

Monthly Indicators



February 2026

Despite improving affordability conditions, U.S. existing-home sales declined 8.4% to a seasonally adjusted annual rate of 3.91 million, a 4.4% drop from one year earlier, according to the National Association of REALTORS® (NAR). The slowdown followed a 5.1% increase the previous month and modest gains throughout the fall. Sales retreated month-over-month and year-over-year in all four regions.

New Listings decreased 8.1 percent for Single-Family Detached homes and 16.7 percent for Single-Family Attached homes. Pending Sales increased 16.5 percent for Single-Family Detached homes but decreased 9.2 percent for Single-Family Attached homes. Inventory decreased 5.0 percent for Single-Family Detached homes and 1.3 percent for Single-Family Attached homes.

Median Sales Price increased 4.2 percent to \$375,000 for Single-Family Detached homes but decreased 3.9 percent to \$257,000 for Single-Family Attached homes. Days on Market increased 5.9 percent for Single-Family Detached homes and 36.4 percent for Single-Family Attached homes. Months Supply of Inventory decreased 4.5 percent for Single-Family Detached homes but remained flat for Single-Family Attached homes.

Nationally, the median existing-home price inched up 0.9% year-over-year to \$396,800, a new high for the month, NAR reported. Home prices have continued to rise across much of the country, in part due to low supply, which remains below pre-pandemic levels. Total housing inventory stood at 1.22 million units as of the most recent reading, up 3.4% from one year earlier, representing a 3.7-month supply at the current sales pace.

Quick Facts

931	673	\$375,000
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.

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	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		926	851	- 8.1%	1,842	1,655	- 10.2%
Pending Sales		692	806	+ 16.5%	1,446	1,492	+ 3.2%
Closed Sales		658	610	- 7.3%	1,270	1,150	- 9.4%
Days on Market Until Sale		51	54	+ 5.9%	49	52	+ 6.1%
Median Sales Price		\$360,000	\$375,000	+ 4.2%	\$360,000	\$370,000	+ 2.8%
Average Sales Price		\$418,515	\$429,902	+ 2.7%	\$413,102	\$423,484	+ 2.5%
Percent of List Price Received		98.8%	98.4%	- 0.4%	98.5%	98.4%	- 0.1%
Housing Affordability Index		88	90	+ 2.3%	88	91	+ 3.4%
Inventory of Homes for Sale		1,671	1,587	- 5.0%	—	—	—
Absorption Rate		2.2	2.1	- 4.5%	—	—	—

Single-Family Attached Market Overview

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



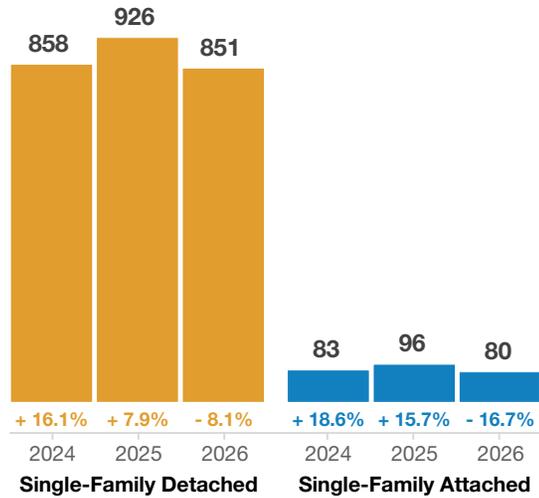
Key Metrics	Historical Sparkbars	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		96	80	- 16.7%	203	173	- 14.8%
Pending Sales		87	79	- 9.2%	160	148	- 7.5%
Closed Sales		73	63	- 13.7%	148	127	- 14.2%
Days on Market Until Sale		33	45	+ 36.4%	36	52	+ 44.4%
Median Sales Price		\$267,500	\$257,000	- 3.9%	\$268,000	\$260,000	- 3.0%
Average Sales Price		\$293,471	\$275,299	- 6.2%	\$294,264	\$269,186	- 8.5%
Percent of List Price Received		98.2%	98.2%	0.0%	98.0%	97.9%	- 0.1%
Housing Affordability Index		118	131	+ 11.0%	117	129	+ 10.3%
Inventory of Homes for Sale		159	157	- 1.3%	—	—	—
Absorption Rate		2.0	2.0	0.0%	—	—	—

New Listings

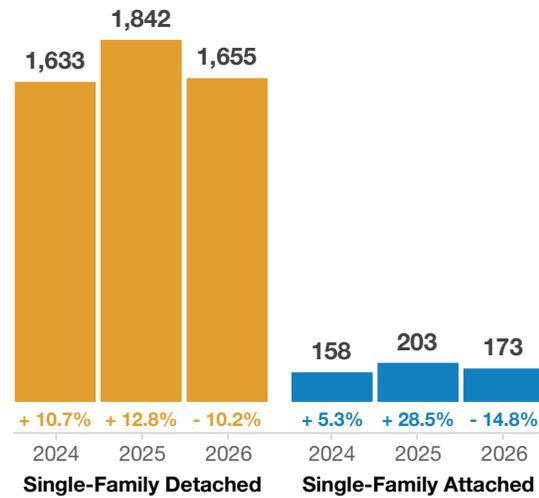
A count of the properties that have been newly listed on the market in a given month.



