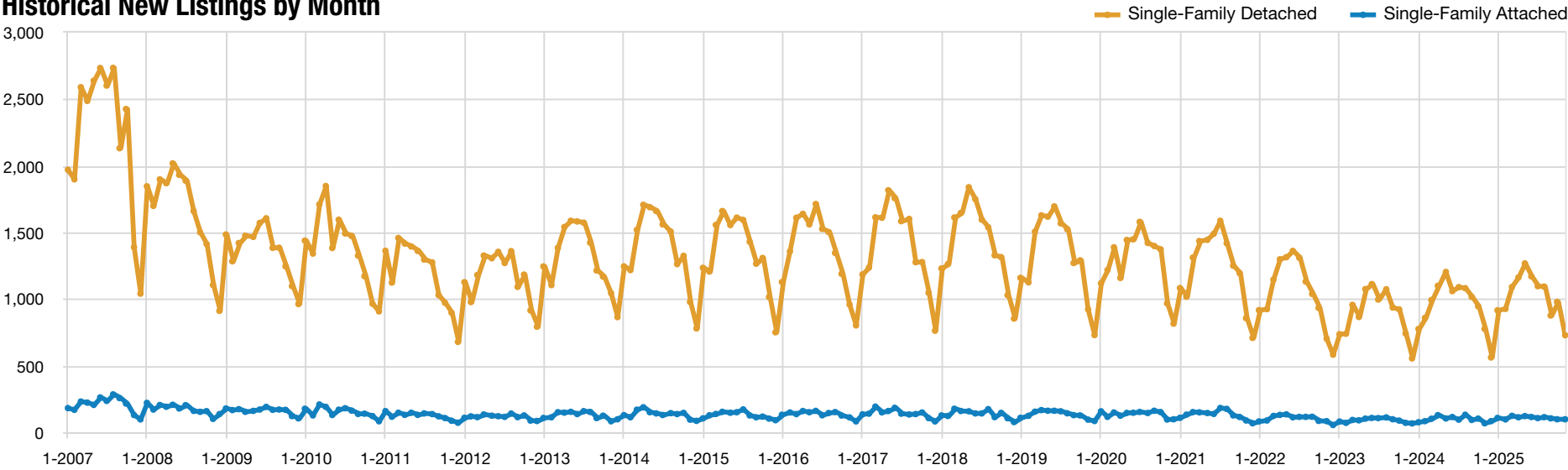


## Year to Date



New Listings	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Dec-2024	561	+ 1.3%	83	+ 25.8%
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%	106	+ 12.8%
Aug-2025	1,093	+ 1.1%	113	- 13.7%
Sep-2025	876	- 13.8%	104	+ 13.0%
Oct-2025	978	+ 3.5%	97	- 4.9%
<b>Nov-2025</b>	<b>728</b>	<b>- 6.2%</b>	<b>97</b>	<b>+ 44.8%</b>
12-Month Avg	988	+ 3.6%	106	+ 10.4%

## Historical New Listings by Month

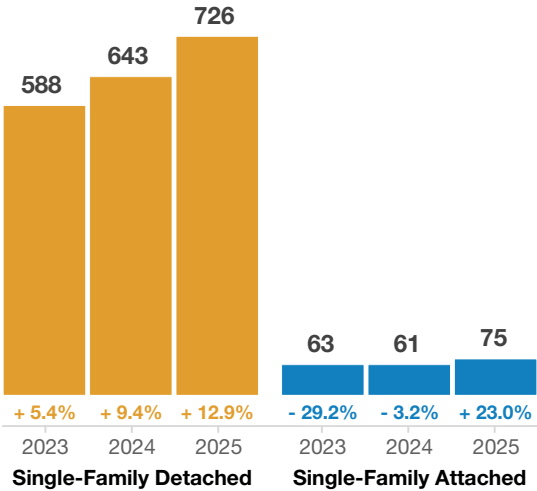


# Pending Sales

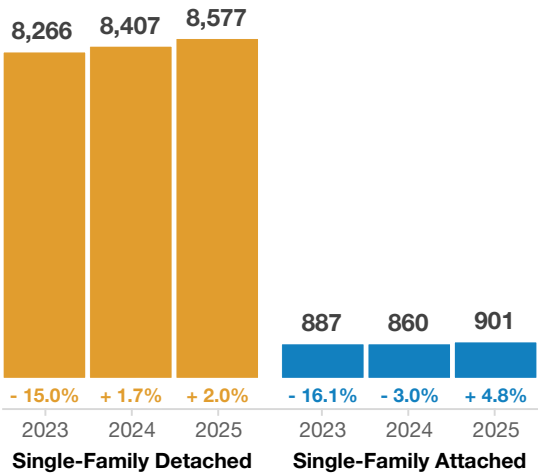
A count of the properties on which offers have been accepted in a given month.



