

Monthly Indicators



March 2025

U.S. existing-home sales rebounded from the previous month, rising 4.2% to a seasonally adjusted annual rate of 4.26 million units, according to the National Association of REALTORS® (NAR). Economists polled by Reuters had forecast sales would fall to a rate of 3.95 million for the month. Purchase activity increased in the South and the West but decreased in the Northeast, while sales in the Midwest remained unchanged from one month earlier.

New Listings increased 8.7 percent for Single-Family Detached homes and 19.8 percent for Single-Family Attached homes. Pending Sales increased 20.4 percent for Single-Family Detached homes and 53.8 percent for Single-Family Attached homes. Inventory increased 19.5 percent for Single-Family Detached homes and 36.4 percent for Single-Family Attached homes.

Median Sales Price increased 6.0 percent to \$372,995 for Single-Family Detached homes and 6.5 percent to \$279,000 for Single-Family Attached homes. Days on Market increased 36.4 percent for Single-Family Detached homes and 17.1 percent for Single-Family Attached homes. Months Supply of Inventory increased 11.1 percent for Single-Family Detached homes and 30.8 percent for Single-Family Attached homes.

Heading into March there were 1.24 million properties for sale, a 5.1% increase from the previous month and a 17% jump from one year ago, for a 3.5-month supply at the current sales pace, according to NAR. While mortgage rates have remained in the mid-to-high 6% range, the additional supply appears to have helped bring some buyers out of the woodwork, even as sales prices continue to rise nationwide.

Quick Facts

1,199	850	\$372,995
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	3-2024	3-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		992	1,078	+ 8.7%	2,625	2,918	+ 11.2%
Pending Sales		794	956	+ 20.4%	2,197	2,412	+ 9.8%
Closed Sales		685	749	+ 9.3%	1,848	2,018	+ 9.2%
Days on Market Until Sale		33	45	+ 36.4%	37	48	+ 29.7%
Median Sales Price		\$352,000	\$372,995	+ 6.0%	\$343,295	\$365,000	+ 6.3%
Average Sales Price		\$395,968	\$449,814	+ 13.6%	\$388,244	\$425,837	+ 9.7%
Percent of List Price Received		99.3%	98.7%	- 0.6%	98.9%	98.6%	- 0.3%
Housing Affordability Index		84	81	- 3.6%	86	82	- 4.7%
Inventory of Homes for Sale		1,316	1,573	+ 19.5%	—	—	—
Absorption Rate		1.8	2.0	+ 11.1%	—	—	—

Single-Family Attached Market Overview

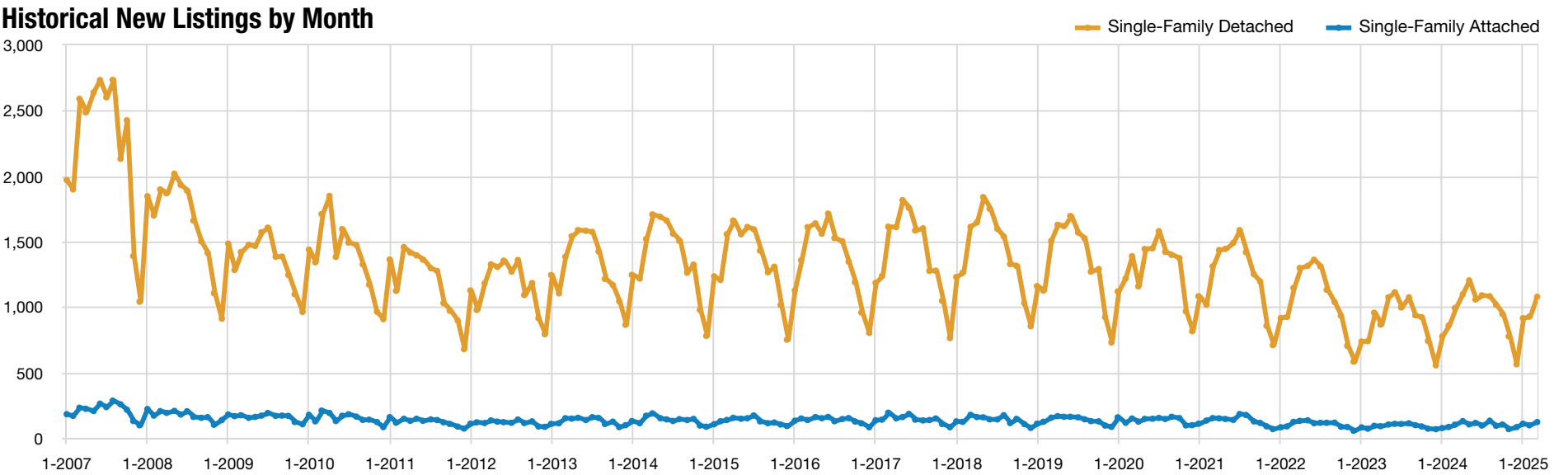
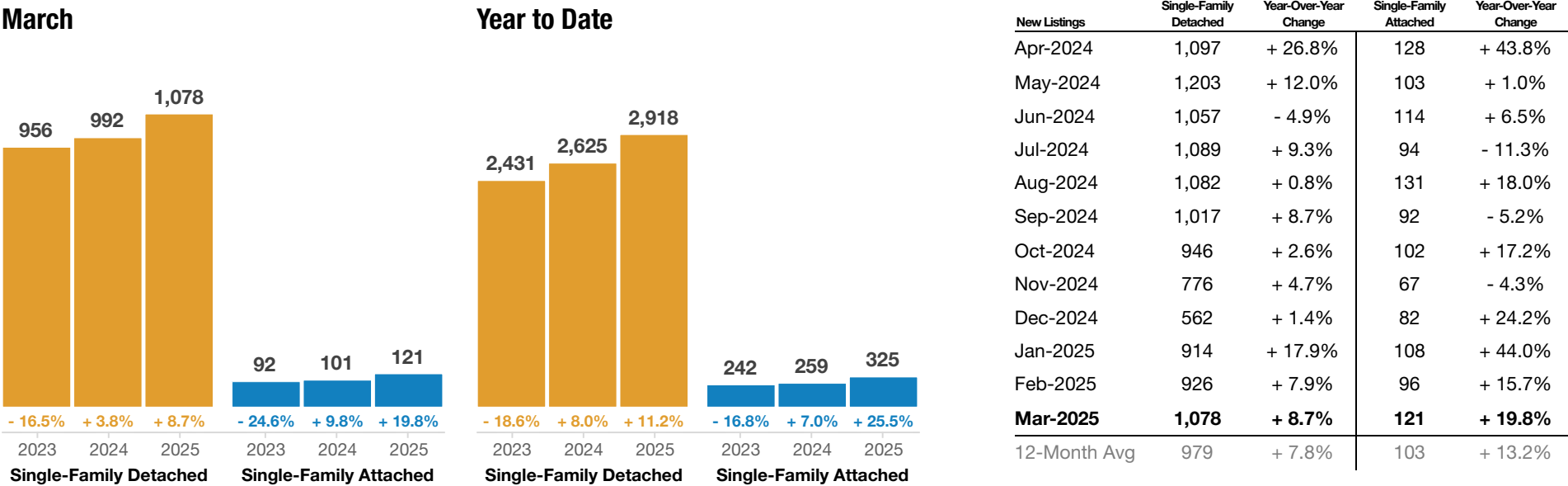
Key market metrics for the current month and year-to-date. Single-Family Attached properties only.



