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	Closed Sales	Median Sales Price
New Listings All Properties	Closed Sales All Properties	Medi Single-

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	3-2024	3-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings	3-2023 9-2023 3-2024 9-2024 3-2025	992	1,078	+ 8.7%	2,625	2,918	+ 11.2%
Pending Sales	3-2023 9-2023 3-2024 9-2024 3-2025	794	956	+ 20.4%	2,197	2,412	+ 9.8%
Closed Sales	3-2023 9-2023 3-2024 9-2024 3-2025	685	749	+ 9.3%	1,848	2,018	+ 9.2%
Days on Market Until Sale	3-2023 9-2023 3-2024 9-2024 3-2025	33	45	+ 36.4%	37	48	+ 29.7%
Median Sales Price	3-2023 9-2023 3-2024 9-2024 3-2025	\$352,000	\$372,995	+ 6.0%	\$343,295	\$365,000	+ 6.3%
Average Sales Price	3-2023 9-2023 3-2024 9-2024 3-2025	\$395,968	\$449,814	+ 13.6%	\$388,244	\$425,837	+ 9.7%
Percent of List Price Received	3-2023 9-2023 3-2024 9-2024 3-2025	99.3%	98.7%	- 0.6%	98.9%	98.6%	- 0.3%
Housing Affordability Index	3-2023 9-2023 3-2024 9-2024 3-2025	84	81	- 3.6%	86	82	- 4.7%
Inventory of Homes for Sale	3-2023 9-2023 3-2024 9-2024 3-2025	1,316	1,573	+ 19.5%			_
Absorption Rate	3-2023 9-2023 3-2024 9-2024 3-2025	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.