## November

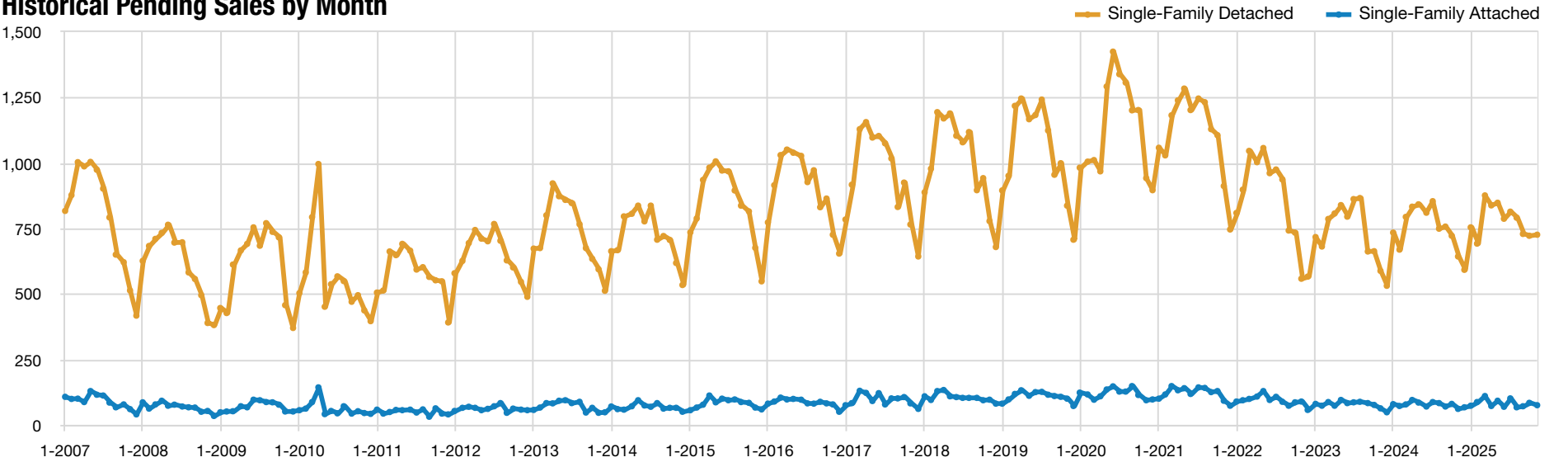


## Year to Date



Pending Sales	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Dec-2024	592	+ 11.5%	67	+ 39.6%
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	838	+ 0.6%	72	- 24.2%
May-2025	848	+ 0.7%	92	+ 8.2%
Jun-2025	787	- 2.8%	69	- 1.4%
Jul-2025	814	- 4.7%	101	+ 16.1%
Aug-2025	791	+ 5.6%	67	- 19.3%
Sep-2025	729	- 3.7%	71	+ 1.4%
Oct-2025	722	0.0%	84	+ 5.0%
Nov-2025	726	+ 12.9%	75	+ 23.0%
12-Month Avg	764	+ 2.6%	81	+ 6.6%

## Historical Pending Sales by Month

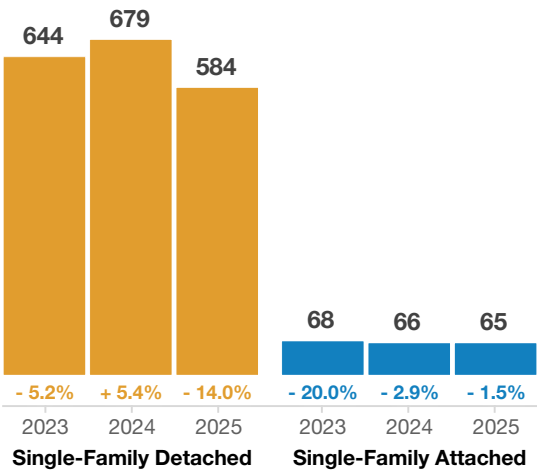


# Closed Sales

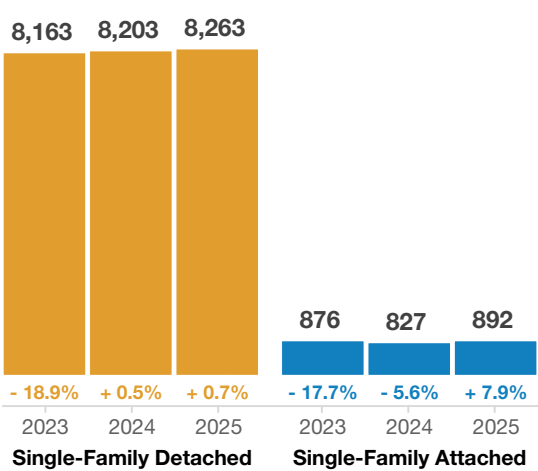
A count of the actual sales that closed in a given month.