February

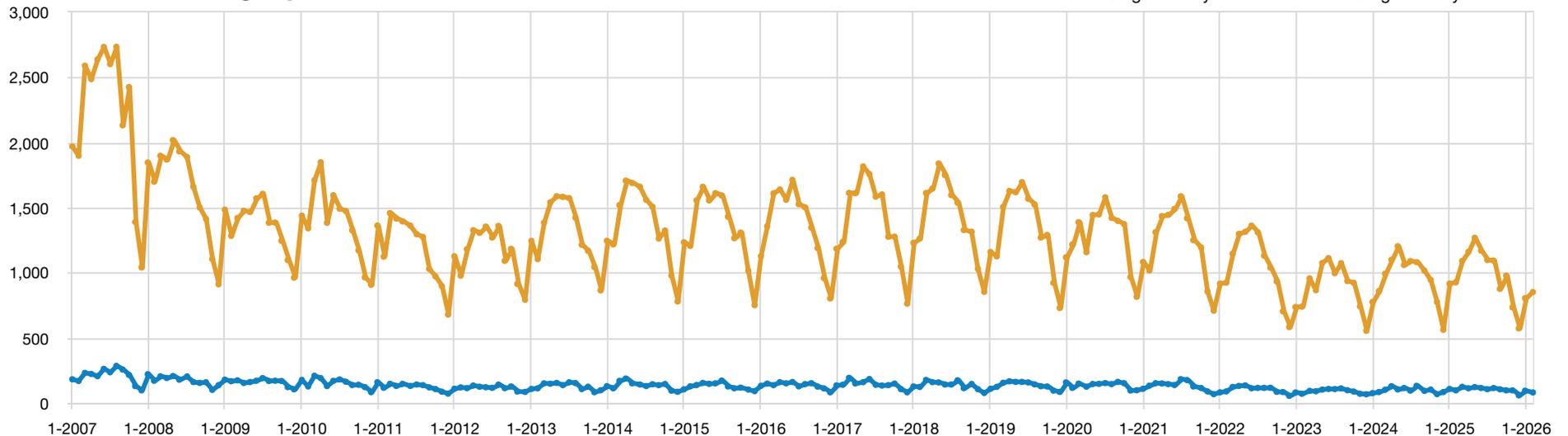


Year to Date



New Listings	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Mar-2025	1,090	+ 9.9%	123	+ 21.8%
Apr-2025	1,161	+ 5.6%	112	- 12.5%
May-2025	1,268	+ 5.4%	121	+ 17.5%
Jun-2025	1,170	+ 10.5%	114	0.0%
Jul-2025	1,097	+ 0.7%	105	+ 11.7%
Aug-2025	1,093	+ 1.1%	114	- 13.0%
Sep-2025	876	- 13.8%	104	+ 13.0%
Oct-2025	977	+ 3.4%	96	- 5.9%
Nov-2025	734	- 5.3%	96	+ 43.3%
Dec-2025	572	+ 2.0%	58	- 30.1%
Jan-2026	804	- 12.2%	93	- 13.1%
Feb-2026	851	- 8.1%	80	- 16.7%
12-Month Avg	974	+ 0.2%	101	- 1.0%

Historical New Listings by Month

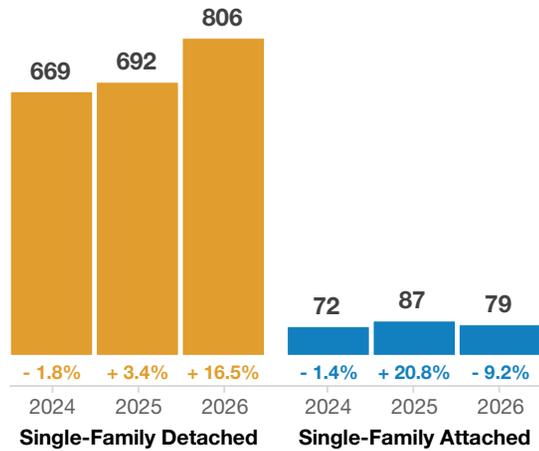


Pending Sales

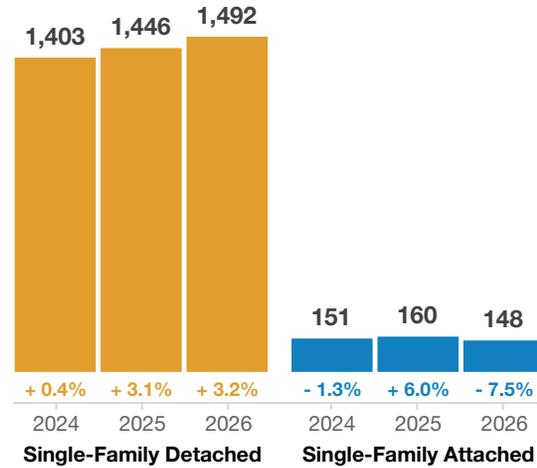
A count of the properties on which offers have been accepted in a given month.