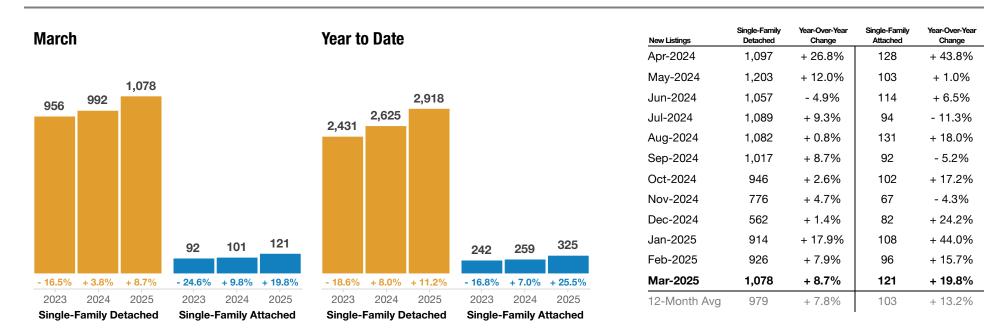


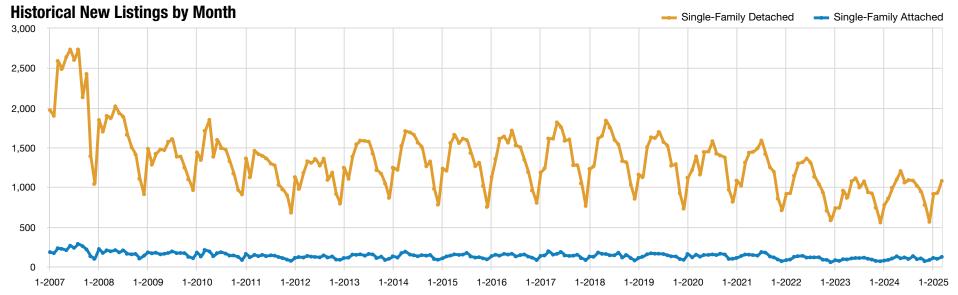
Key Metrics	Historical Sparkbars	3-2024	3-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings	3-2023 9-2023 3-2024 9-2024 3-2025	101	121	+ 19.8%	259	325	+ 25.5%
Pending Sales	3-2023 9-2023 3-2024 9-2024 3-2025	78	120	+ 53.8%	229	283	+ 23.6%
Closed Sales	3-2023 9-2023 3-2024 9-2024 3-2025	79	101	+ 27.8%	198	249	+ 25.8%
Days on Market Until Sale	3-2023 9-2023 3-2024 9-2024 3-2025	35	41	+ 17.1%	32	39	+ 21.9%
Median Sales Price	3-2023 9-2023 3-2024 9-2024 3-2025	\$262,000	\$279,000	+ 6.5%	\$263,500	\$273,000	+ 3.6%
Average Sales Price	3-2023 9-2023 3-2024 9-2024 3-2025	\$264,995	\$279,794	+ 5.6%	\$265,098	\$289,037	+ 9.0%
Percent of List Price Received	3-2023 9-2023 3-2024 9-2024 3-2025	99.1%	98.4%	- 0.7%	98.4%	98.1%	- 0.3%
Housing Affordability Index	3-2023 9-2023 3-2024 9-2024 3-2025	113	107	- 5.3%	112	110	- 1.8%
Inventory of Homes for Sale	3-2023 9-2023 3-2024 9-2024 3-2025	99	135	+ 36.4%			
Absorption Rate	3-2023 9-2023 3-2024 9-2024 3-2025	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.



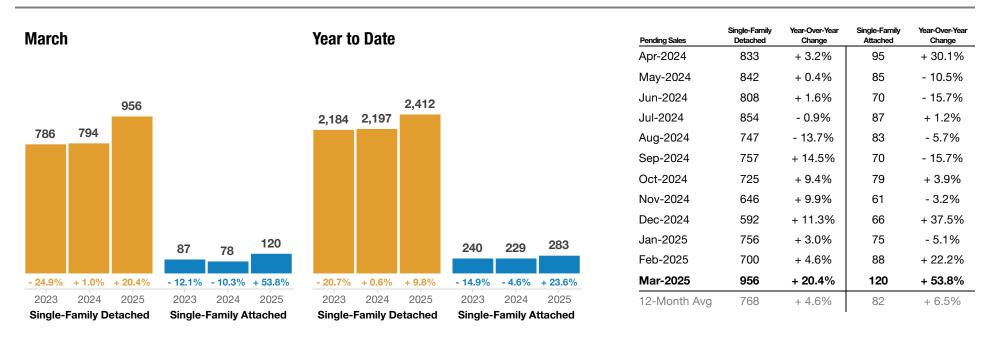


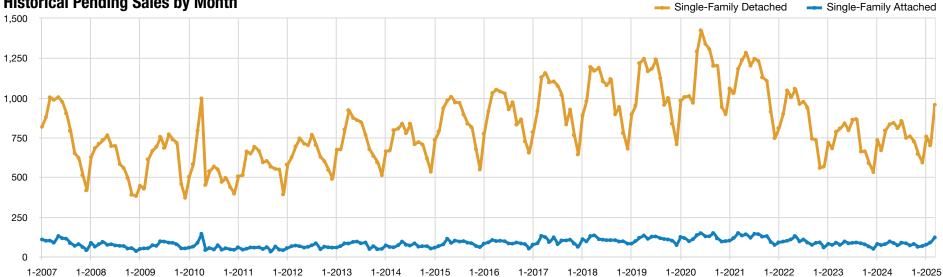


Pending Sales

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







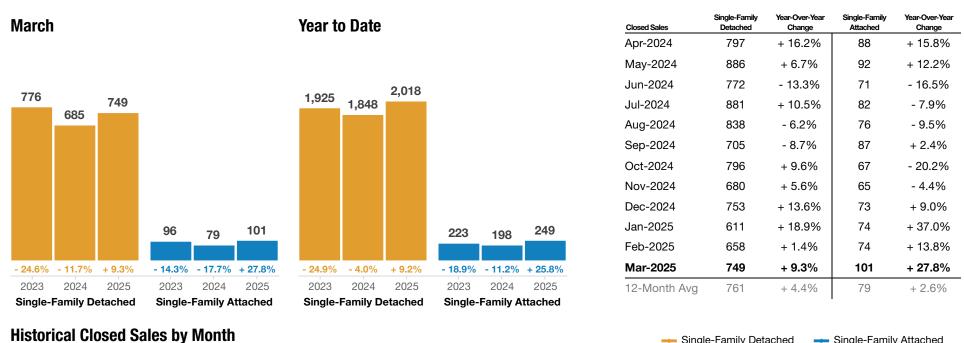
Current as of April 5, 2025. All data from the Southwest Multiple Listing Service. Report © 2025 ShowingTime Plus, LLC. | 5