## November

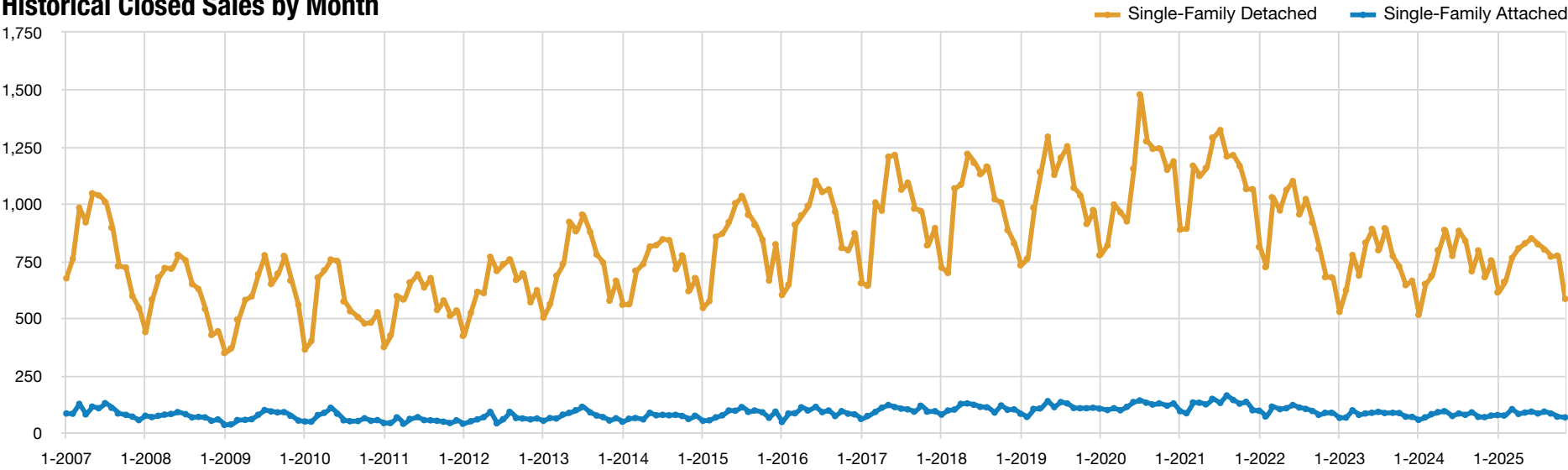


## Year to Date



Closed Sales	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Dec-2024	752	+ 13.4%	73	+ 9.0%
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	584	- 14.0%	65	- 1.5%
12-Month Avg	751	+ 1.6%	80	+ 6.7%

## Historical Closed Sales by Month

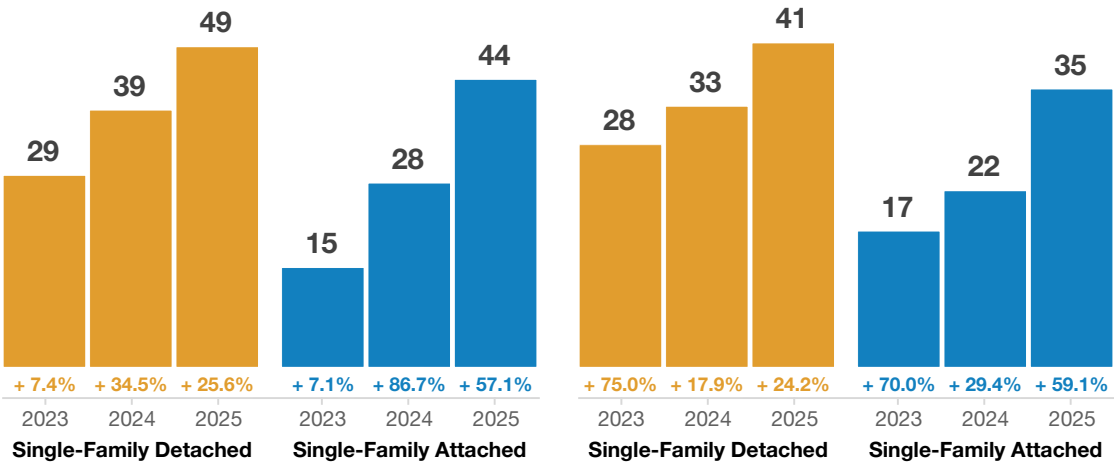


# Days on Market Until Sale

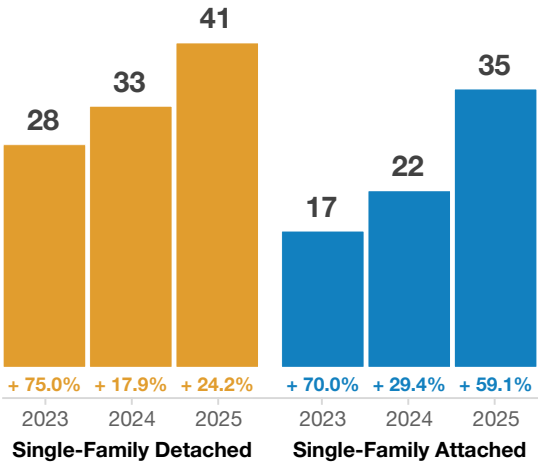
Average number of days between when a property is listed and when an offer is accepted in a given month.



## November



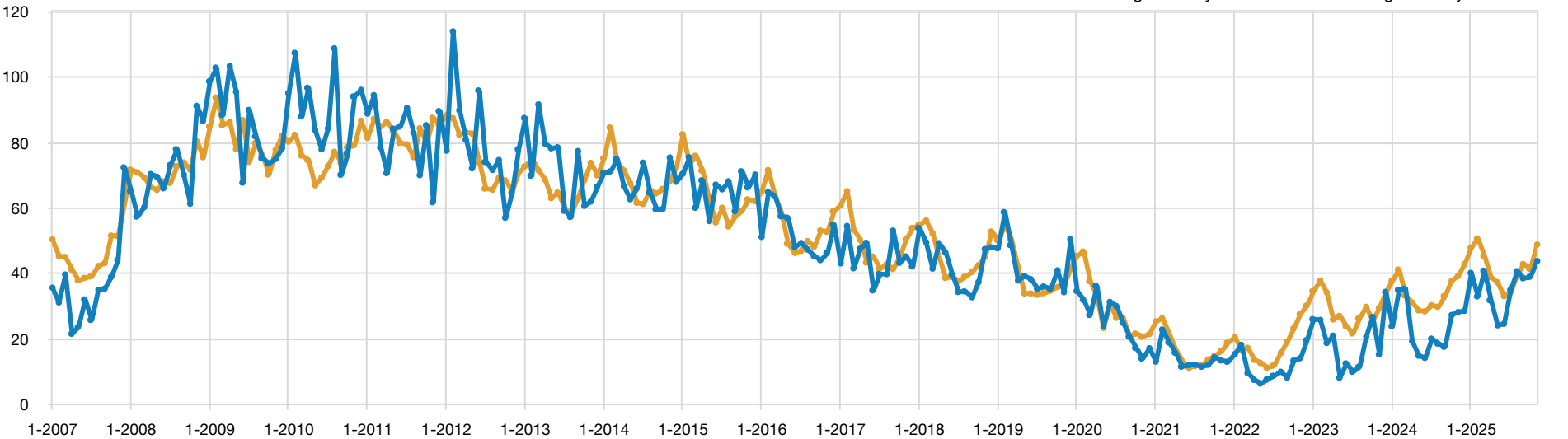
## Year to Date



Days on Market	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Dec-2024	43	+ 26.5%	28	- 17.6%
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%
12-Month Avg*	41	+ 24.3%	35	+ 48.9%