Key Metrics	Historical Sparkbars	3-2024	3-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		101	121	+ 19.8%	259	325	+ 25.5%
Pending Sales		78	120	+ 53.8%	229	283	+ 23.6%
Closed Sales		79	101	+ 27.8%	198	249	+ 25.8%
Days on Market Until Sale		35	41	+ 17.1%	32	39	+ 21.9%
Median Sales Price		\$262,000	\$279,000	+ 6.5%	\$263,500	\$273,000	+ 3.6%
Average Sales Price		\$264,995	\$279,794	+ 5.6%	\$265,098	\$289,037	+ 9.0%
Percent of List Price Received		99.1%	98.4%	- 0.7%	98.4%	98.1%	- 0.3%
Housing Affordability Index		113	107	- 5.3%	112	110	- 1.8%
Inventory of Homes for Sale		99	135	+ 36.4%	—	—	—
Absorption Rate		1.3	1.7	+ 30.8%	—	—	—

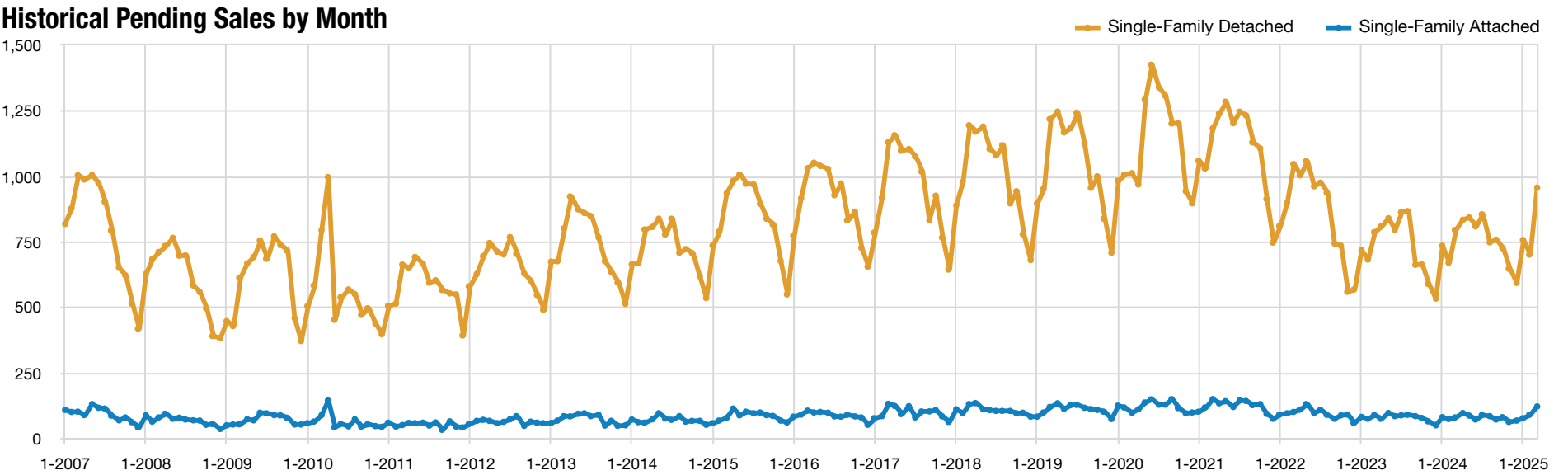
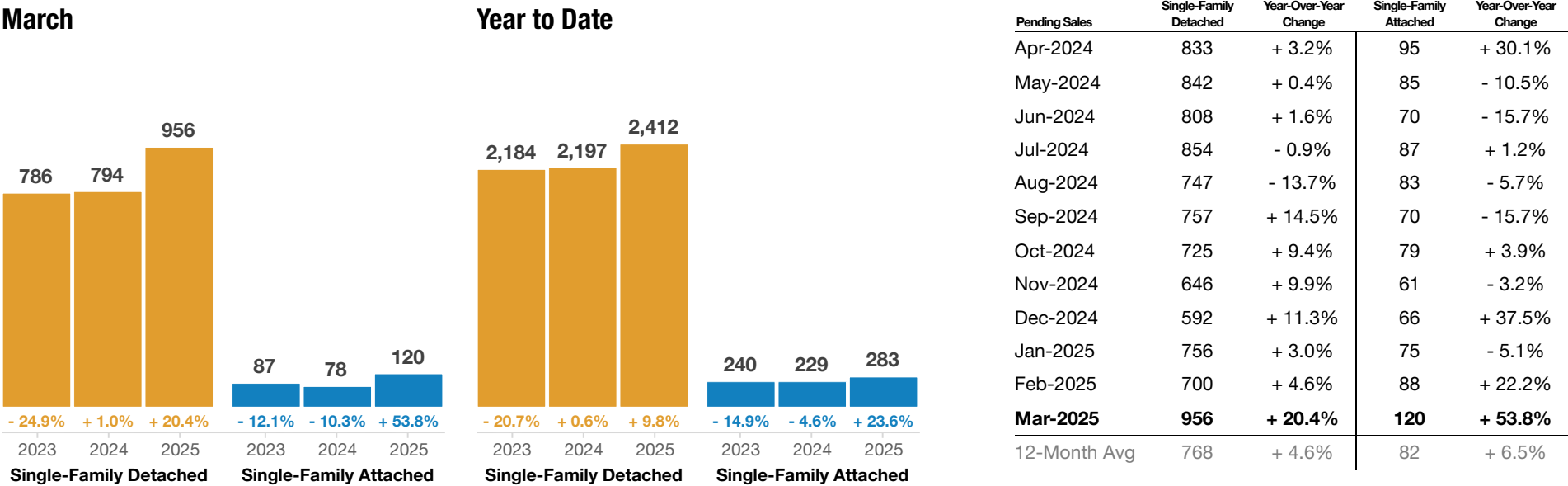
New Listings