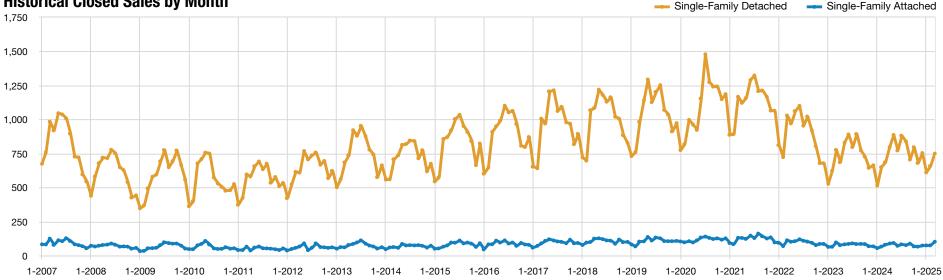
Historical Pending Sales by Month

Closed Sales

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



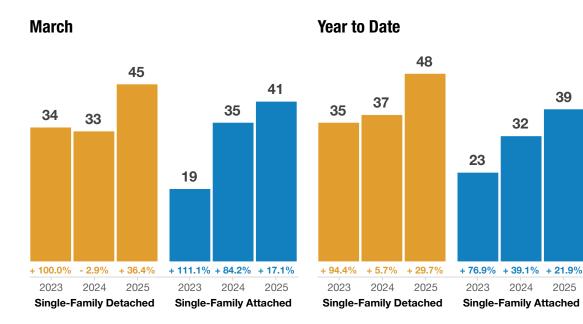




Days on Market Until Sale

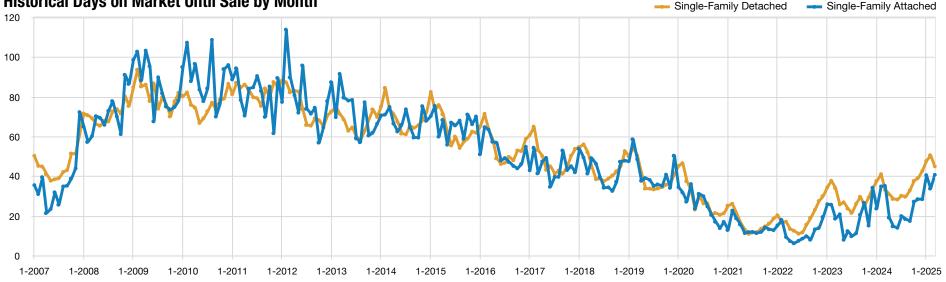
Average number of days between when a property is listed and when an offer is accepted in a given month.





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.



39

2025

32

2024

Historical Days on Market Until Sale by Month

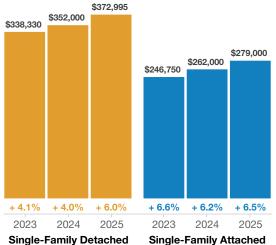
Median Sales Price

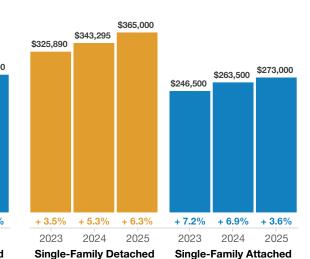
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