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

## Historical Days on Market Until Sale by Month

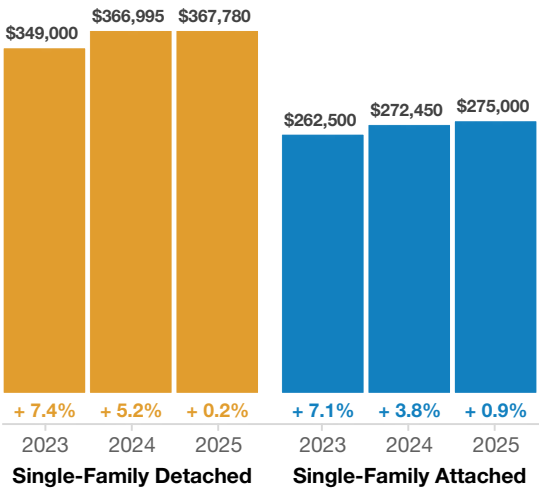


# Median Sales Price

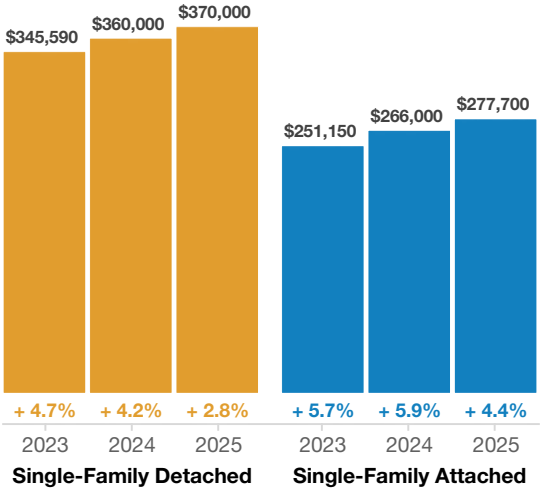
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## November



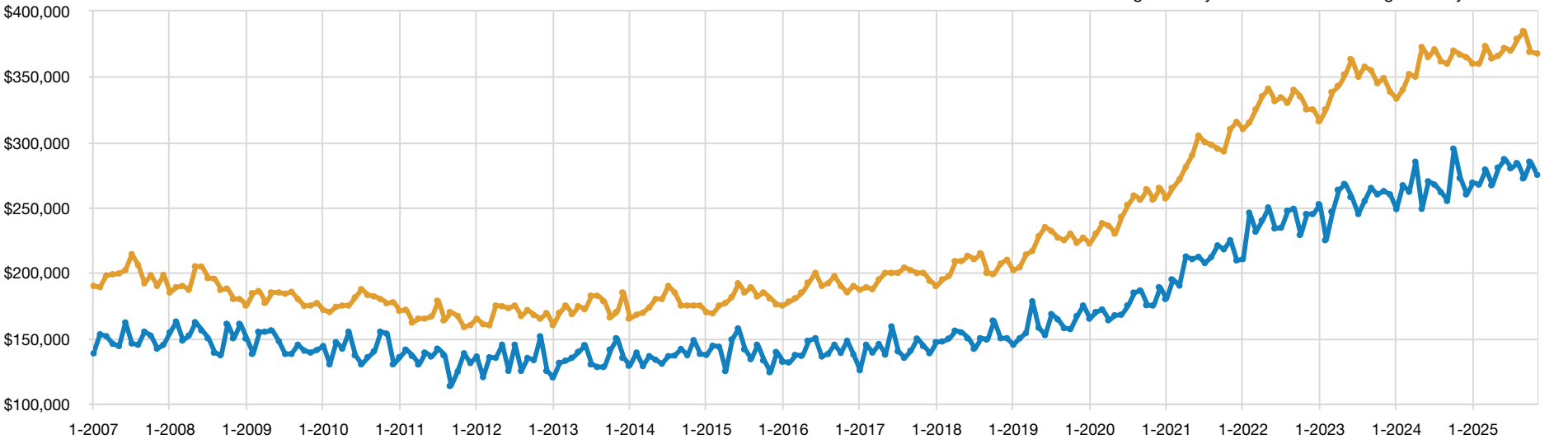
## Year to Date



Median Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Dec-2024	\$364,940	+ 7.8%	\$260,000	0.0%
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%
<b>Nov-2025</b>	<b>\$367,780</b>	<b>+ 0.2%</b>	<b>\$275,000</b>	<b>+ 0.9%</b>
12-Month Avg*	\$370,000	+ 2.8%	\$275,500	+ 3.6%