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



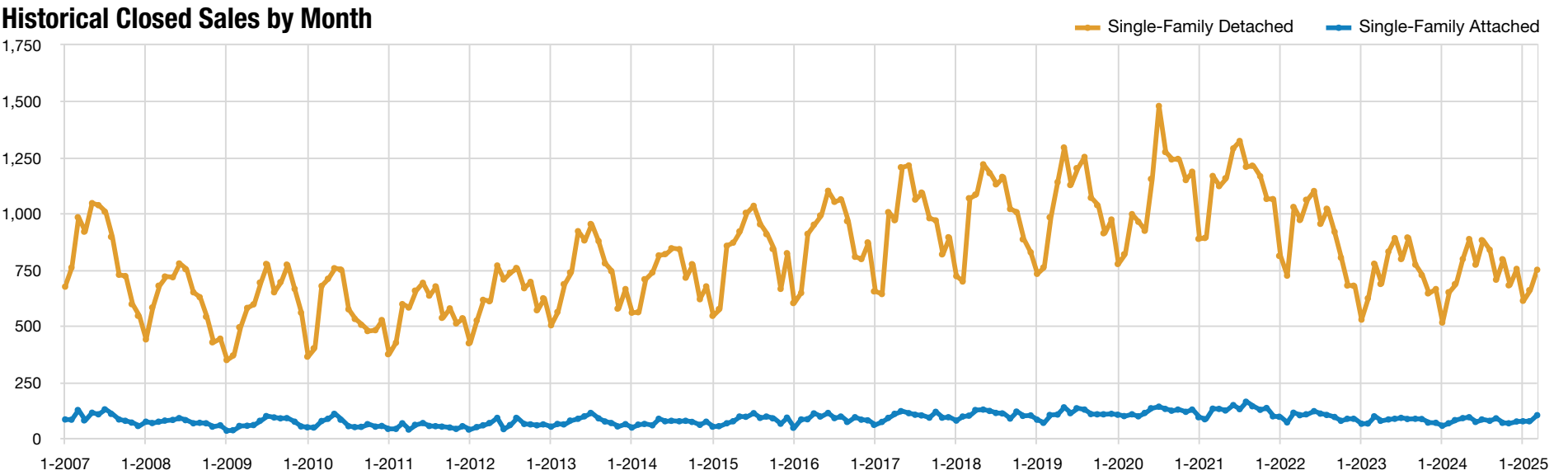
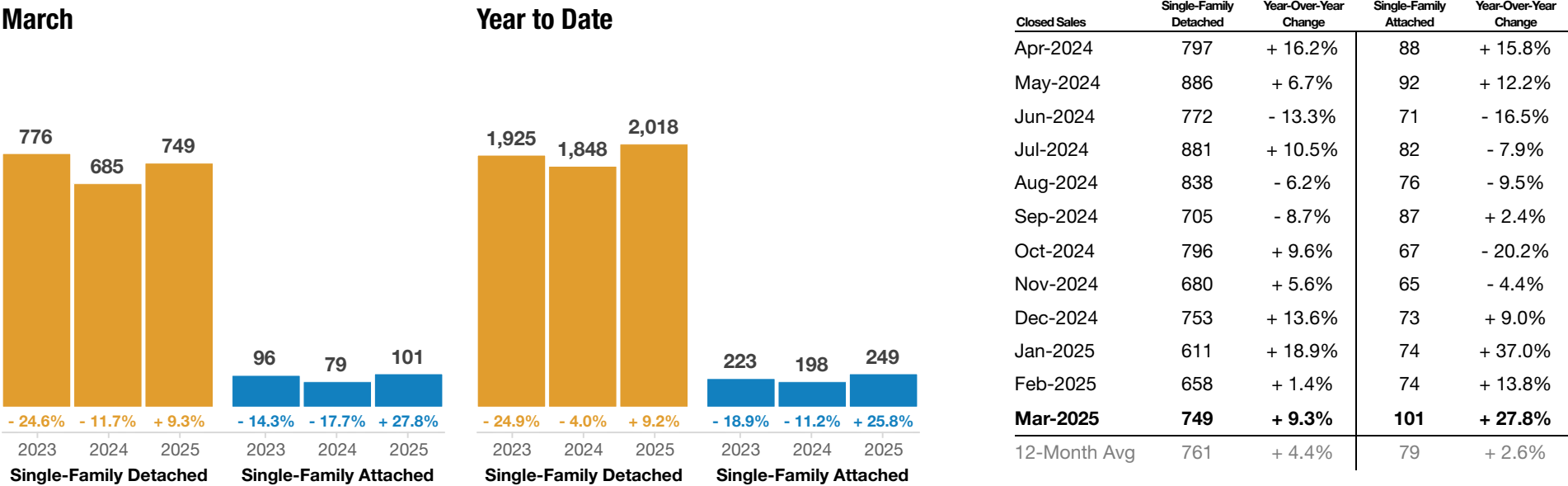
Pending Sales