February

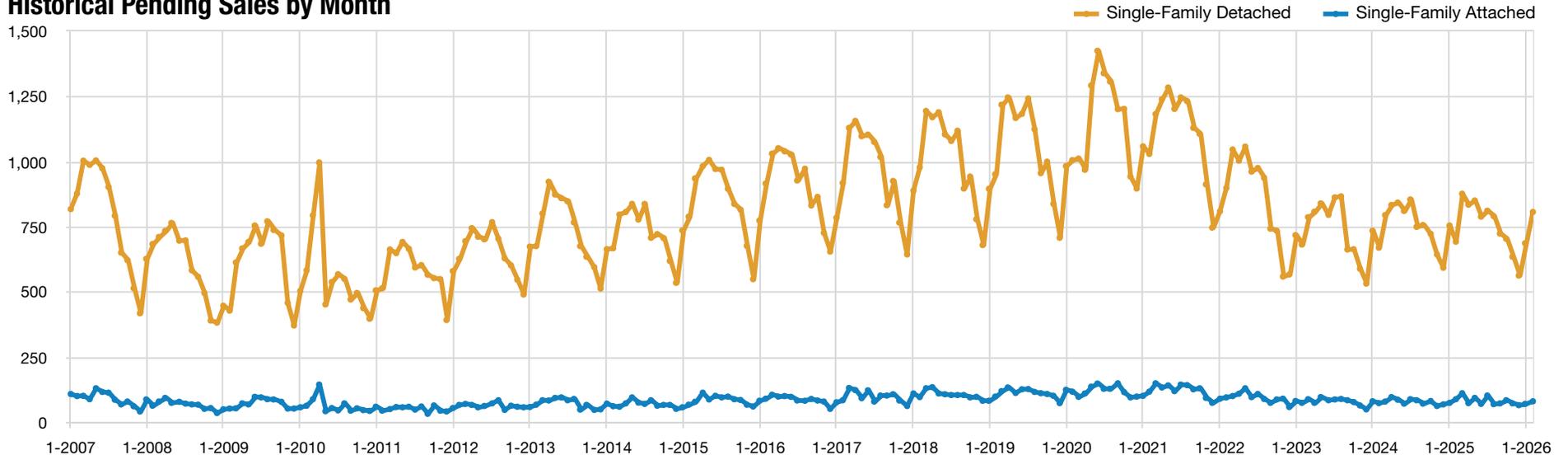


Year to Date



Pending Sales	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Mar-2025	876	+ 10.3%	110	+ 41.0%
Apr-2025	834	+ 0.1%	72	- 24.2%
May-2025	850	+ 1.0%	92	+ 8.2%
Jun-2025	788	- 2.7%	69	- 1.4%
Jul-2025	811	- 5.0%	101	+ 16.1%
Aug-2025	790	+ 5.5%	68	- 18.1%
Sep-2025	723	- 4.4%	71	+ 1.4%
Oct-2025	703	- 2.6%	83	+ 3.8%
Nov-2025	634	- 1.4%	71	+ 16.4%
Dec-2025	562	- 5.1%	64	- 4.5%
Jan-2026	686	- 9.0%	69	- 5.5%
Feb-2026	806	+ 16.5%	79	- 9.2%
12-Month Avg	755	+ 0.3%	79	+ 1.3%

Historical Pending Sales by Month

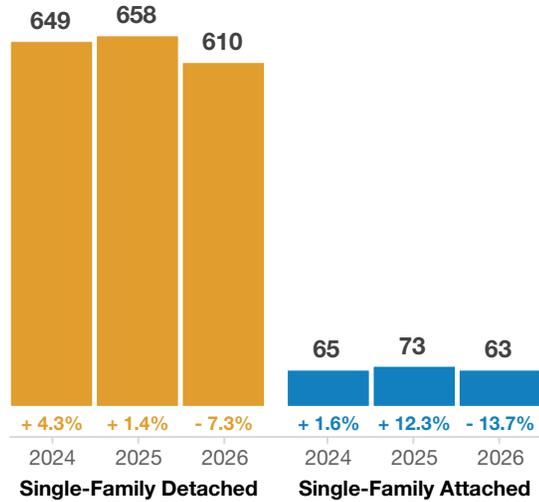


Closed Sales

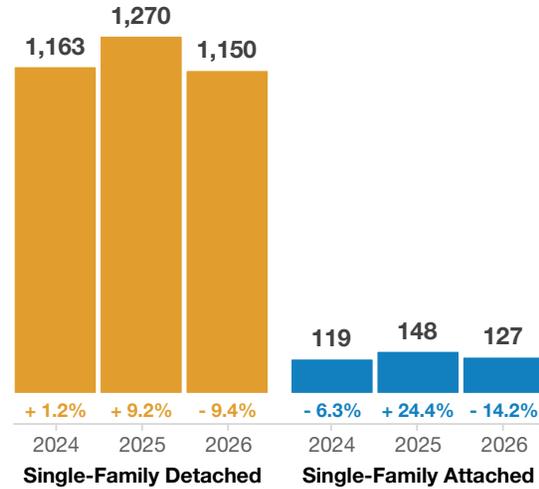
A count of the actual sales that closed in a given month.