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

## Historical Median Sales Price by Month



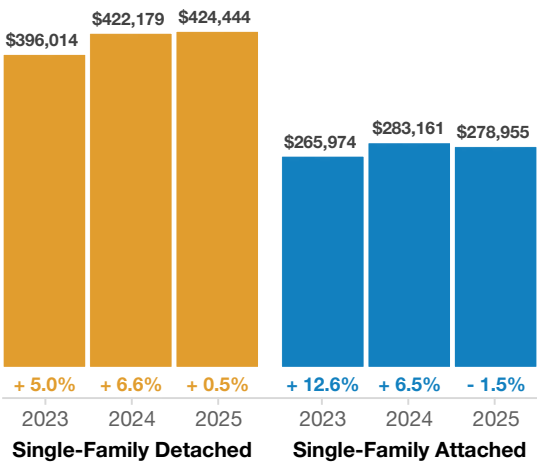


# Average Sales Price

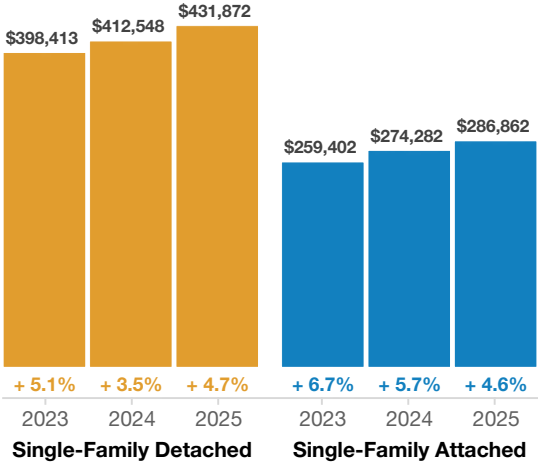
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## November



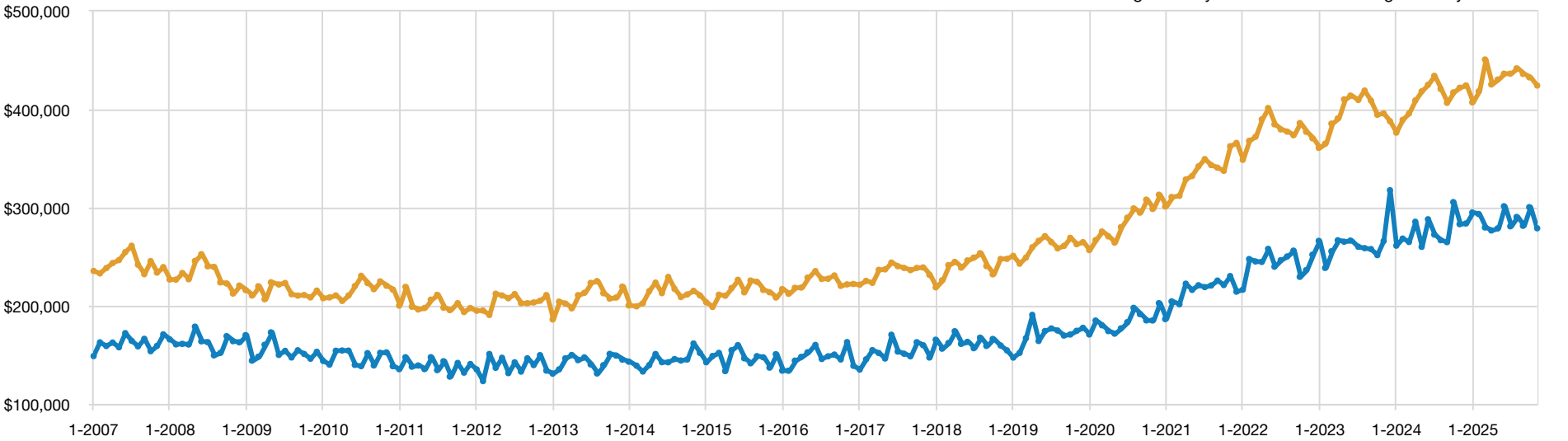
## Year to Date



Avg. Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Dec-2024	\$424,512	+ 9.4%	\$283,839	- 10.7%
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%
<b>Nov-2025</b>	<b>\$424,444</b>	<b>+ 0.5%</b>	<b>\$278,955</b>	<b>- 1.5%</b>
12-Month Avg*	\$431,258	+ 5.0%	\$286,633	+ 3.3%

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

## Historical Average Sales Price by Month

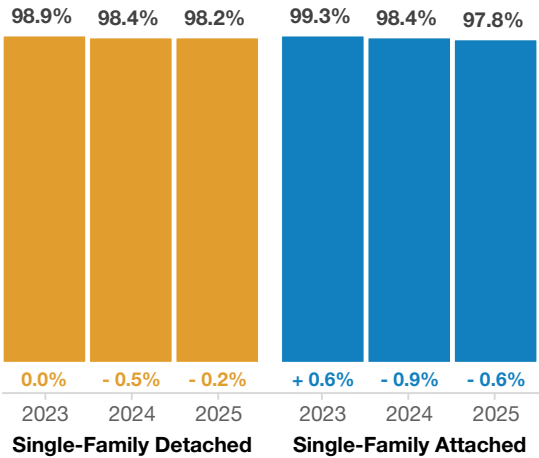


# Percent of List Price Received

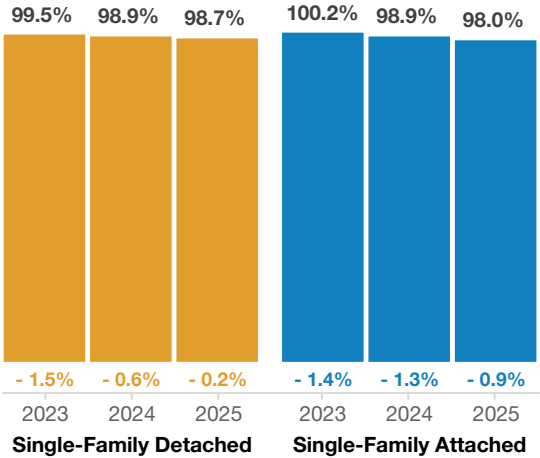
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## November