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



Closed Sales

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

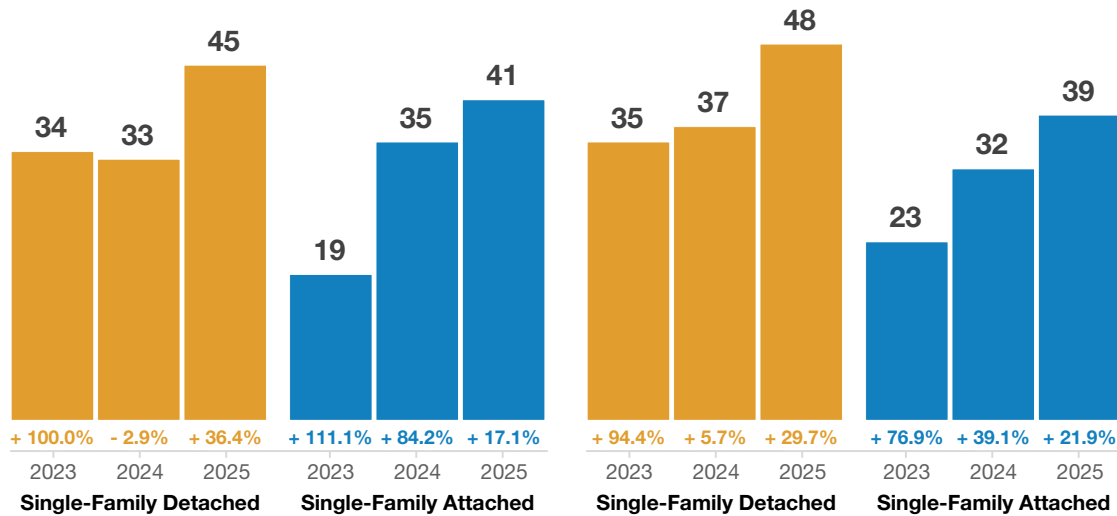


Days on Market Until Sale

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



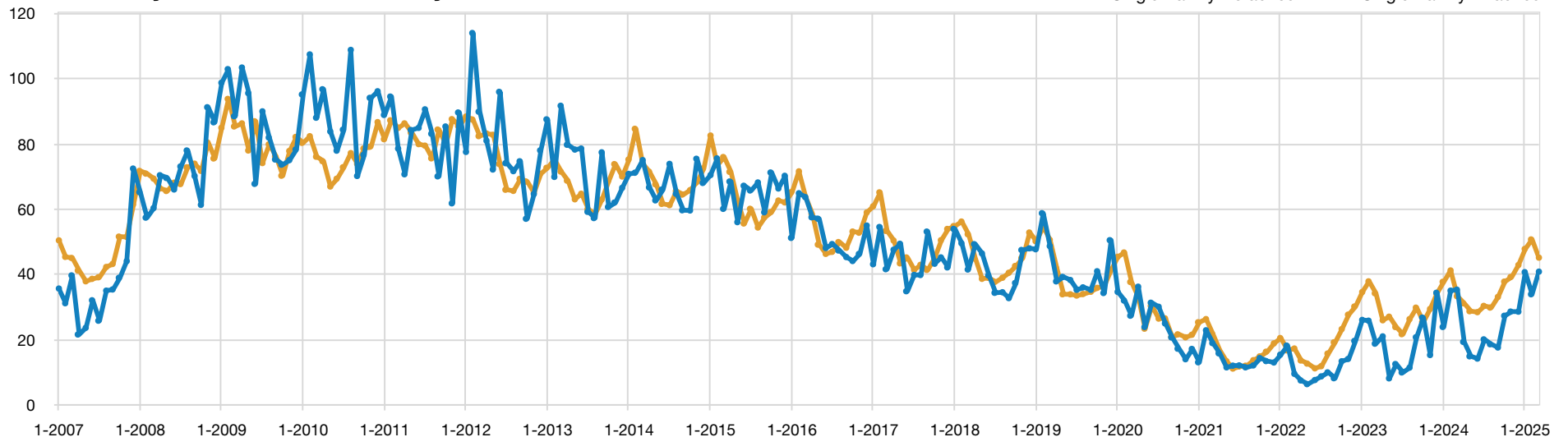
March



Days on Market	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Apr-2024	31	+ 19.2%	19	- 9.5%
May-2024	29	+ 7.4%	15	+ 87.5%
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%
12-Month Avg*	36	+ 25.6%	25	+ 23.6%

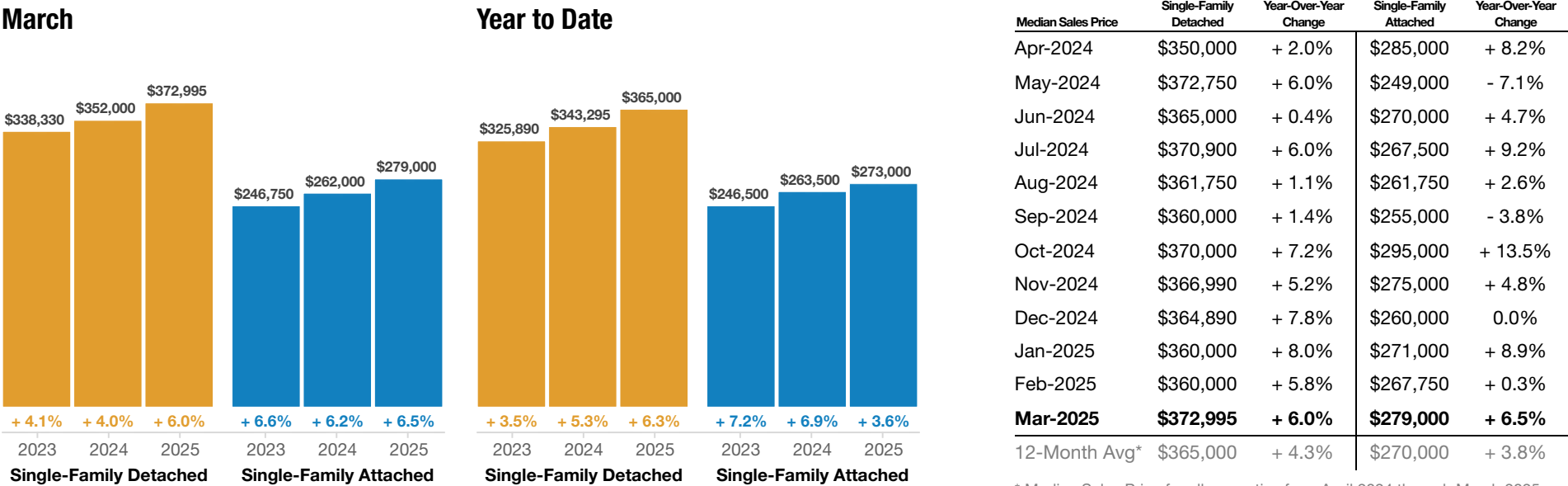
* Days on Market for all properties from April 2024 through March 2025. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month



