

Monthly Indicators



September 2025

U.S. existing-home sales were virtually unchanged from the previous month, dipping just 0.2% to a seasonally adjusted annual rate of 4.0 million units, according to the National Association of REALTORS® (NAR). Most of these transactions went under contract in June and July, when mortgage rates were 40 to 50 basis points higher than current levels. Year-over-year, sales increased 1.8%, with the strongest activity occurring in the Midwest, where the typical home price is 22% below the national median.

New Listings decreased 15.2 percent for Single-Family Detached homes but increased 13.0 percent for Single-Family Attached homes. Pending Sales increased 4.4 percent for Single-Family Detached homes and 24.3 percent for Single-Family Attached homes. Inventory increased 8.4 percent for Single-Family Detached homes and 27.1 percent for Single-Family Attached homes.

Median Sales Price increased 6.9 percent to \$385,000 for Single-Family Detached homes and 8.8 percent to \$277,500 for Single-Family Attached homes. Days on Market increased 30.3 percent for Single-Family Detached homes and 111.8 percent for Single-Family Attached homes. Months Supply of Inventory increased 7.7 percent for Single-Family Detached homes and 17.4 percent for Single-Family Attached homes.

Nationally, housing inventory declined for the first time this year, slipping 1.3% month-over-month to 1.53 million units, representing a 4.6-month supply at the current sales pace, according to NAR. Despite the monthly drop, total inventory remained 11.7% higher than the same time last year. Meanwhile, the median existing-home price rose 2% year-over-year to \$422,600, though it was essentially flat compared to the prior month.

Quick Facts

966	842	\$385,000
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.

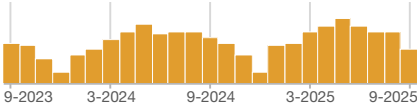
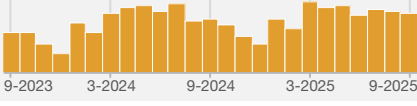
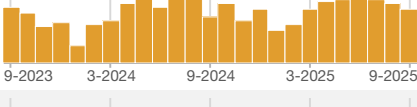
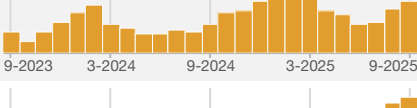
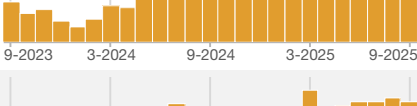
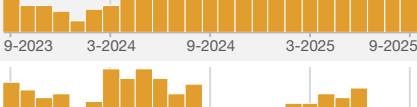
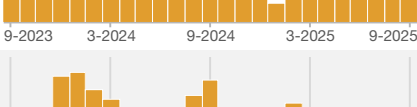
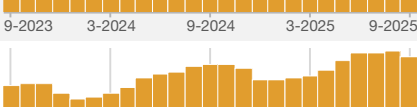
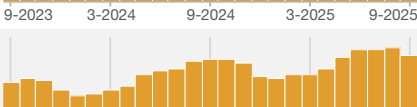
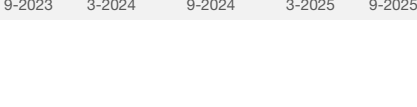
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Single-Family Detached Market Overview

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



Key Metrics	Historical Sparkbars	9-2024	9-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,016	862	- 15.2%	9,172	9,582	+ 4.5%
Pending Sales		757	790	+ 4.4%	7,042	7,210	+ 2.4%
Closed Sales		705	761	+ 7.9%	6,728	6,894	+ 2.5%
Days on Market Until Sale		33	43	+ 30.3%	32	40	+ 25.0%
Median Sales Price		\$360,000	\$385,000	+ 6.9%	\$359,993	\$370,000	+ 2.8%
Average Sales Price		\$406,823	\$437,050	+ 7.4%	\$411,003	\$432,529	+ 5.2%
Percent of List Price Received		98.7%	98.6%	- 0.1%	99.0%	98.7%	- 0.3%
Housing Affordability Index		88	80	- 9.1%	88	84	- 4.5%
Inventory of Homes for Sale		1,946	2,109	+ 8.4%	—	—	—
Absorption Rate		2.6	2.8	+ 7.7%	—	—	—

Single-Family Attached Market Overview

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



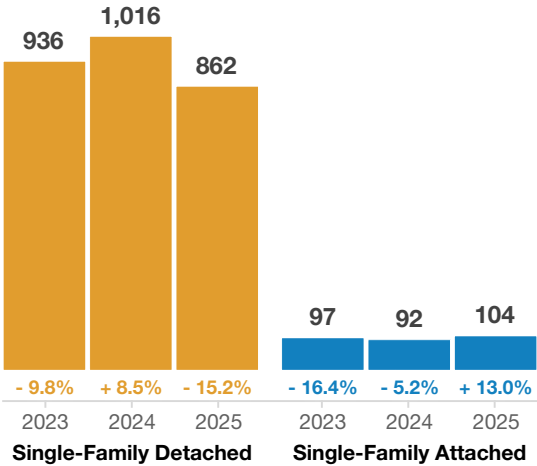
Key Metrics	Historical Sparkbars	9-2024	9-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		92	104	+ 13.0%	921	998	+ 8.4%
Pending Sales		70	87	+ 24.3%	719	757	+ 5.3%
Closed Sales		87	81	- 6.9%	694	755	+ 8.8%
Days on Market Until Sale		17	36	+ 111.8%	21	34	+ 61.9%
Median Sales Price		\$255,000	\$277,500	+ 8.8%	\$265,000	\$275,500	+ 4.0%
Average Sales Price		\$264,837	\$283,012	+ 6.9%	\$270,414	\$285,999	+ 5.8%
Percent of List Price Received		98.5%	98.1%	- 0.4%	99.0%	98.1%	- 0.9%
Housing Affordability Index		123	111	- 9.8%	118	112	- 5.1%
Inventory of Homes for Sale		170	216	+ 27.1%	—	—	—
Absorption Rate		2.3	2.7	+ 17.4%	—	—	—

New Listings

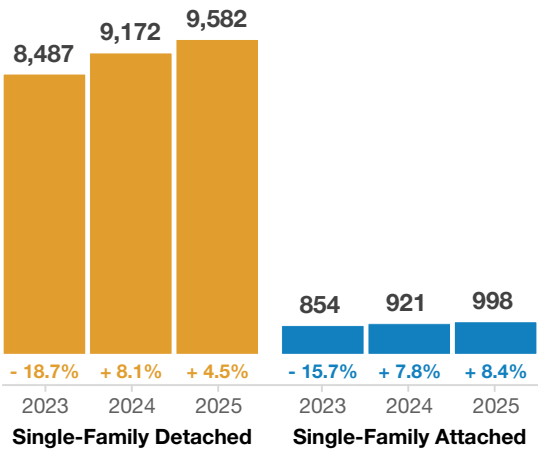
A count of the properties that have been newly listed on the market in a given month.