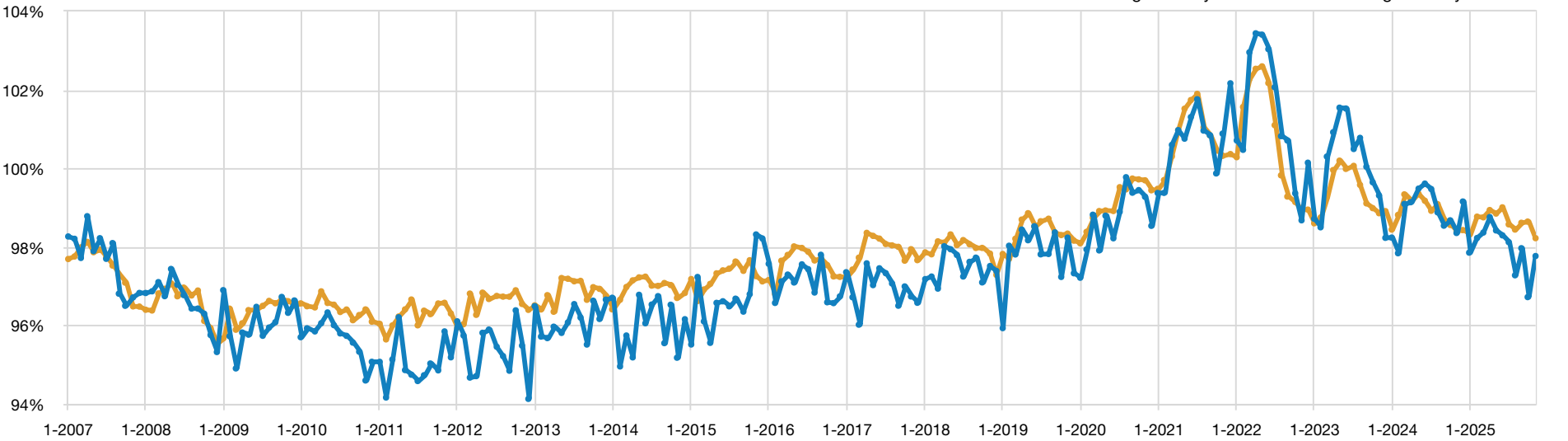
## Year to Date



Pct. of List Price Received	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Dec-2024	98.4%	- 0.5%	99.2%	+ 1.0%
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%
<b>Nov-2025</b>	<b>98.2%</b>	<b>- 0.2%</b>	<b>97.8%</b>	<b>- 0.6%</b>
12-Month Avg*	98.6%	- 0.3%	98.1%	- 0.8%

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

## Historical Percent of List Price Received by Month

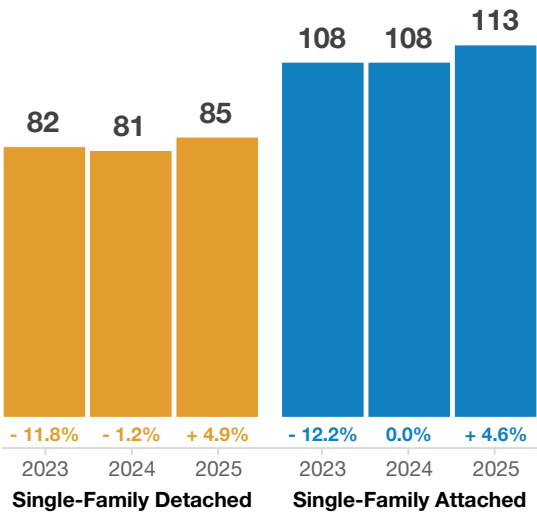


# Housing Affordability Index

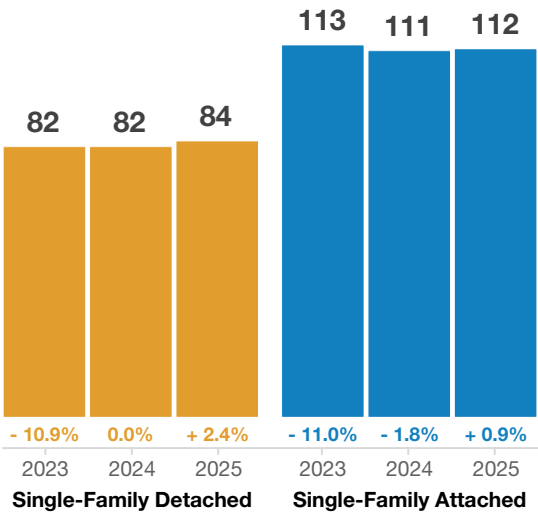
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## November