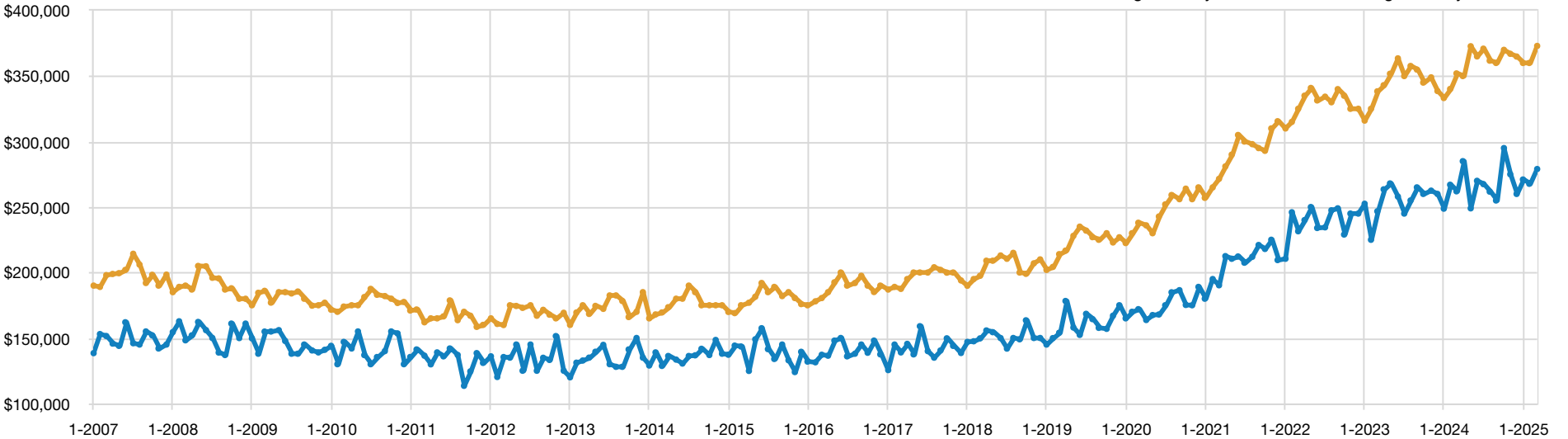
Median Sales Price

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



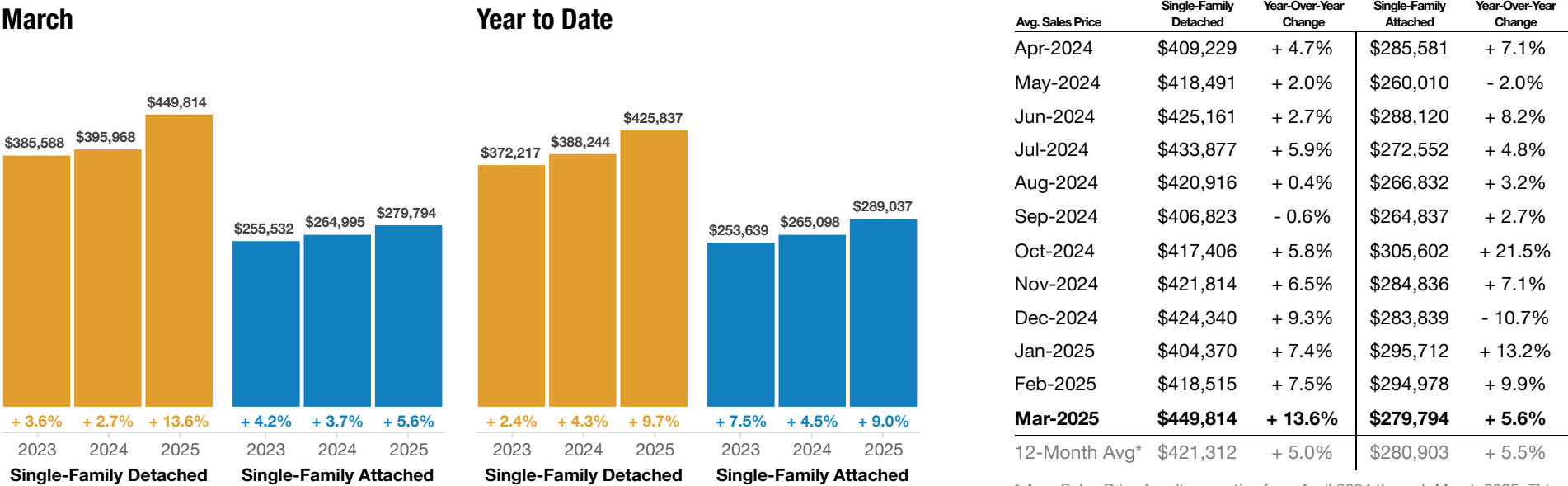
* Median Sales Price for all properties from April 2024 through March 2025. This is not the average of the individual figures above.