Year to Date



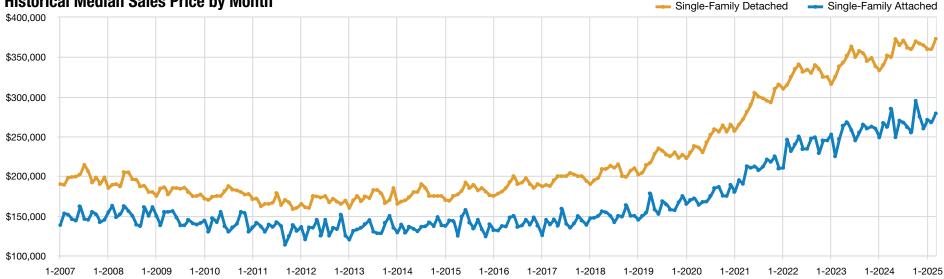
March





Median Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Apr-2024	\$350,000	+ 2.0%	\$285,000	+ 8.2%
May-2024	\$372,750	+ 6.0%	\$249,000	- 7.1%
Jun-2024	\$365,000	+ 0.4%	\$270,000	+ 4.7%
Jul-2024	\$370,900	+ 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%
12-Month Avg*	\$365,000	+ 4.3%	\$270,000	+ 3.8%

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



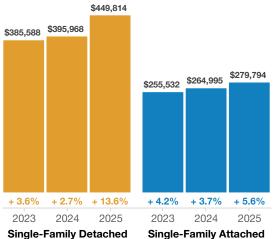
Historical Median Sales Price by Month

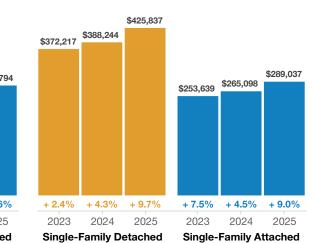
Average Sales Price

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



March



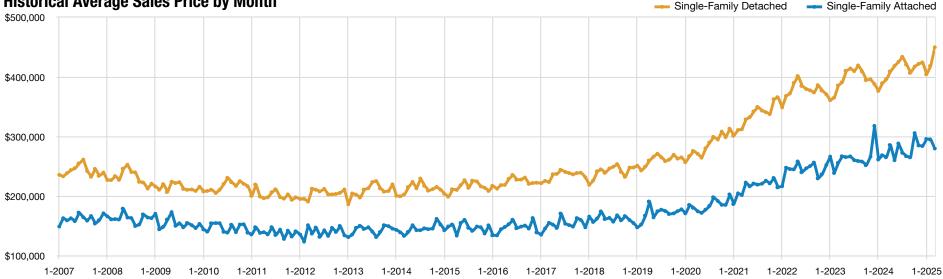


Year to Date

	Single-Family	Year-Over-Year	Single-Family	Year-Over-Year
Avg. Sales Price	Detached	Change	Attached	Change
Apr-2024	\$409,229	+ 4.7%	\$285,581	+ 7.1%
May-2024	\$418,491	+ 2.0%	\$260,010	- 2.0%
Jun-2024	\$425,161	+ 2.7%	\$288,120	+ 8.2%
Jul-2024	\$433,877	+ 5.9%	\$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	\$404,370	+ 7.4%	\$295,712	+ 13.2%
Feb-2025	\$418,515	+ 7.5%	\$294,978	+ 9.9%
Mar-2025	\$449,814	+ 13.6%	\$279,794	+ 5.6%
12-Month Avg*	\$421,312	+ 5.0%	\$280,903	+ 5.5%

Historical Average Sales Price by Month

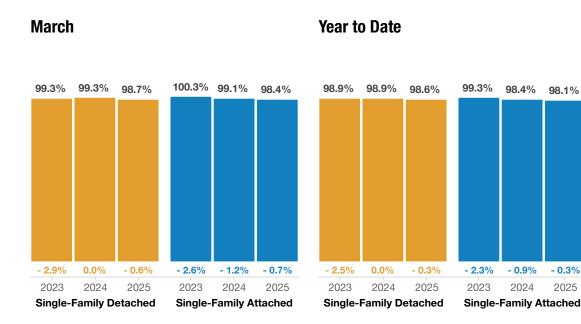
* Avg. Sales Price for all properties from April 2024 through March 2025. This is not the average of the individual figures above.