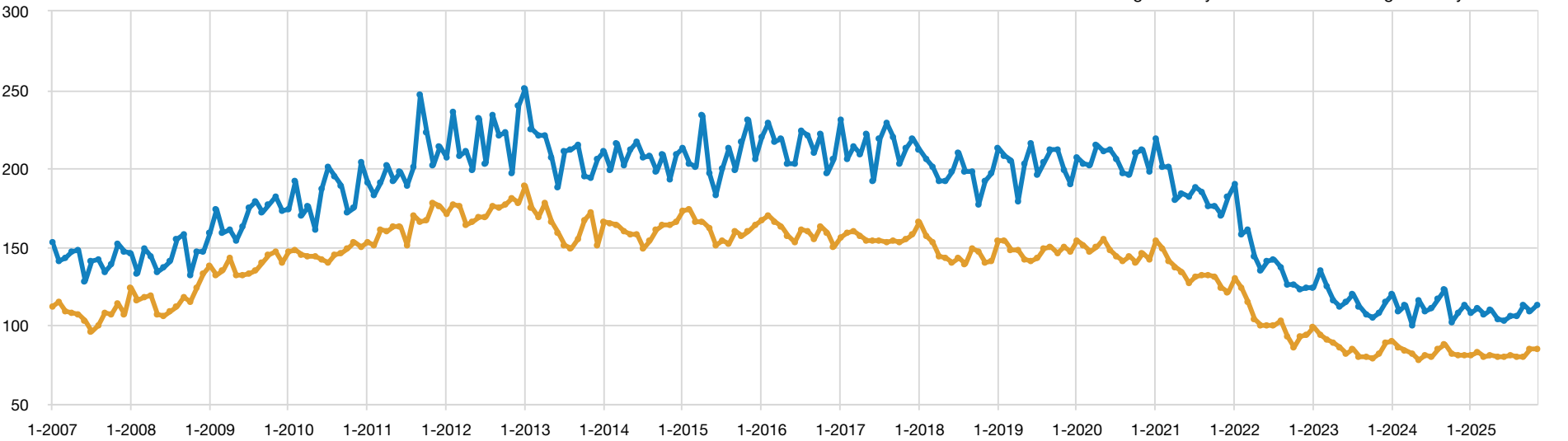


## Year to Date



Affordability Index	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	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%
12-Month Avg	81	- 3.6%	109	- 2.7%

## Historical Housing Affordability Index by Month

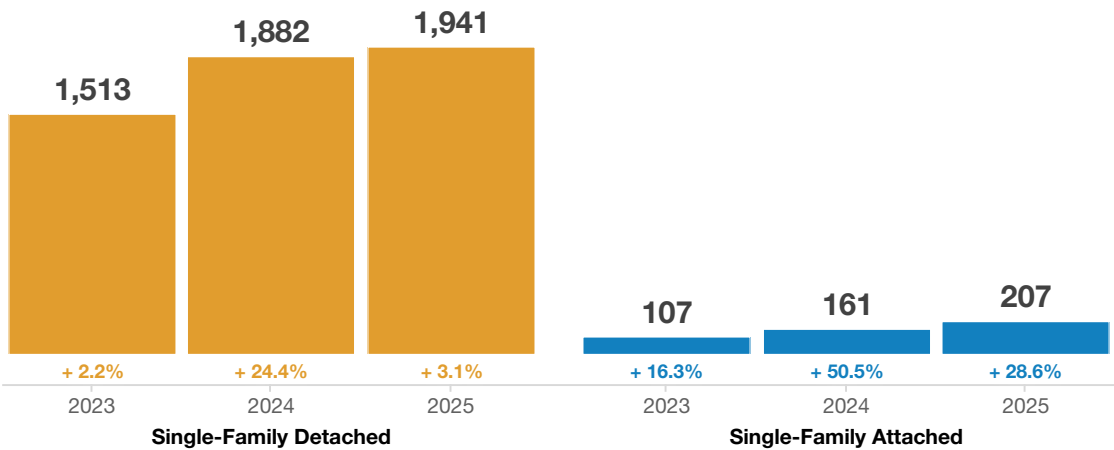


# Inventory of Homes for Sale

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

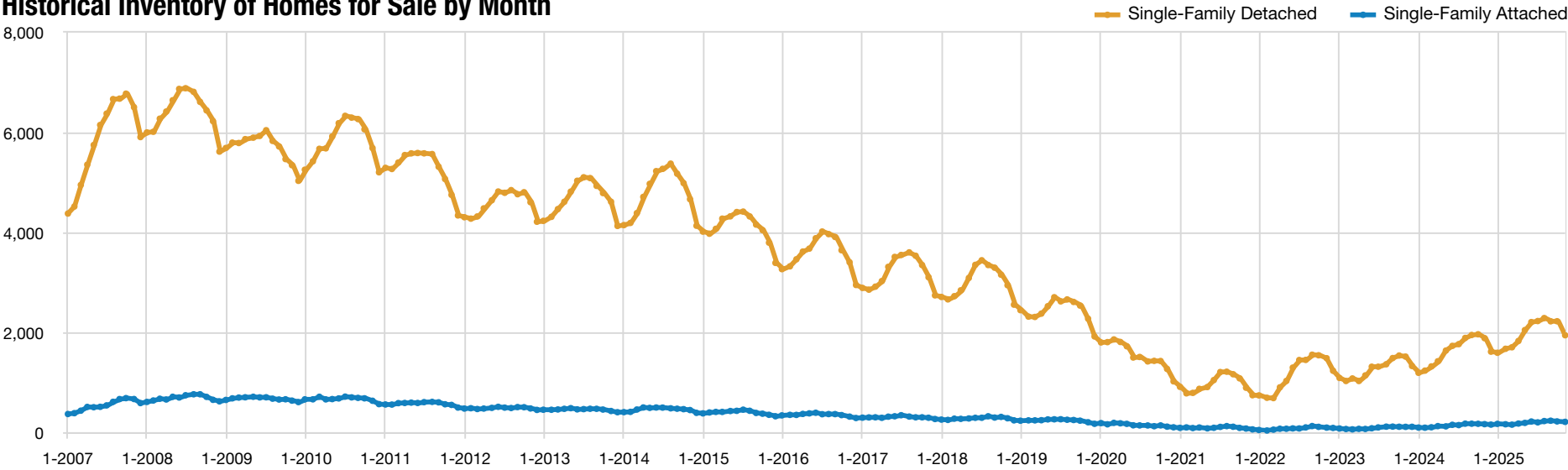


## November



Homes for Sale	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Dec-2024	1,612	+ 21.7%	152	+ 40.7%
Jan-2025	1,590	+ 33.7%	167	+ 79.6%
Feb-2025	1,670	+ 35.4%	159	+ 76.7%
Mar-2025	1,700	+ 29.1%	151	+ 52.5%
Apr-2025	1,826	+ 28.6%	173	+ 41.8%
May-2025	2,044	+ 25.1%	186	+ 59.0%
Jun-2025	2,204	+ 27.5%	214	+ 44.6%
Jul-2025	2,225	+ 26.2%	197	+ 38.7%
Aug-2025	2,285	+ 21.1%	223	+ 30.4%
Sep-2025	2,220	+ 14.1%	230	+ 35.3%
Oct-2025	2,221	+ 13.3%	216	+ 28.6%
Nov-2025	1,941	+ 3.1%	207	+ 28.6%
12-Month Avg	1,962	+ 22.1%	190	+ 43.9%