Historical Median Sales Price by Month



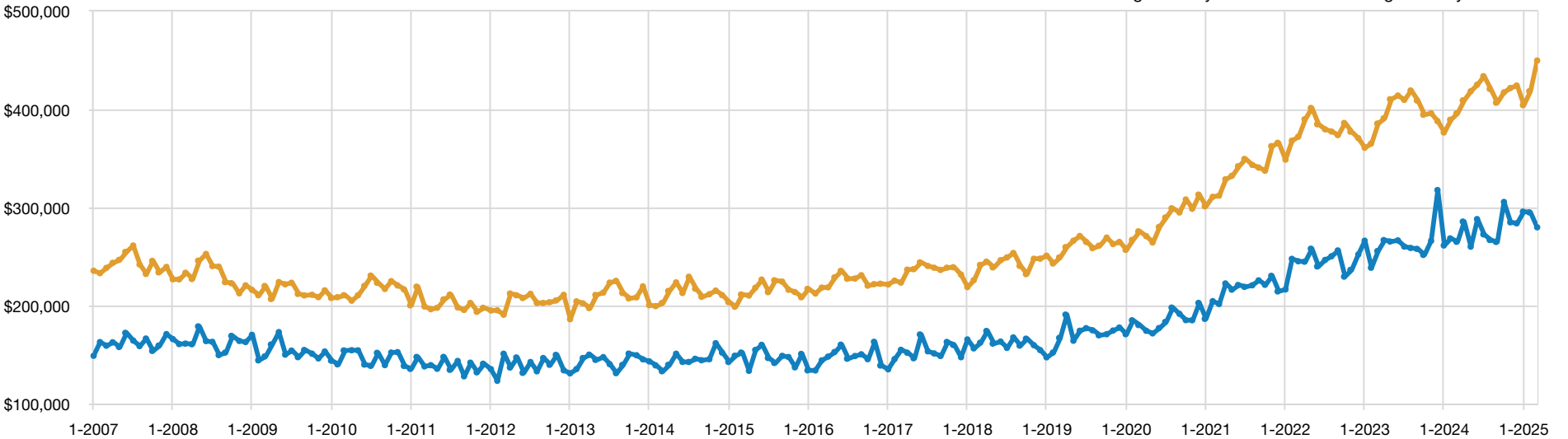
Average Sales Price

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



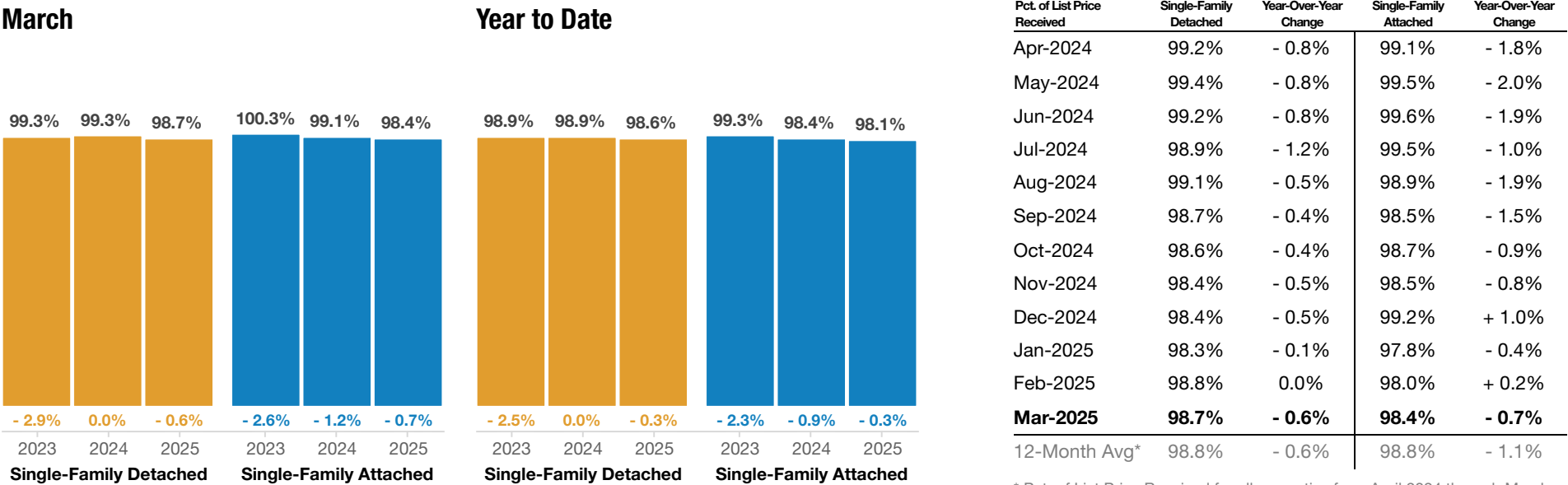
* Avg. Sales Price for all properties from April 2024 through March 2025. This is not the average of the individual figures above.

Historical Average Sales Price by Month



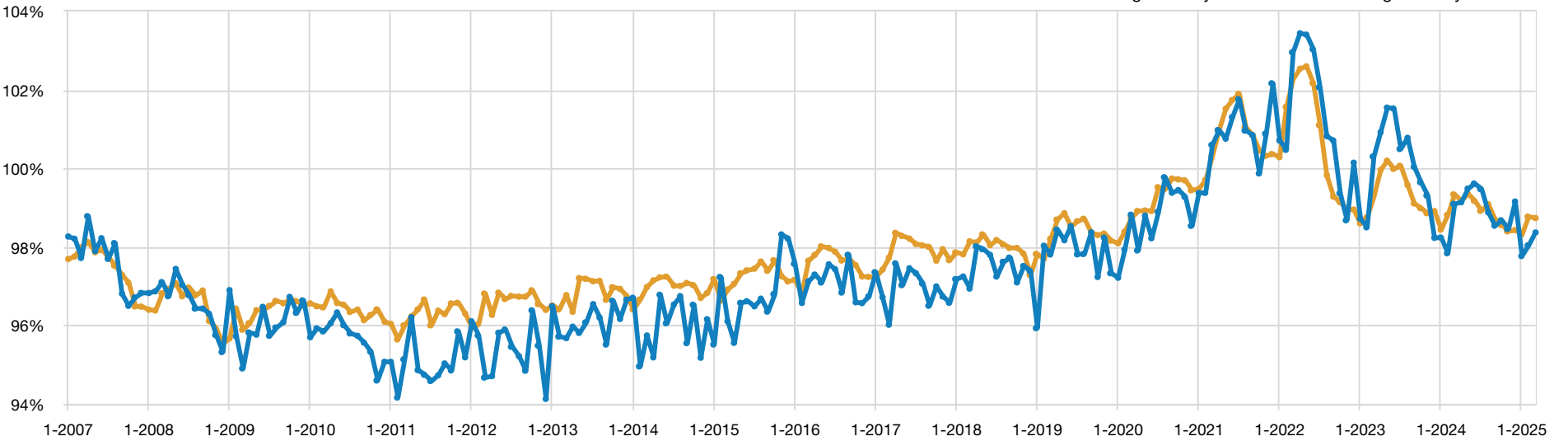
Percent of List Price Received

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.



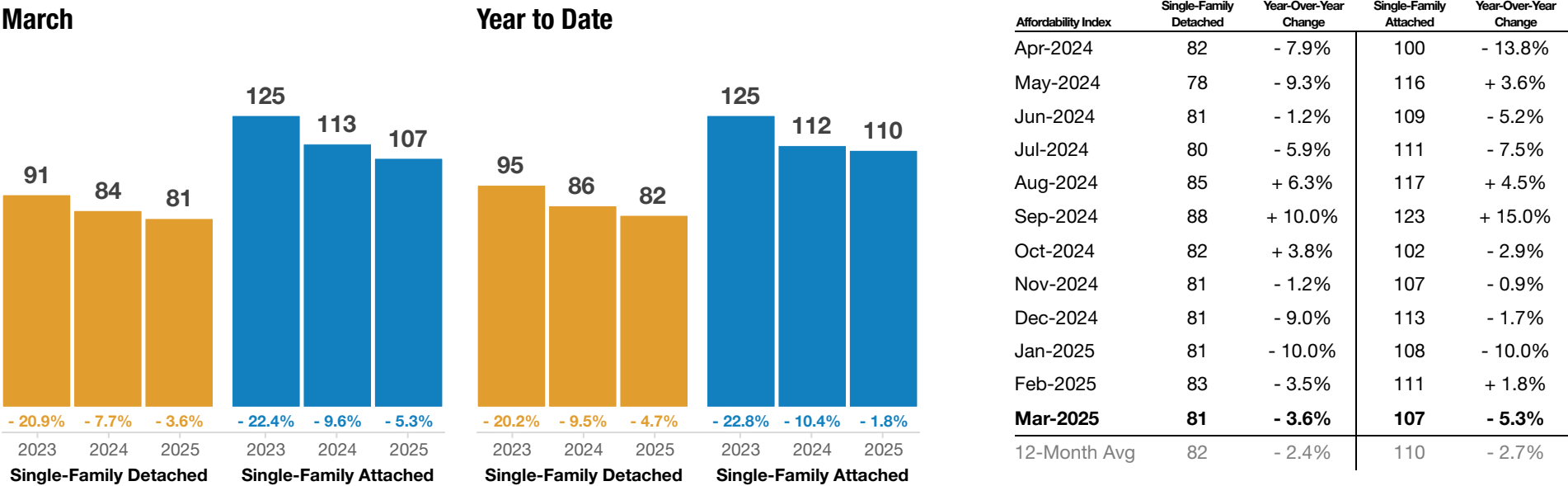
* Pct. of List Price Received for all properties from April 2024 through March 2025. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