September

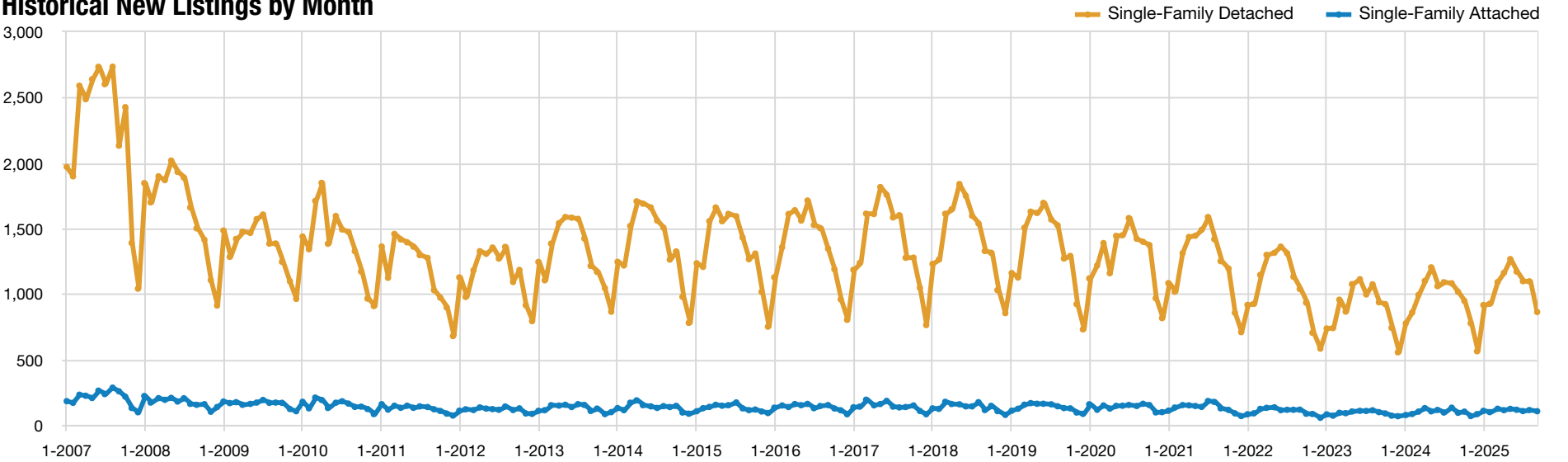


Year to Date



New Listings	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Oct-2024	946	+ 2.6%	101	+ 16.1%
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%	97	+ 16.9%
Mar-2025	1,090	+ 9.9%	123	+ 21.8%
Apr-2025	1,161	+ 5.6%	112	- 12.5%
May-2025	1,266	+ 5.2%	122	+ 18.4%
Jun-2025	1,170	+ 10.5%	115	+ 0.9%
Jul-2025	1,097	+ 0.7%	105	+ 11.7%
Aug-2025	1,096	+ 1.4%	113	- 13.7%
Sep-2025	862	- 15.2%	104	+ 13.0%
12-Month Avg	989	+ 4.2%	104	+ 9.5%

Historical New Listings by Month

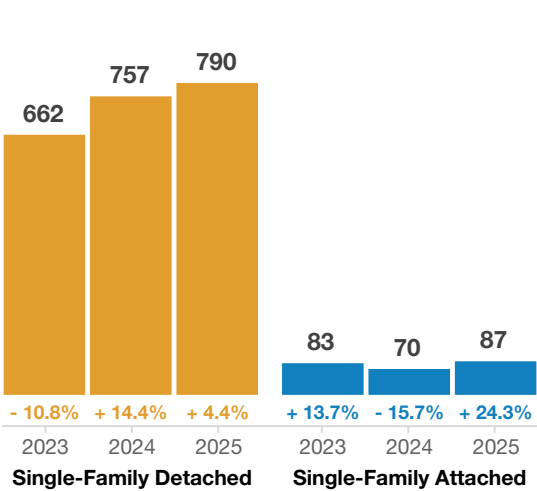


Pending Sales

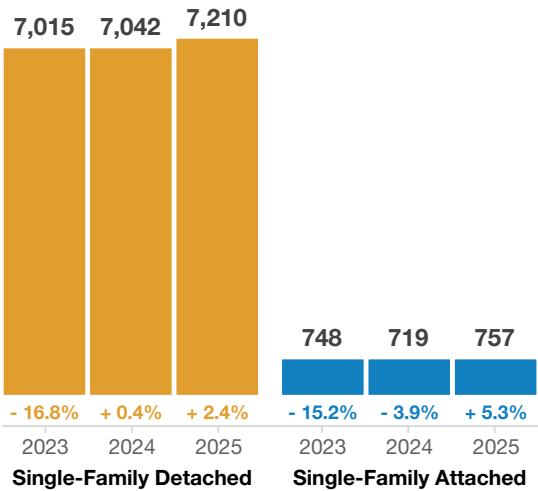
A count of the properties on which offers have been accepted in a given month.