## Historical Inventory of Homes for Sale by Month

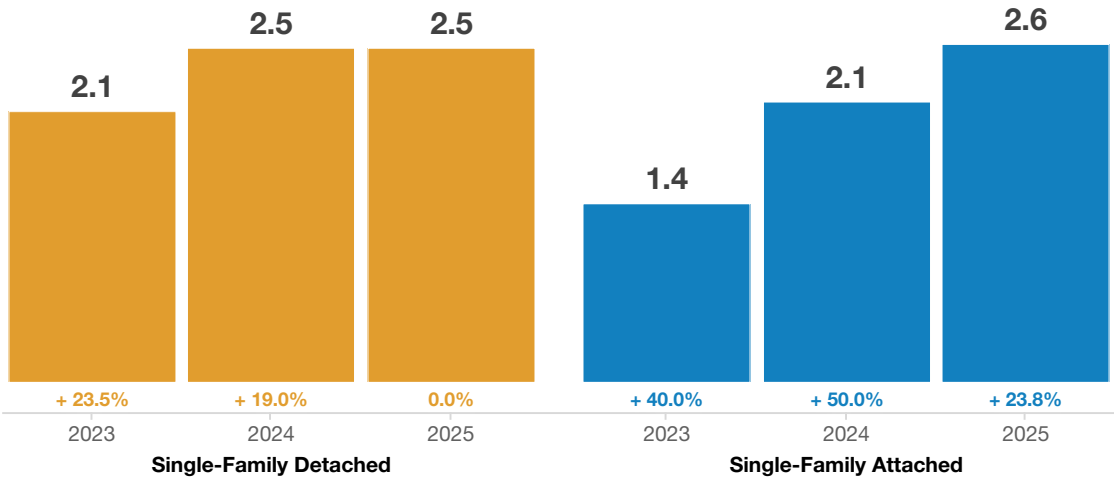


# Absorption Rate

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.



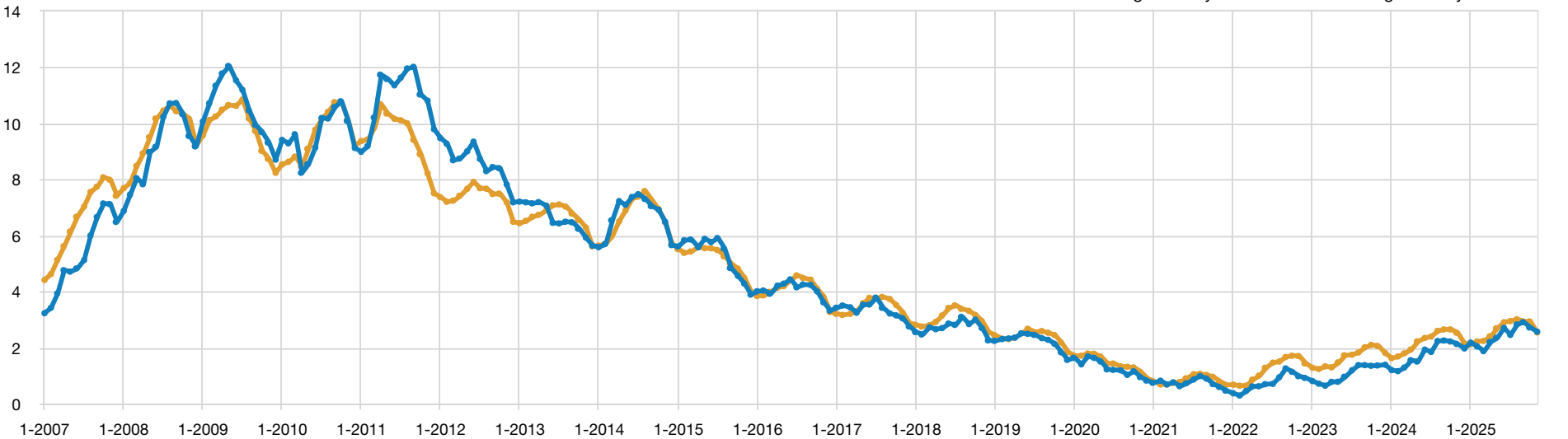
## November



Months Supply	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	2.9	+ 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	2.9	+ 11.5%	2.7	+ 22.7%
Nov-2025	2.5	0.0%	2.6	+ 23.8%
12-Month Avg*	2.6	+ 18.6%	2.4	+ 39.1%

\* Months Supply for all properties from December 2024 through November 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	11-2024	11-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		843	825	- 2.1%	11,983	12,490	+ 4.2%
Pending Sales		704	801	+ 13.8%	9,267	9,478	+ 2.3%
Closed Sales		745	649	- 12.9%	9,030	9,155	+ 1.4%
Days on Market Until Sale		38	48	+ 26.3%	32	40	+ 25.0%
Median Sales Price		\$359,698	\$355,000	- 1.3%	\$350,000	\$360,000	+ 2.9%
Average Sales Price		\$409,847	\$409,850	+ 0.0%	\$399,884	\$417,740	+ 4.5%
Percent of List Price Received		98.4%	98.2%	- 0.2%	98.9%	98.6%	- 0.3%
Housing Affordability Index		82	88	+ 7.3%	85	87	+ 2.4%
Inventory of Homes for Sale		2,043	2,148	+ 5.1%	—	—	—
Absorption Rate		2.5	2.5	0.0%	—	—	—