February

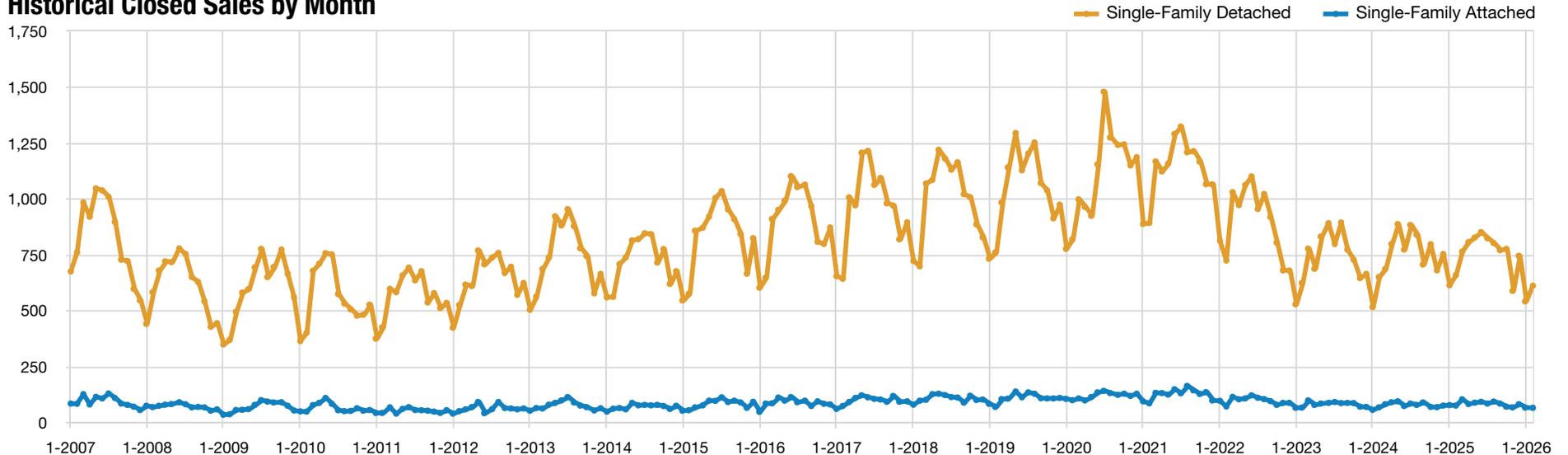


Year to Date



Closed Sales	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Mar-2025	763	+ 11.4%	101	+ 27.8%
Apr-2025	805	+ 1.0%	80	- 9.1%
May-2025	826	- 6.8%	86	- 6.5%
Jun-2025	850	+ 10.1%	90	+ 26.8%
Jul-2025	823	- 6.7%	82	0.0%
Aug-2025	801	- 4.4%	91	+ 19.7%
Sep-2025	769	+ 9.1%	82	- 5.7%
Oct-2025	775	- 2.6%	68	+ 1.5%
Nov-2025	587	- 13.5%	65	- 1.5%
Dec-2025	744	- 1.1%	79	+ 8.2%
Jan-2026	540	- 11.8%	64	- 14.7%
Feb-2026	610	- 7.3%	63	- 13.7%
12-Month Avg	741	- 1.9%	79	+ 2.6%

Historical Closed Sales by Month

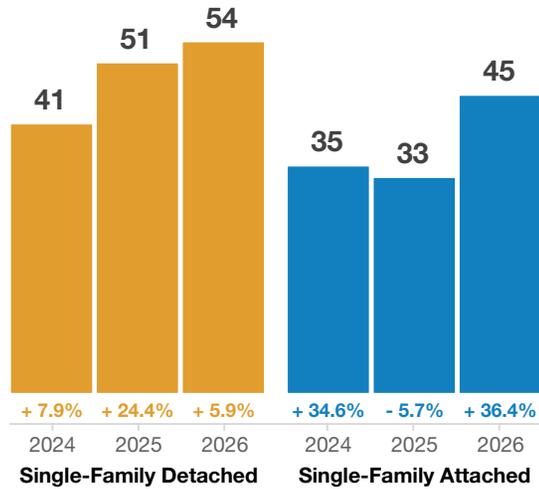


Days on Market Until Sale

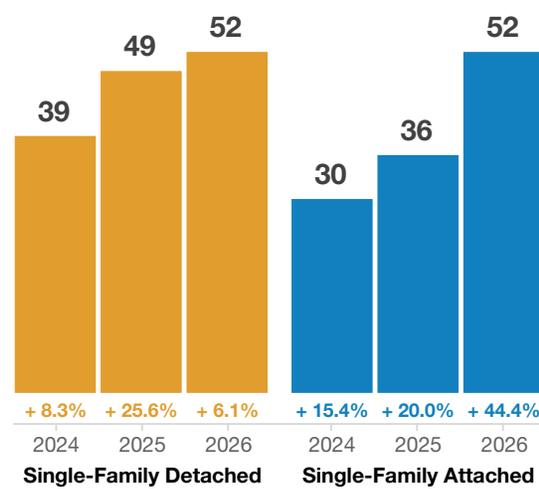
Average number of days between when a property is listed and when an offer is accepted in a given month.