September

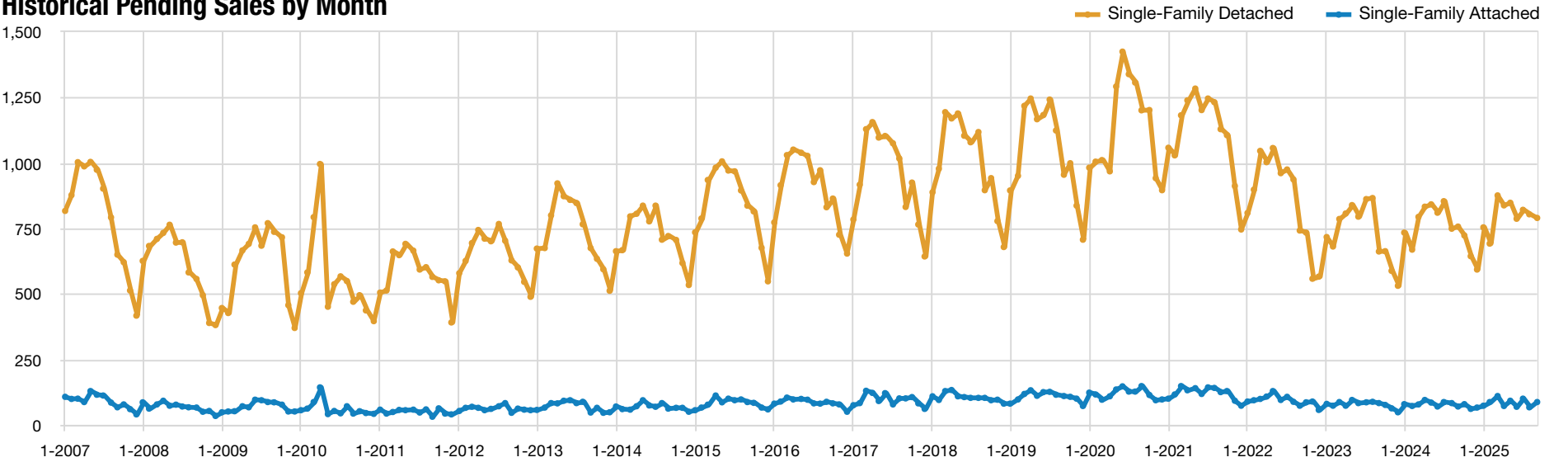


Year to Date



Pending Sales	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Oct-2024	723	+ 9.0%	79	+ 3.9%
Nov-2024	644	+ 9.5%	61	- 3.2%
Dec-2024	593	+ 11.7%	66	+ 37.5%
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	821	- 3.9%	100	+ 14.9%
Aug-2025	804	+ 7.3%	67	- 19.3%
Sep-2025	790	+ 4.4%	87	+ 24.3%
12-Month Avg	764	+ 3.9%	80	+ 5.3%

Historical Pending Sales by Month

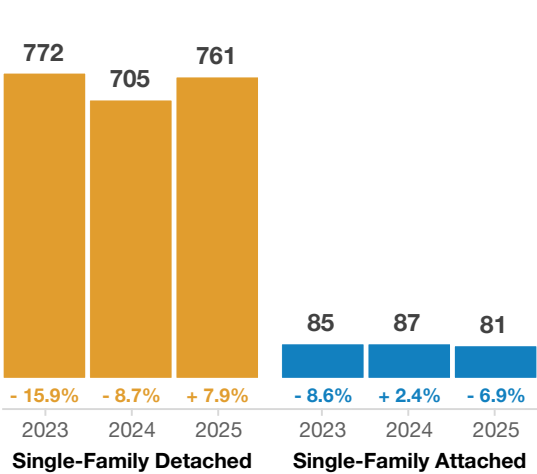


Closed Sales

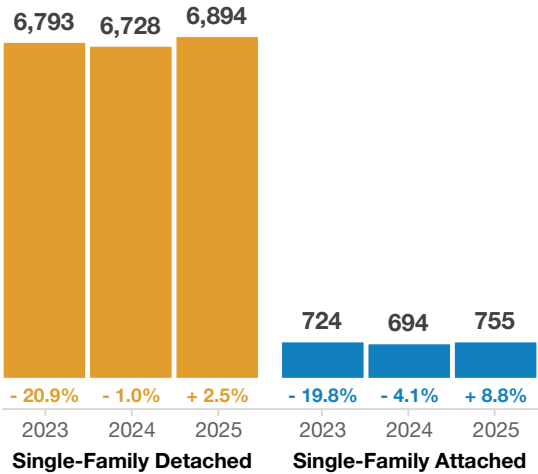
A count of the actual sales that closed in a given month.



September

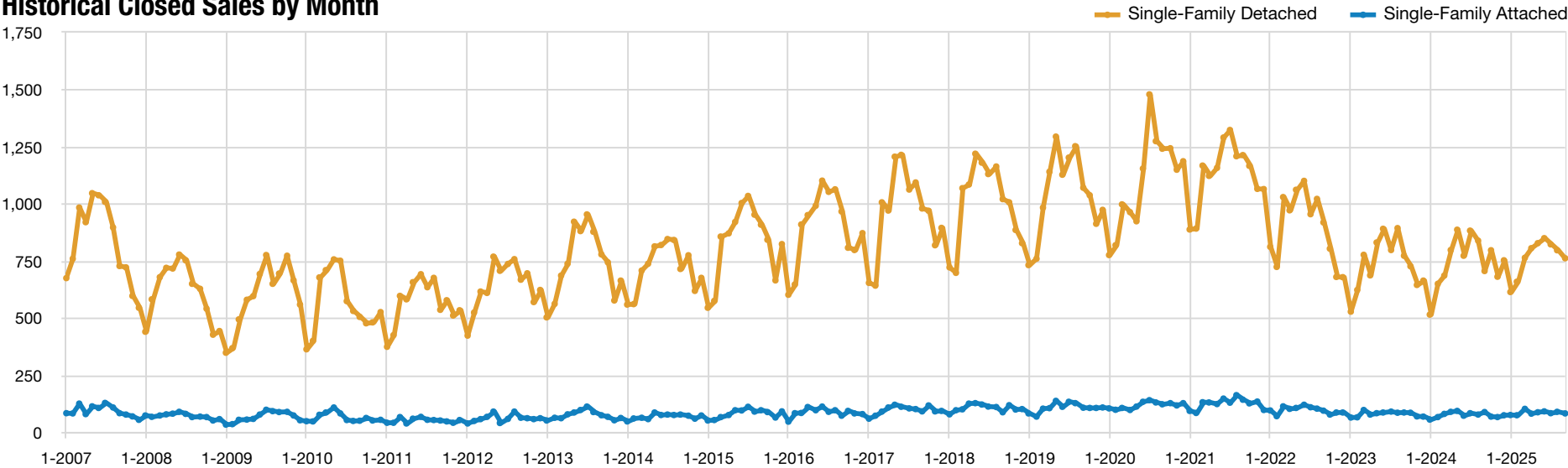


Year to Date



Closed Sales	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%	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	822	- 6.8%	82	0.0%
Aug-2025	796	- 5.0%	88	+ 15.8%
Sep-2025	761	+ 7.9%	81	- 6.9%
12-Month Avg	760	+ 4.1%	80	+ 5.3%