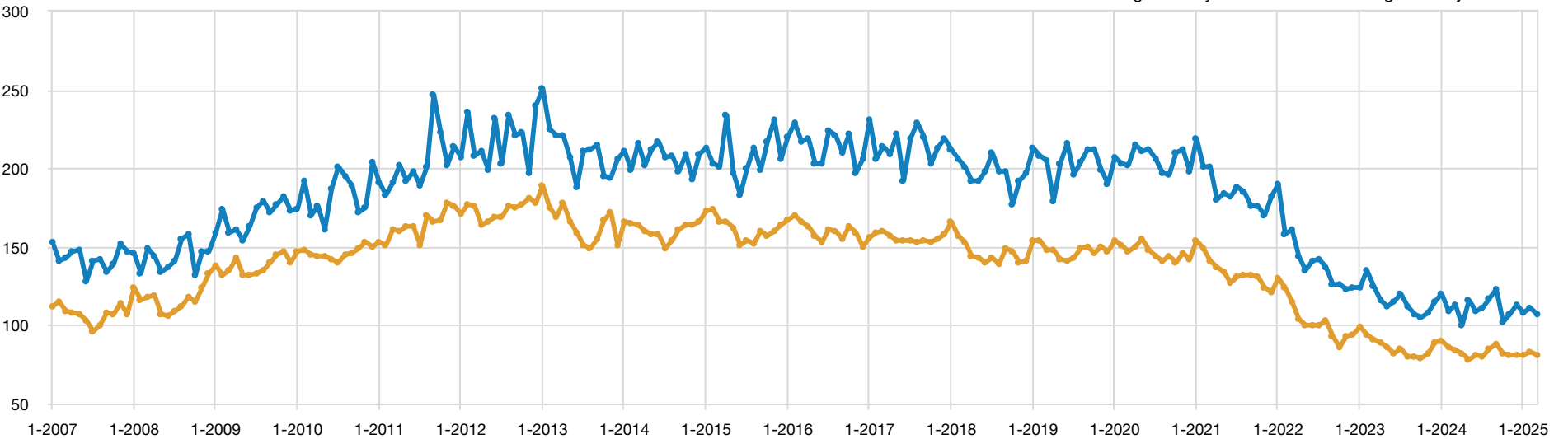


Housing Affordability Index

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.

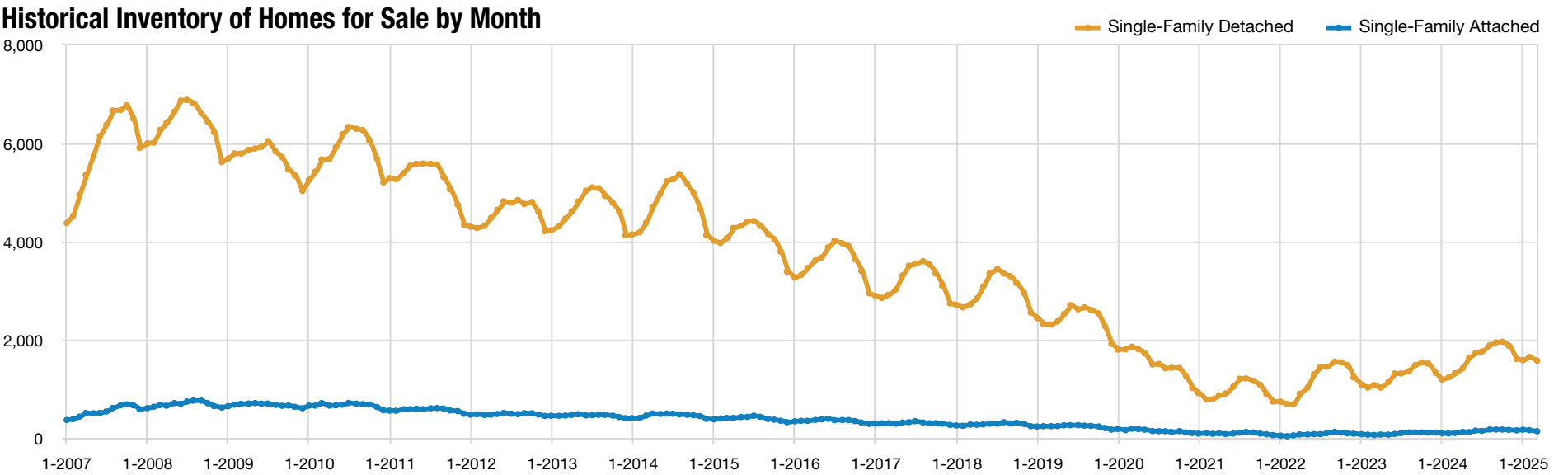
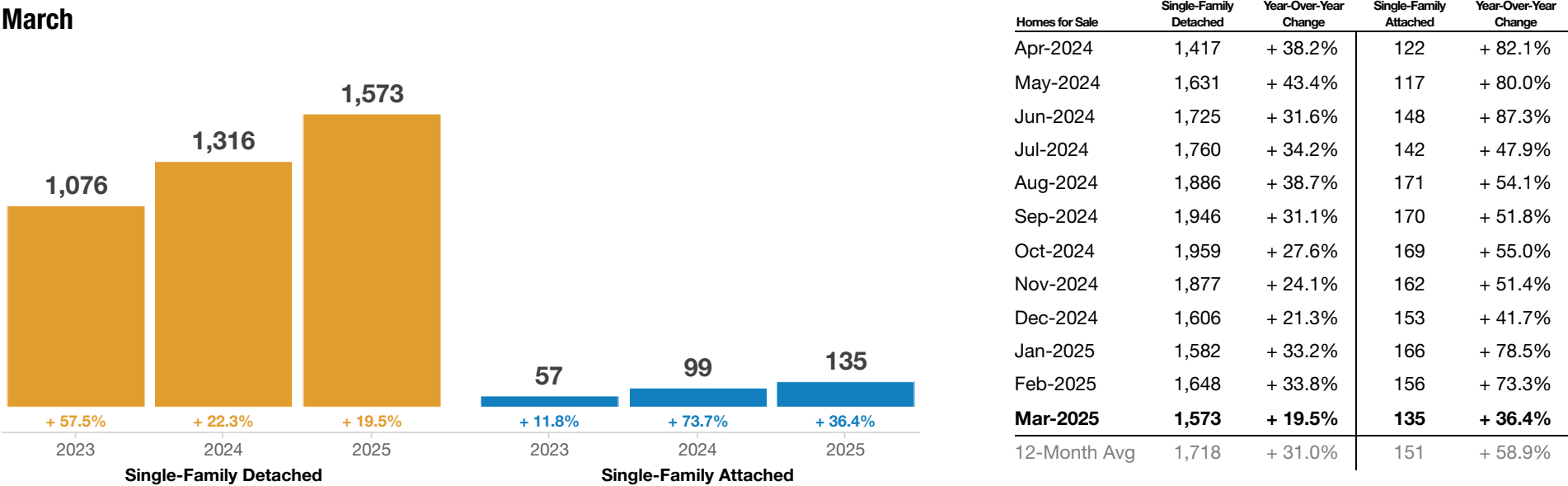