February



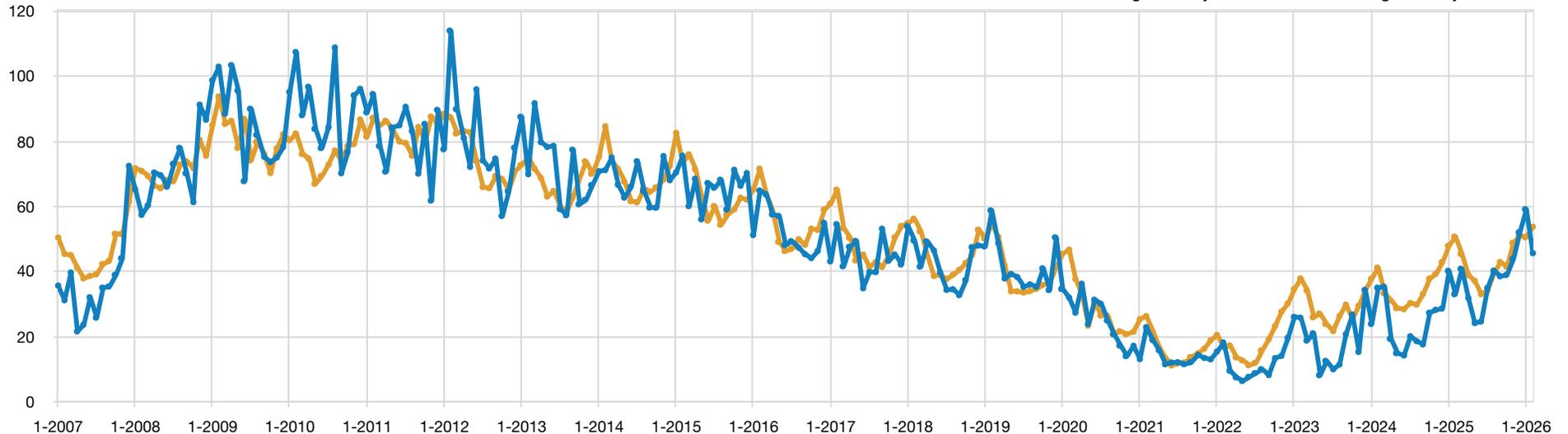
Year to Date



Days on Market	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%	40	+ 122.2%
Sep-2025	43	+ 30.3%	38	+ 123.5%
Oct-2025	41	+ 7.9%	39	+ 44.4%
Nov-2025	49	+ 25.6%	44	+ 57.1%
Dec-2025	51	+ 18.6%	52	+ 85.7%
Jan-2026	50	+ 4.2%	59	+ 47.5%
Feb-2026	54	+ 5.9%	45	+ 36.4%
12-Month Avg*	42	+ 19.3%	39	+ 59.8%

* Days on Market for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

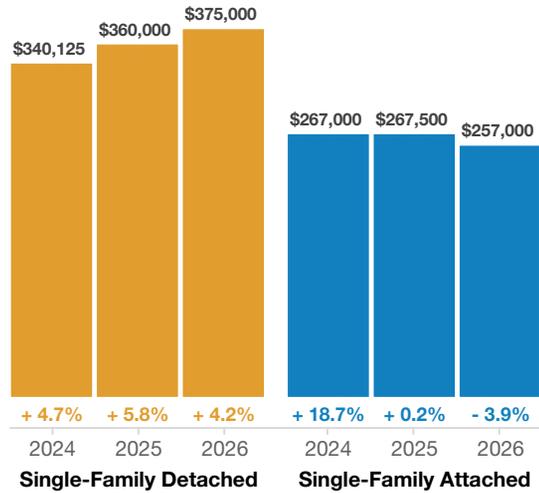


Median Sales Price

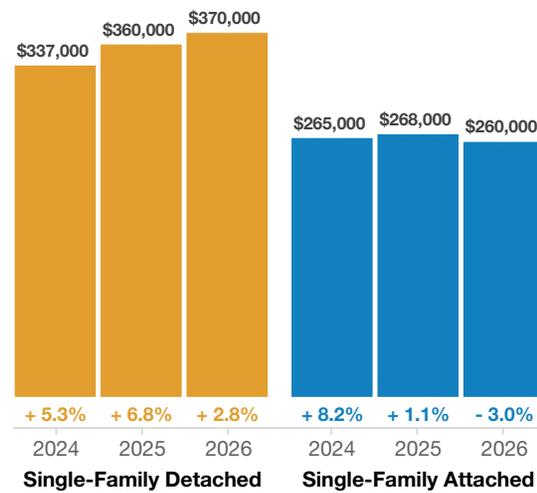
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