Percent of List Price Received

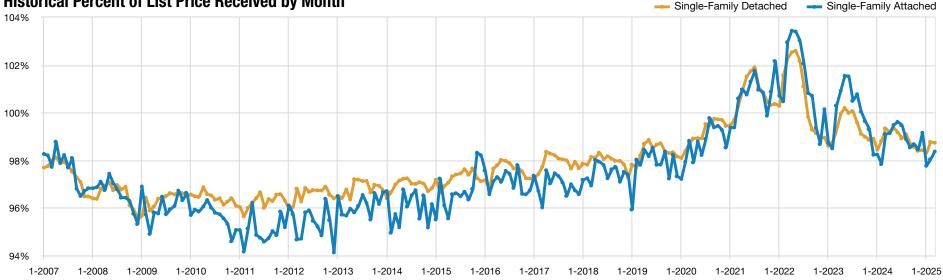
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.





Pct. of List Price	Single-Family	Year-Over-Year	Single-Family	Year-Over-Year
Received Apr-2024	Detached 99.2%	Change - 0.8%	Attached 99.1%	Change - 1.8%
1				,.
May-2024	99.4%	- 0.8%	99.5%	- 2.0%
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%
12-Month Avg*	98.8%	- 0.6%	98.8%	- 1.1%

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

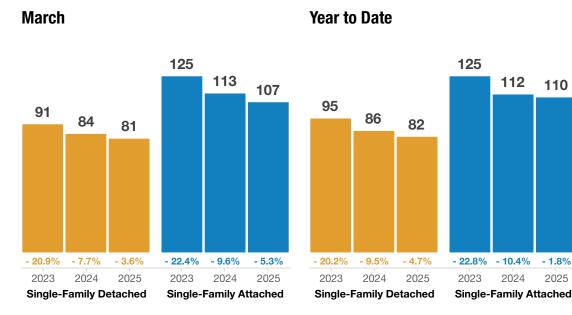


Historical Percent of List Price Received by Month

Housing Affordability Index

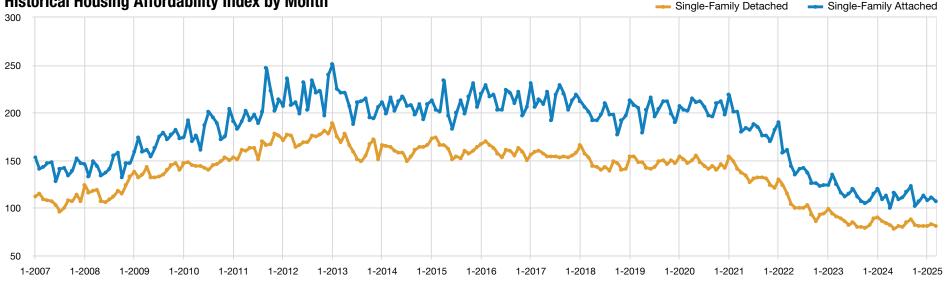
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.





Affordability Index	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Apr-2024	82	- 7.9%	100	- 13.8%
May-2024	78	- 9.3%	116	+ 3.6%
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%
12-Month Avg	82	- 2.4%	110	- 2.7%