Historical Housing Affordability Index by Month



Inventory of Homes for Sale

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

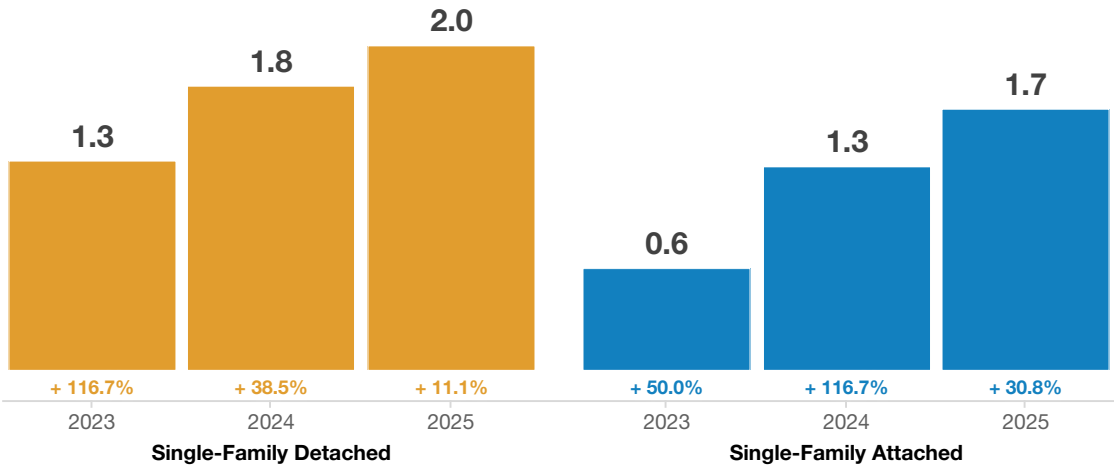


Absorption Rate

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.



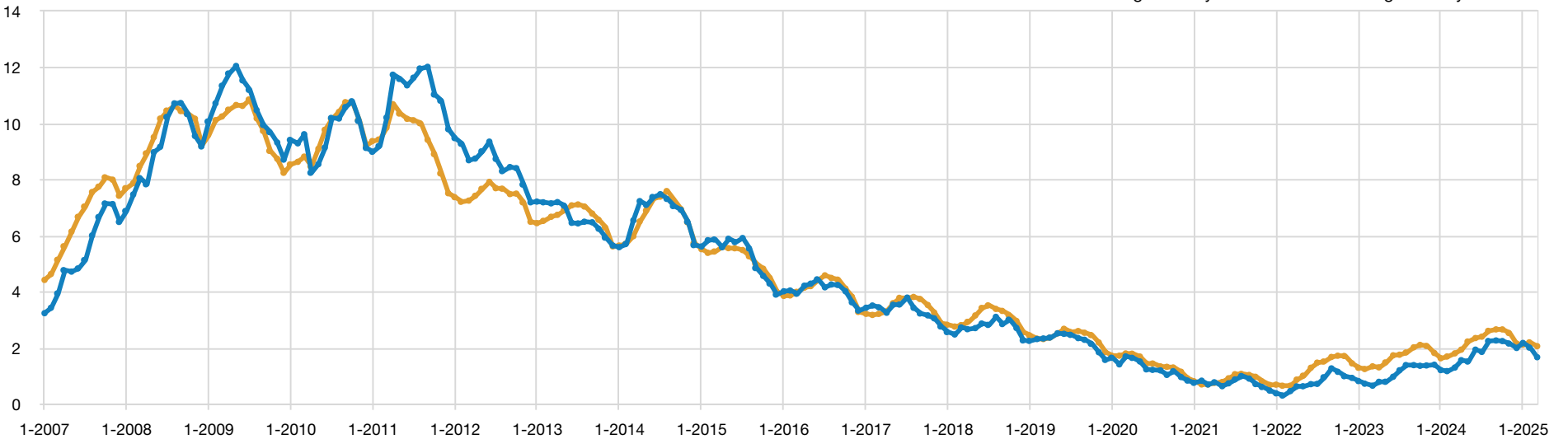
March



Months Supply	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Apr-2024	1.9	+ 46.2%	1.5	+ 87.5%
May-2024	2.2	+ 46.7%	1.5	+ 87.5%
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	2.0	+ 11.1%	1.7	+ 30.8%
12-Month Avg*	2.3	+ 31.5%	2.0	+ 65.6%

* Months Supply for all properties from April 2024 through March 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	3-2024	3-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,093	1,199	+ 9.7%	2,884	3,243	+ 12.4%
Pending Sales		872	1,076	+ 23.4%	2,426	2,695	+ 11.1%
Closed Sales		764	850	+ 11.3%	2,046	2,267	+ 10.8%
Days on Market Until Sale		33	44	+ 33.3%	37	47	+ 27.0%
Median Sales Price		\$340,000	\$358,000	+ 5.3%	\$334,950	\$352,750	+ 5.3%
Average Sales Price		\$382,425	\$429,588	+ 12.3%	\$376,327	\$410,805	+ 9.2%
Percent of List Price Received		99.3%	98.7%	- 0.6%	98.9%	98.6%	- 0.3%
Housing Affordability Index		87	84	- 3.4%	89	85	- 4.5%
Inventory of Homes for Sale		1,415	1,708	+ 20.7%	—	—	—
Absorption Rate		1.7	2.0	+ 17.6%	—	—	—