February



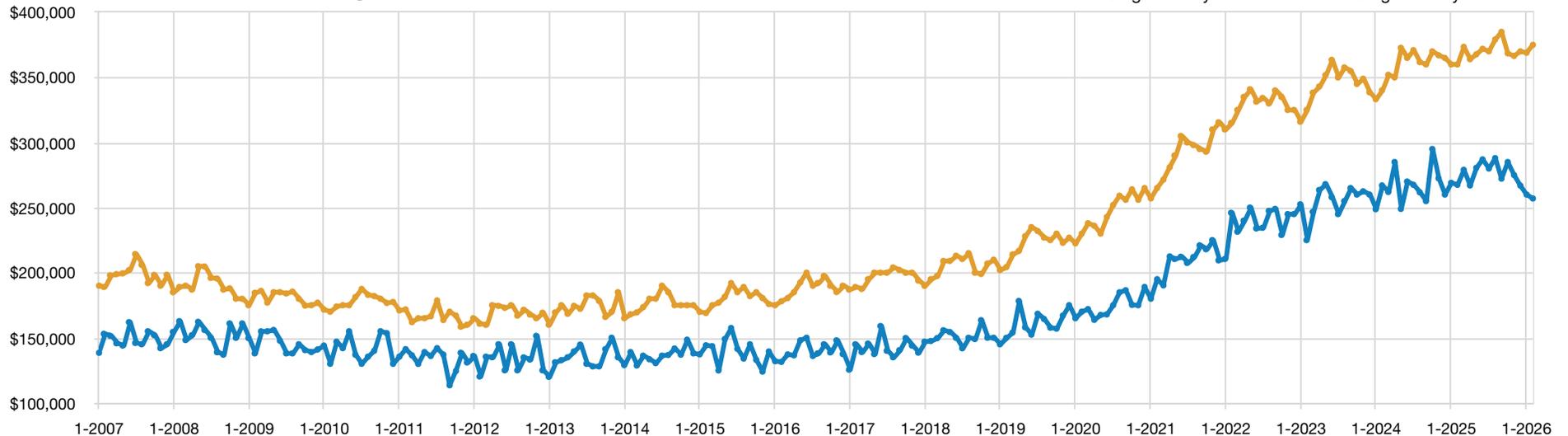
Year to Date



Median Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Mar-2025	\$373,500	+ 6.1%	\$279,000	+ 6.5%
Apr-2025	\$364,000	+ 4.0%	\$267,000	- 6.3%
May-2025	\$367,750	- 1.3%	\$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	\$379,090	+ 4.8%	\$288,000	+ 10.0%
Sep-2025	\$385,000	+ 6.9%	\$272,250	+ 6.8%
Oct-2025	\$368,500	- 0.4%	\$285,000	- 3.4%
Nov-2025	\$366,500	- 0.1%	\$275,000	+ 0.9%
Dec-2025	\$370,000	+ 1.4%	\$266,900	+ 2.7%
Jan-2026	\$369,000	+ 2.5%	\$260,000	- 3.3%
Feb-2026	\$375,000	+ 4.2%	\$257,000	- 3.9%
12-Month Avg*	\$370,095	+ 1.7%	\$275,000	+ 2.6%

* Median Sales Price for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Historical Median Sales Price by Month

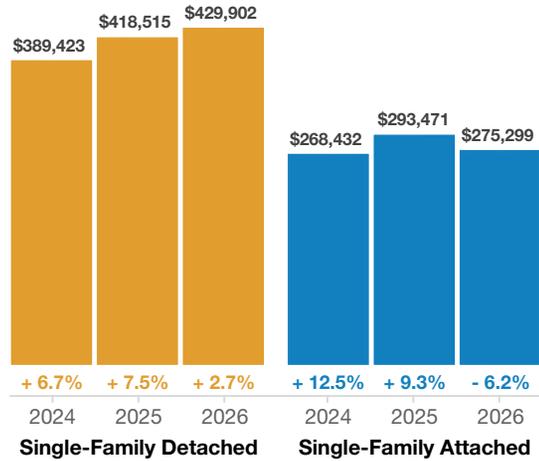


Average Sales Price

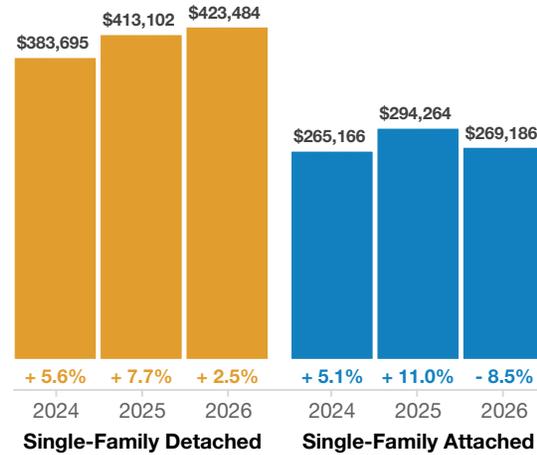
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