Historical Closed Sales by Month

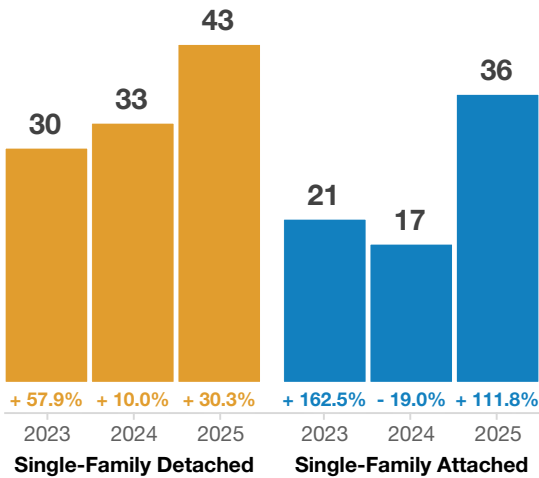


Days on Market Until Sale

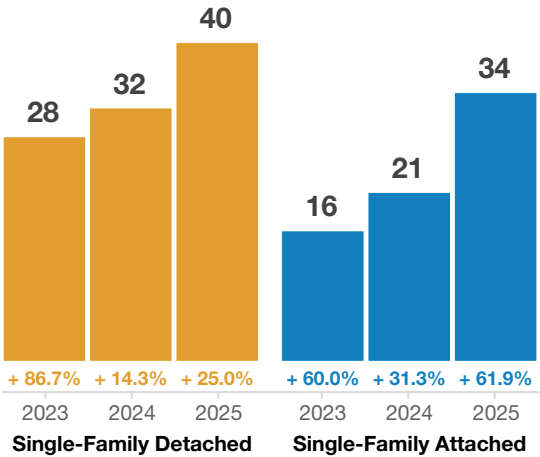
Average number of days between when a property is listed and when an offer is accepted in a given month.



September



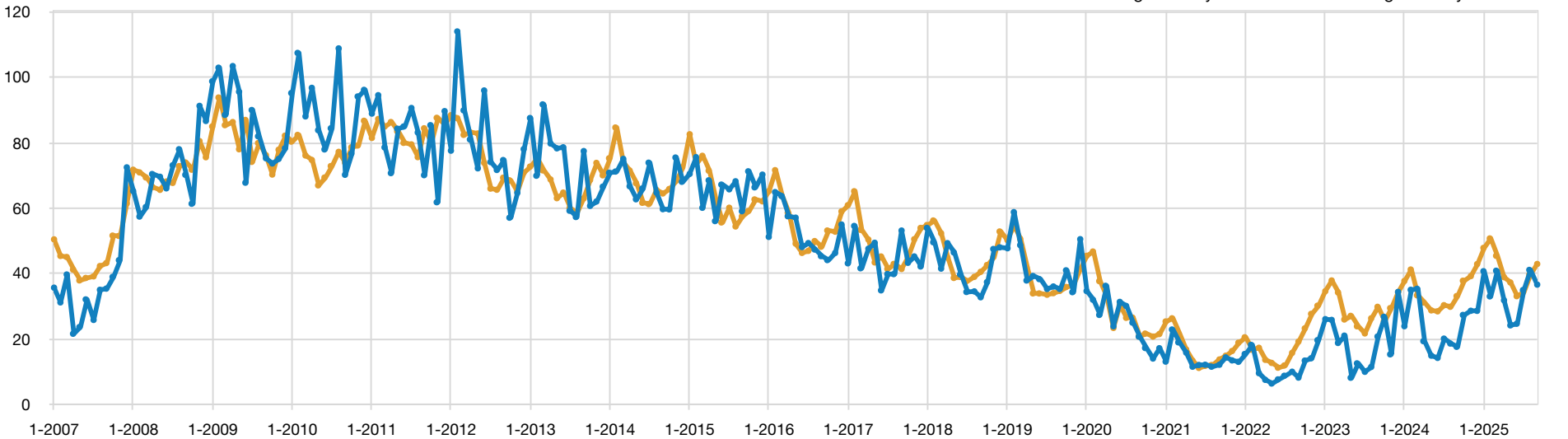
Year to Date



Days on Market	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%	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%	36	+ 111.8%
12-Month Avg*	40	+ 28.4%	33	+ 46.3%

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

Historical Days on Market Until Sale by Month

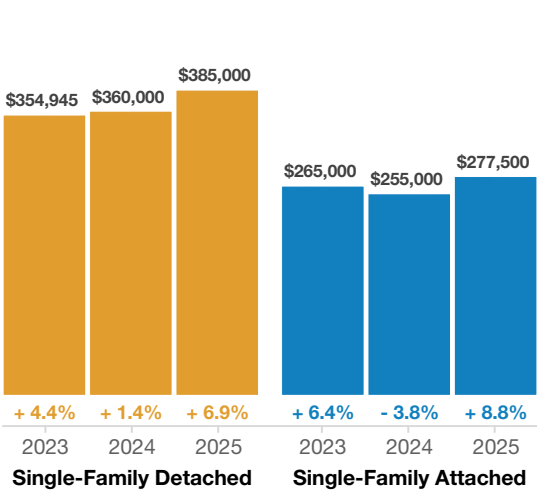


Median Sales Price

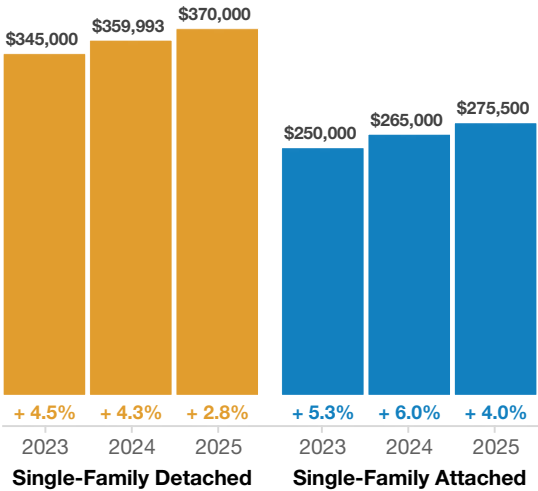
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