Historical Housing Affordability Index by Month



112 110

- 10.4%

2024

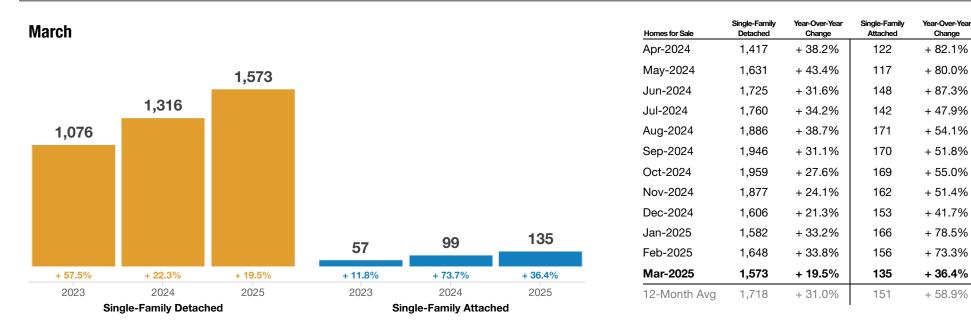
- 1.8%

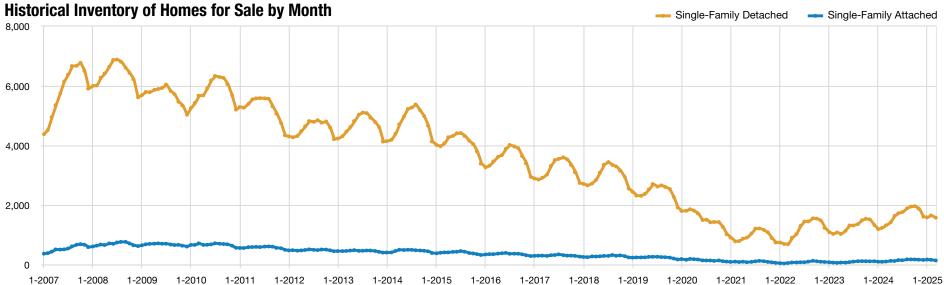
2025

Inventory of Homes for Sale

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





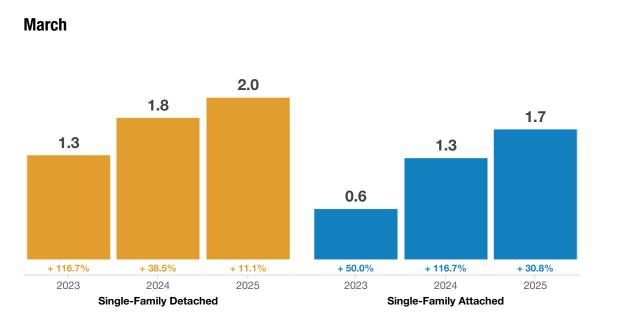


Current as of April 5, 2025. All data from the Southwest Multiple Listing Service. Report © 2025 ShowingTime Plus, LLC. | 12

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.





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	3-2023 9-2023 3-2024 9-2024 3-2025	1,093	1,199	+ 9.7%	2,884	3,243	+ 12.4%
Pending Sales	3-2023 9-2023 3-2024 9-2024 3-2025	872	1,076	+ 23.4%	2,426	2,695	+ 11.1%
Closed Sales	3-2023 9-2023 3-2024 9-2024 3-2025	764	850	+ 11.3%	2,046	2,267	+ 10.8%
Days on Market Until Sale	3-2023 9-2023 3-2024 9-2024 3-2025	33	44	+ 33.3%	37	47	+ 27.0%
Median Sales Price	3-2023 9-2023 3-2024 9-2024 3-2025	\$340,000	\$358,000	+ 5.3%	\$334,950	\$352,750	+ 5.3%
Average Sales Price	3-2023 9-2023 3-2024 9-2024 3-2025	\$382,425	\$429,588	+ 12.3%	\$376,327	\$410,805	+ 9.2%
Percent of List Price Received	3-2023 9-2023 3-2024 9-2024 3-2025	99.3%	98.7%	- 0.6%	98.9%	98.6%	- 0.3%
Housing Affordability Index	3-2023 9-2023 3-2024 9-2024 3-2025	87	84	- 3.4%	89	85	- 4.5%
Inventory of Homes for Sale	3-2023 9-2023 3-2024 9-2024 3-2025	1,415	1,708	+ 20.7%			
Absorption Rate	3-2023 9-2023 3-2024 9-2024 3-2025	1.7	2.0	+ 17.6%			_