February



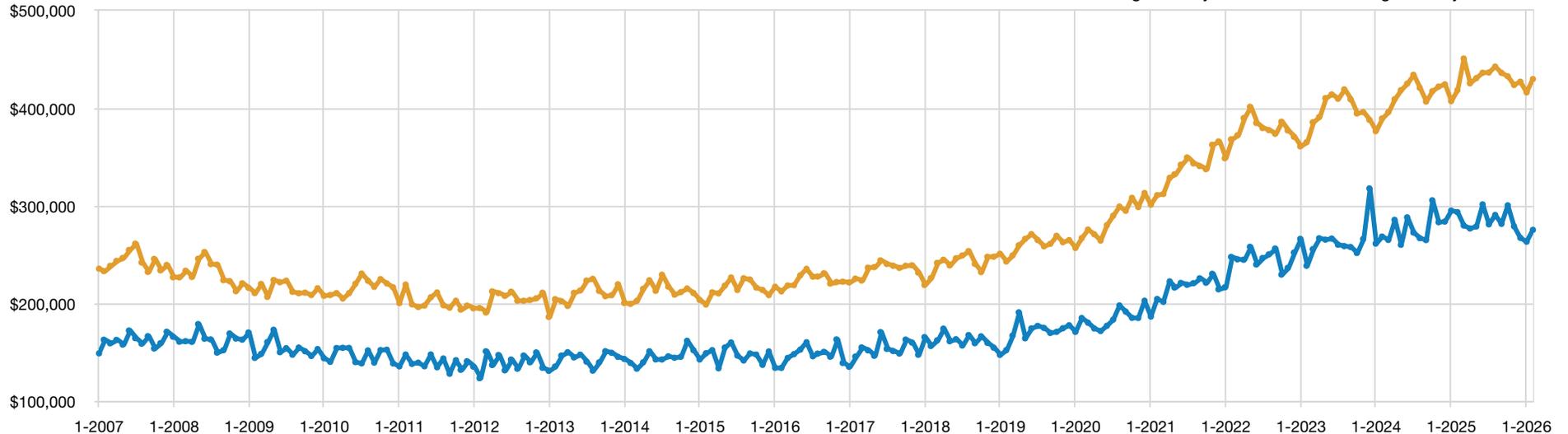
Year to Date



Avg. Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Mar-2025	\$450,938	+ 13.9%	\$279,794	+ 5.6%
Apr-2025	\$425,531	+ 4.0%	\$276,730	- 3.1%
May-2025	\$430,834	+ 2.9%	\$278,821	+ 7.2%
Jun-2025	\$436,353	+ 2.6%	\$301,408	+ 4.6%
Jul-2025	\$436,641	+ 0.5%	\$280,964	+ 3.1%
Aug-2025	\$442,647	+ 5.2%	\$290,577	+ 8.9%
Sep-2025	\$436,253	+ 7.2%	\$281,484	+ 6.3%
Oct-2025	\$432,700	+ 3.7%	\$300,463	- 1.7%
Nov-2025	\$423,829	+ 0.4%	\$278,955	- 1.5%
Dec-2025	\$427,194	+ 0.6%	\$267,160	- 5.9%
Jan-2026	\$416,245	+ 2.2%	\$263,169	- 10.8%
Feb-2026	\$429,902	+ 2.7%	\$275,299	- 6.2%
12-Month Avg*	\$433,121	+ 3.8%	\$281,727	+ 0.8%

* Avg. Sales Price for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Historical Average Sales Price by Month

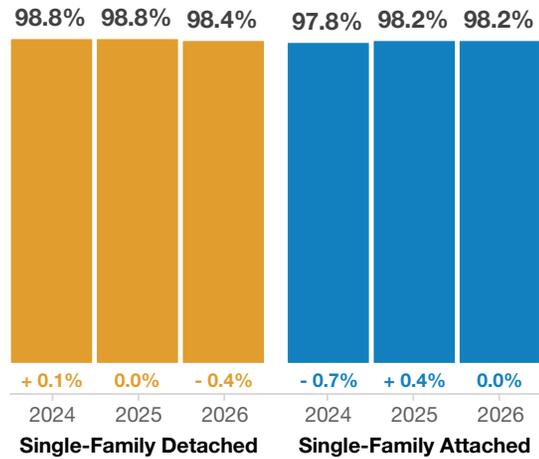


Percent of List Price Received

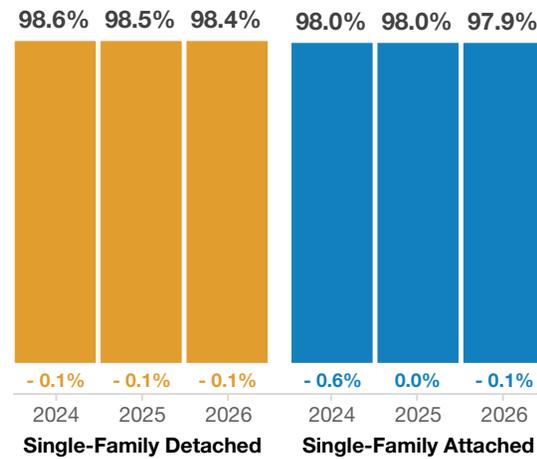
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



February



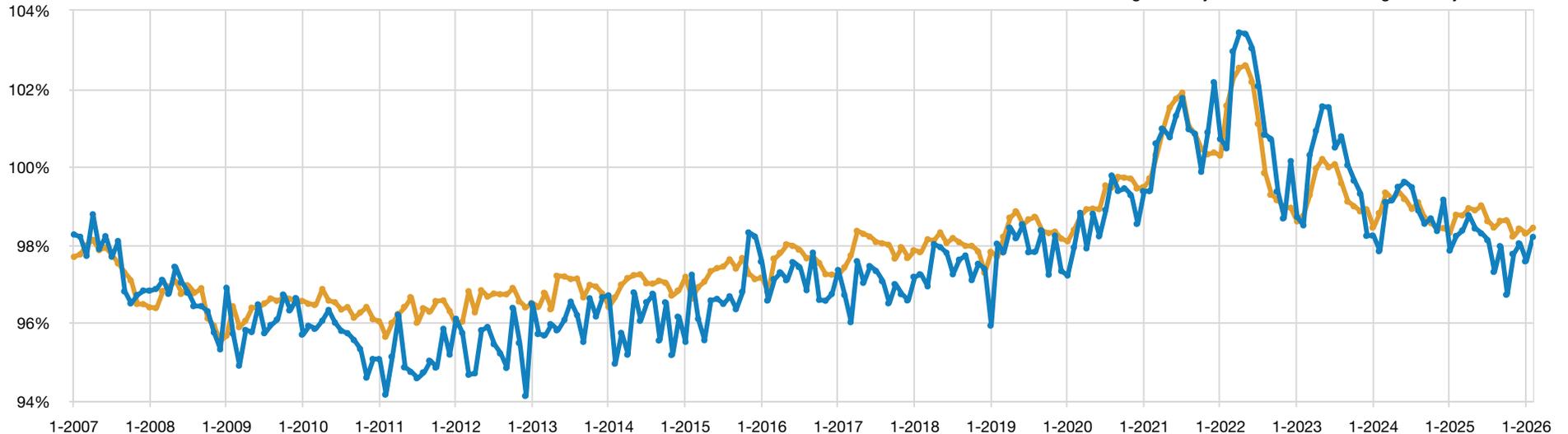
Year to Date



Pct. of List Price Received	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Mar-2025	98.8%	-0.5%	98.4%	-0.7%
Apr-2025	98.9%	-0.3%	98.8%	-0.3%
May-2025	98.9%	-0.5%	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%
Nov-2025	98.2%	-0.2%	97.8%	-0.6%
Dec-2025	98.4%	0.0%	98.0%	-1.2%
Jan-2026	98.3%	0.0%	97.6%	-0.3%
Feb-2026	98.4%	-0.4%	98.2%	0.0%
12-Month Avg*	98.6%	-0.2%	98.0%	-0.9%