September



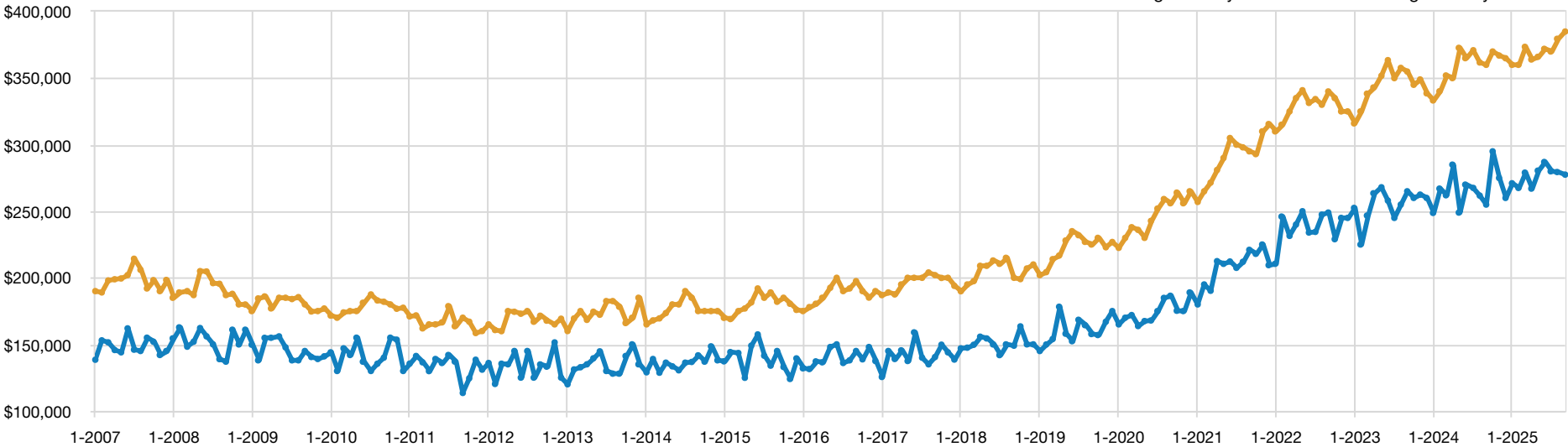
Year to Date



Median Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%	\$267,500	+ 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	\$379,545	+ 4.9%	\$279,450	+ 6.8%
Sep-2025	\$385,000	+ 6.9%	\$277,500	+ 8.8%
12-Month Avg*	\$370,000	+ 4.2%	\$275,000	+ 4.2%

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

Historical Median Sales Price by Month

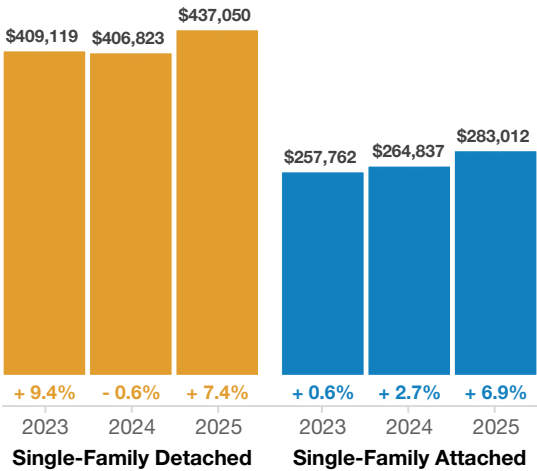


Average Sales Price

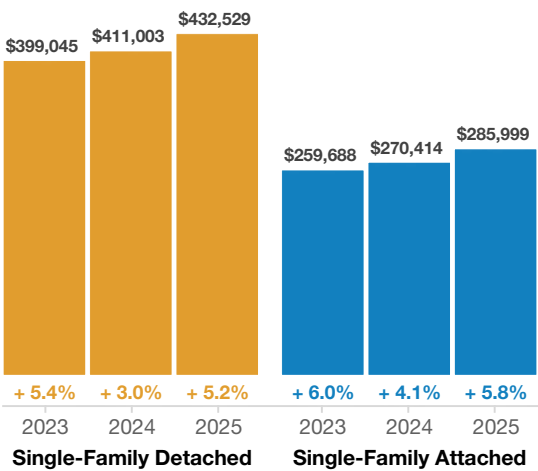
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



September



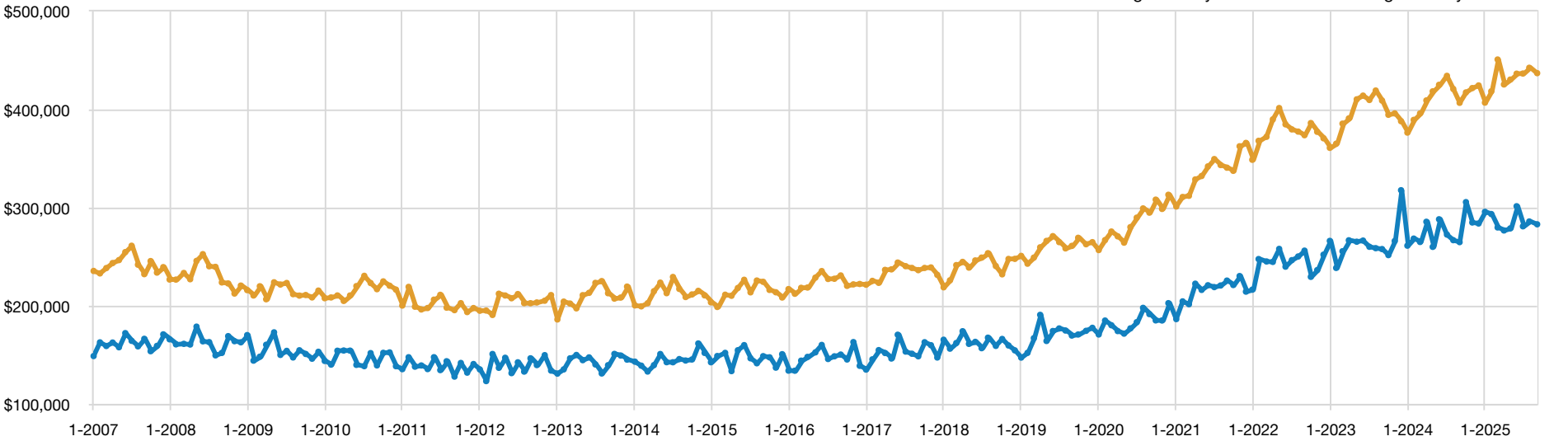
Year to Date



Avg. Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%	\$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	\$436,655	+ 0.5%	\$280,964	+ 3.1%
Aug-2025	\$442,522	+ 5.1%	\$285,881	+ 7.1%
Sep-2025	\$437,050	+ 7.4%	\$283,012	+ 6.9%
12-Month Avg*	\$429,750	+ 5.6%	\$287,124	+ 5.6%

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

Historical Average Sales Price by Month

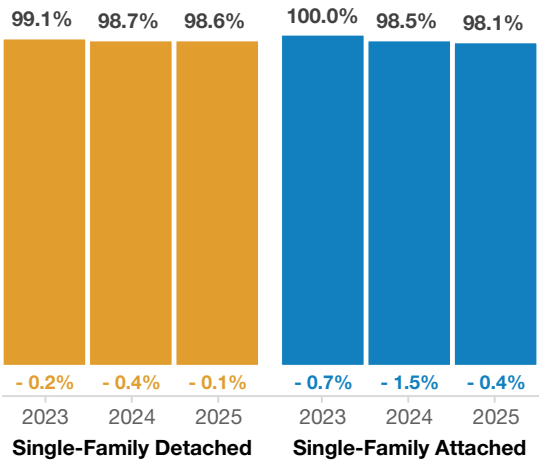


Percent of List Price Received

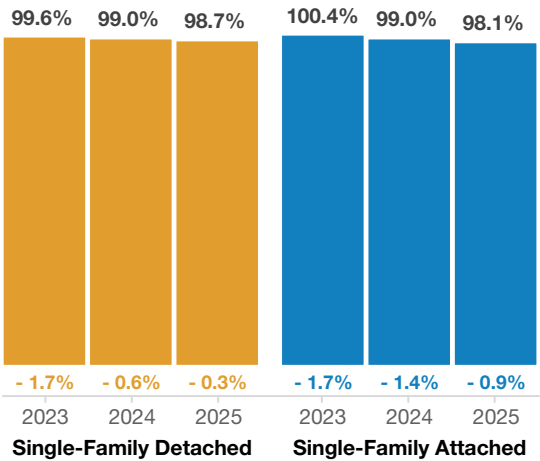
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



September



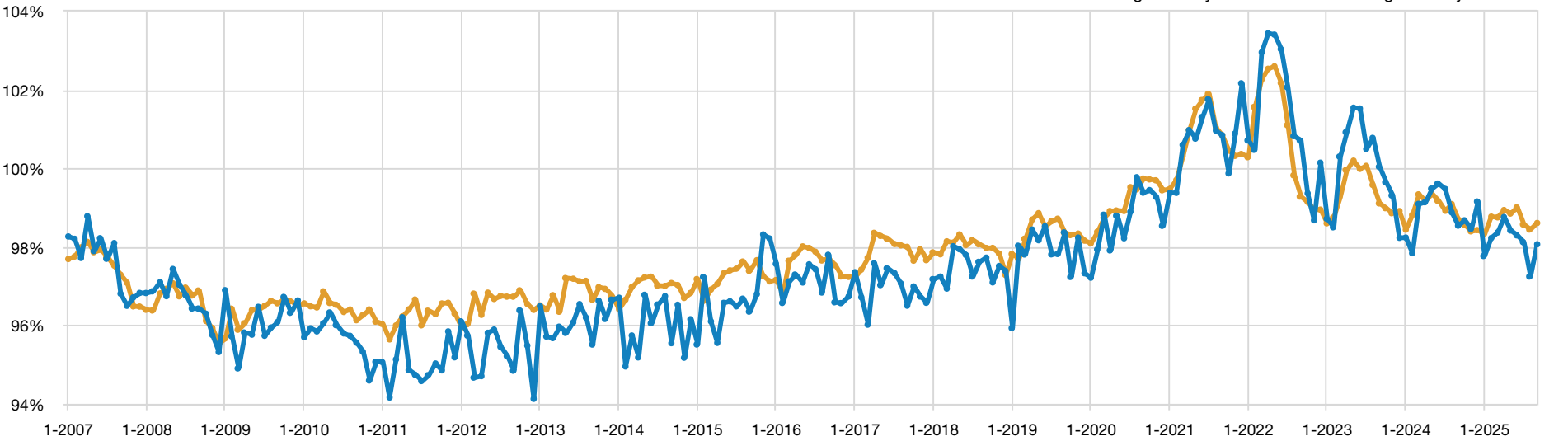
Year to Date



Pct. of List Price Received	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%	98.2%	+ 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%	97.2%	- 1.7%
Sep-2025	98.6%	- 0.1%	98.1%	- 0.4%
12-Month Avg*	98.6%	- 0.4%	98.3%	- 0.7%

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

Historical Percent of List Price Received by Month

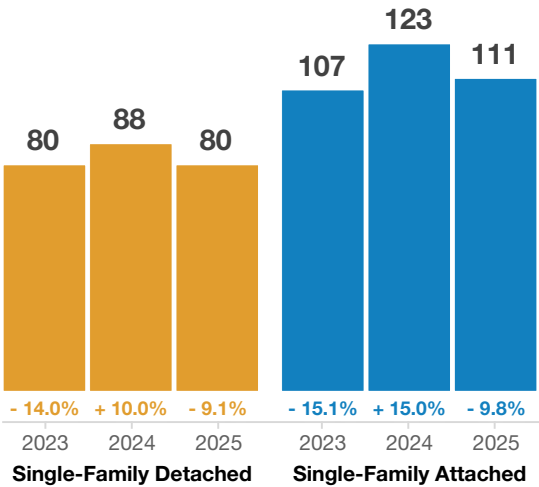


Housing Affordability Index

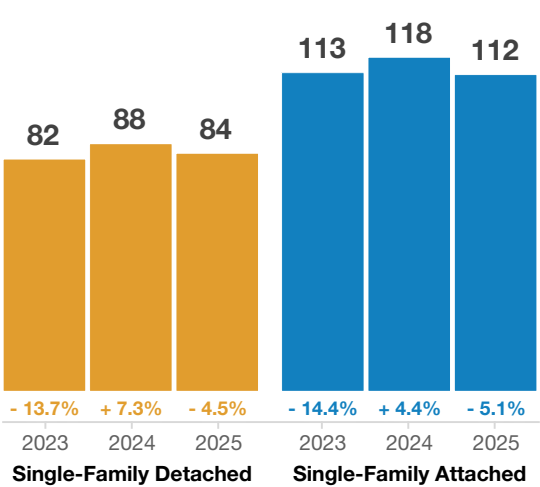
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



September

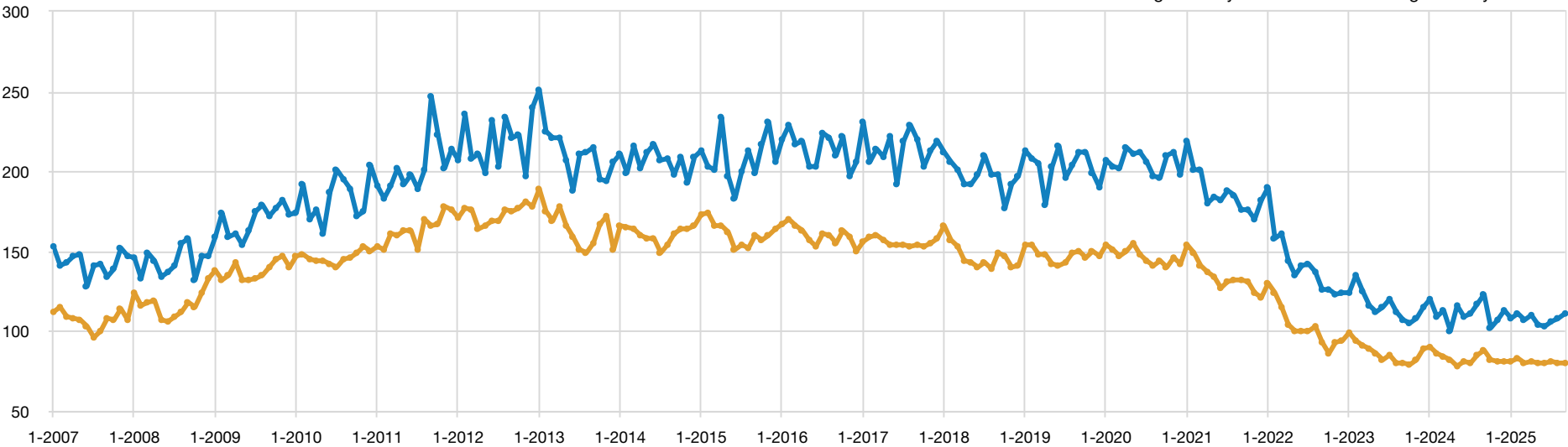


Year to Date



Affordability Index	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	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%	108	- 7.7%
Sep-2025	80	- 9.1%	111	- 9.8%
12-Month Avg	81	- 3.6%	108	- 3.6%

Historical Housing Affordability Index by Month

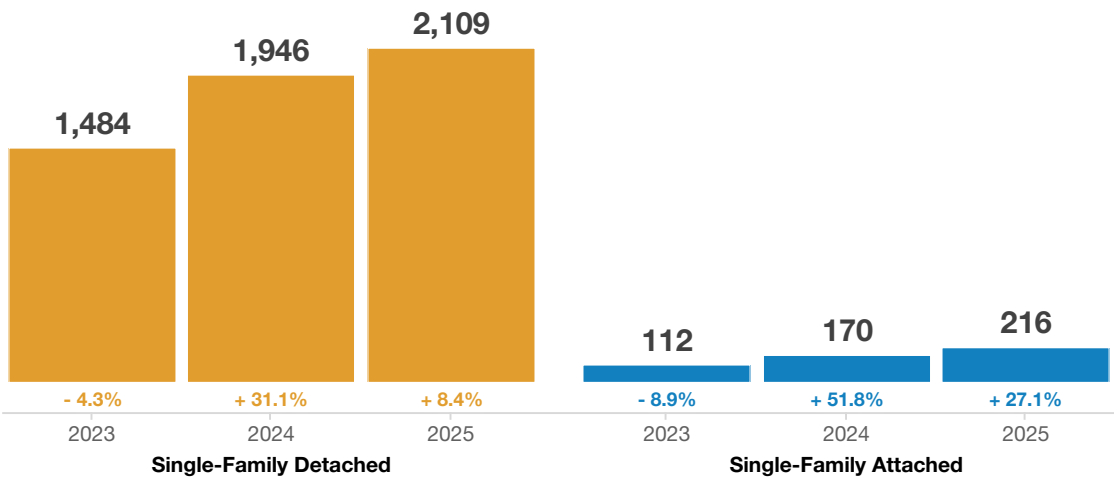


Inventory of Homes for Sale

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

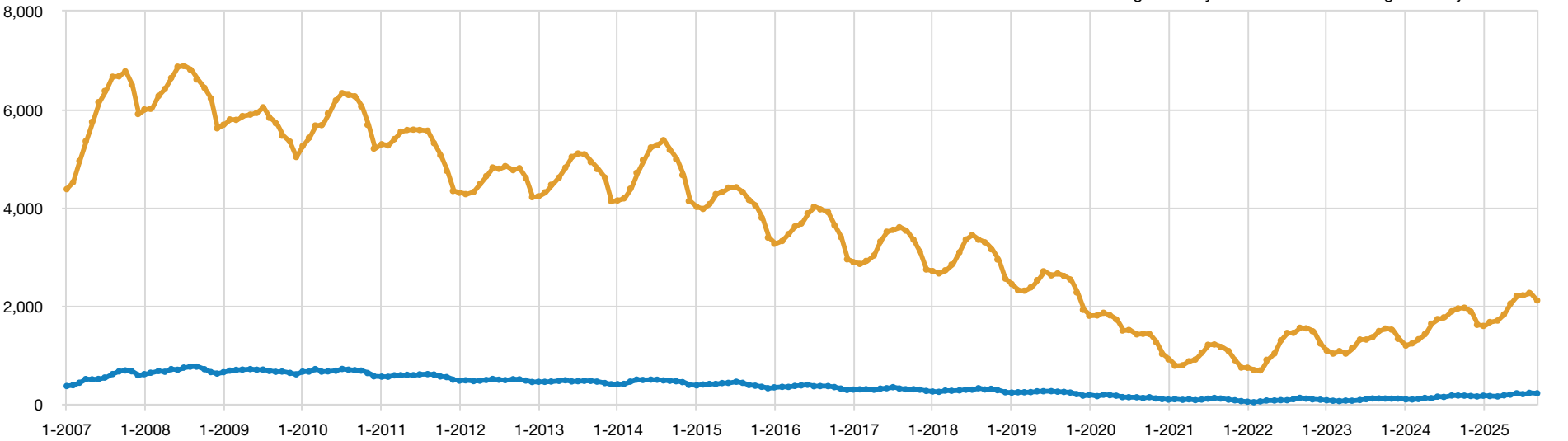


September



Homes for Sale	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Oct-2024	1,960	+ 27.7%	168	+ 54.1%
Nov-2024	1,881	+ 24.3%	161	+ 50.5%
Dec-2024	1,611	+ 21.6%	152	+ 40.7%
Jan-2025	1,589	+ 33.6%	167	+ 79.6%
Feb-2025	1,668	+ 35.3%	160	+ 77.8%
Mar-2025	1,698	+ 28.9%	152	+ 53.5%
Apr-2025	1,824	+ 28.5%	174	+ 42.6%
May-2025	2,041	+ 24.9%	188	+ 60.7%
Jun-2025	2,200	+ 27.3%	216	+ 45.9%
Jul-2025	2,213	+ 25.5%	199	+ 40.1%
Aug-2025	2,261	+ 19.8%	225	+ 31.6%
Sep-2025	2,109	+ 8.4%	216	+ 27.1%
12-Month Avg	1,921	+ 24.7%	182	+ 48.0%

Historical Inventory of Homes for Sale by Month

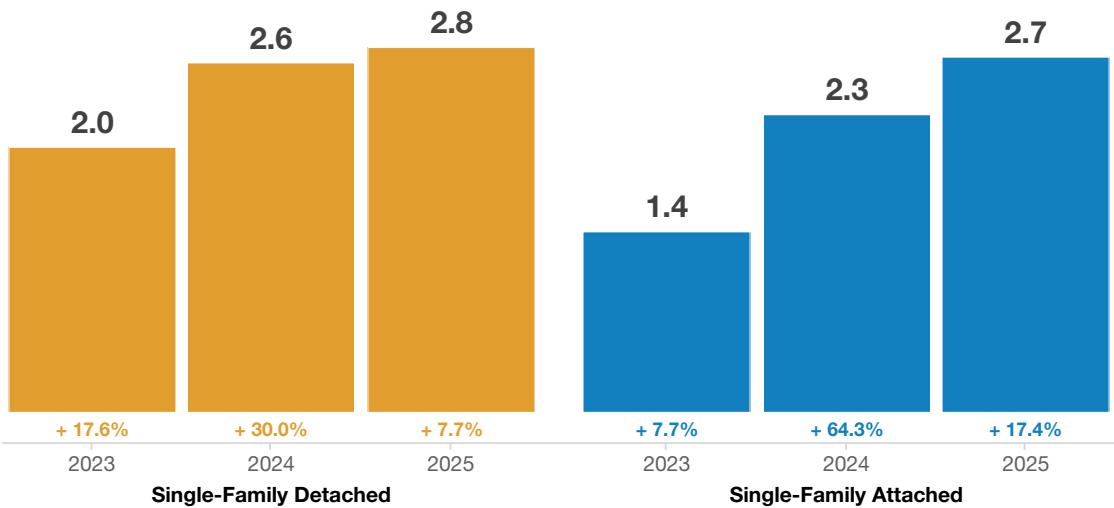


Absorption Rate

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.



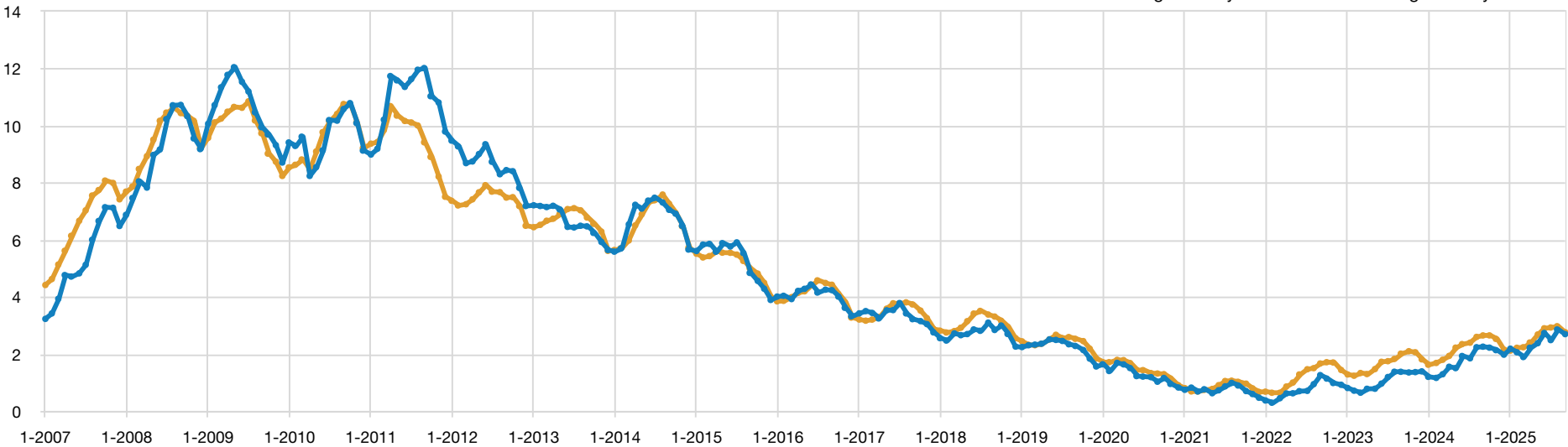
September



Months Supply	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%	2.1	+ 75.0%
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%	2.4	+ 60.0%
Jun-2025	2.9	+ 26.1%	2.7	+ 42.1%
Jul-2025	2.9	+ 20.8%	2.5	+ 38.9%
Aug-2025	3.0	+ 15.4%	2.9	+ 31.8%
Sep-2025	2.8	+ 7.7%	2.7	+ 17.4%
12-Month Avg*	2.5	+ 21.2%	2.3	+ 46.0%

* Months Supply for all properties from October 2024 through September 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	9-2024	9-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,108	966	- 12.8%	10,093	10,580	+ 4.8%
Pending Sales		827	877	+ 6.0%	7,761	7,967	+ 2.7%
Closed Sales		792	842	+ 6.3%	7,422	7,649	+ 3.1%
Days on Market Until Sale		31	42	+ 35.5%	31	40	+ 29.0%
Median Sales Price		\$345,000	\$370,000	+ 7.2%	\$350,000	\$360,000	+ 2.9%
Average Sales Price		\$391,226	\$422,214	+ 7.9%	\$397,857	\$418,061	+ 5.1%
Percent of List Price Received		98.7%	98.6%	- 0.1%	99.0%	98.7%	- 0.3%
Housing Affordability Index		91	84	- 7.7%	90	86	- 4.4%
Inventory of Homes for Sale		2,116	2,325	+ 9.9%	—	—	—
Absorption Rate		2.6	2.8	+ 7.7%	—	—	—