* Pct. of List Price Received for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

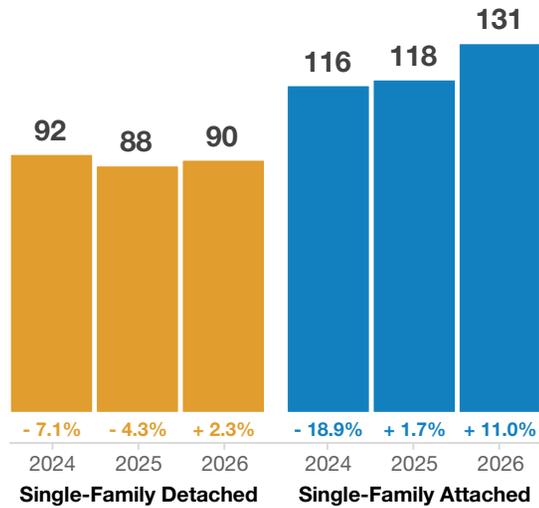


Housing Affordability Index

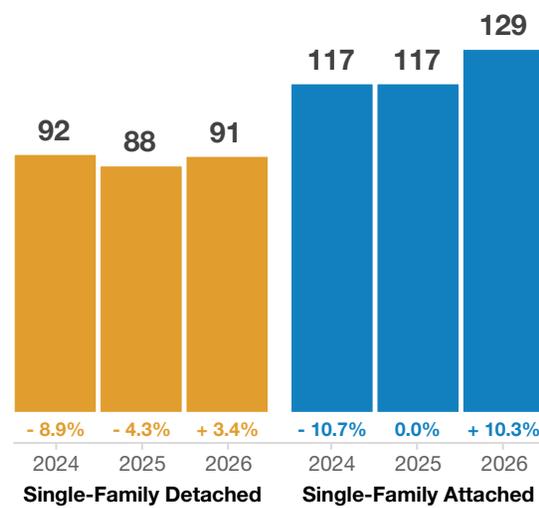


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

February

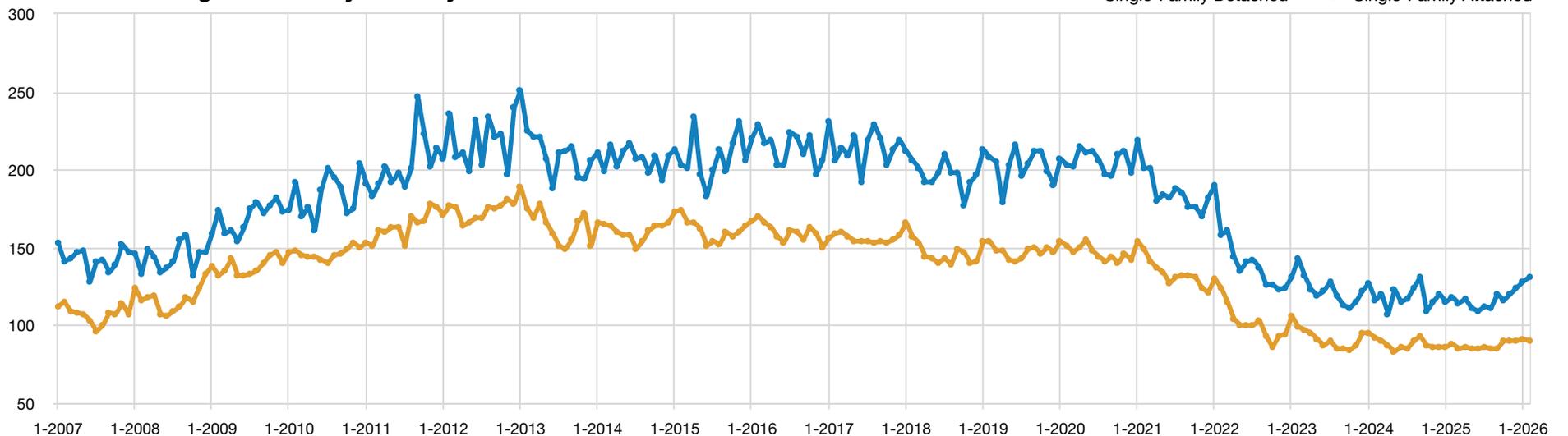


Year to Date



Affordability Index	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Mar-2025	85	- 5.6%	114	- 5.0%
Apr-2025	86	- 1.1%	117	+ 9.3%
May-2025	85	+ 2.4%	111	- 9.8%
Jun-2025	85	- 1.2%	109	- 5.2%
Jul-2025	86	+ 1.2%	112	- 4.3%
Aug-2025	85	- 5.6%	111	- 10.5%
Sep-2025	85	- 8.6%	120	- 8.4%
Oct-2025	90	+ 3.4%	116	+ 6.4%
Nov-2025	90	+ 4.7%	120	+ 4.3%
Dec-2025	90	+ 4.7%	124	+ 3.3%
Jan-2026	91	+ 5.8%	128	+ 11.3%
Feb-2026	90	+ 2.3%	131	+ 11.0%
12-Month Avg	87	0.0%	118	0.0%

Historical Housing Affordability Index by Month

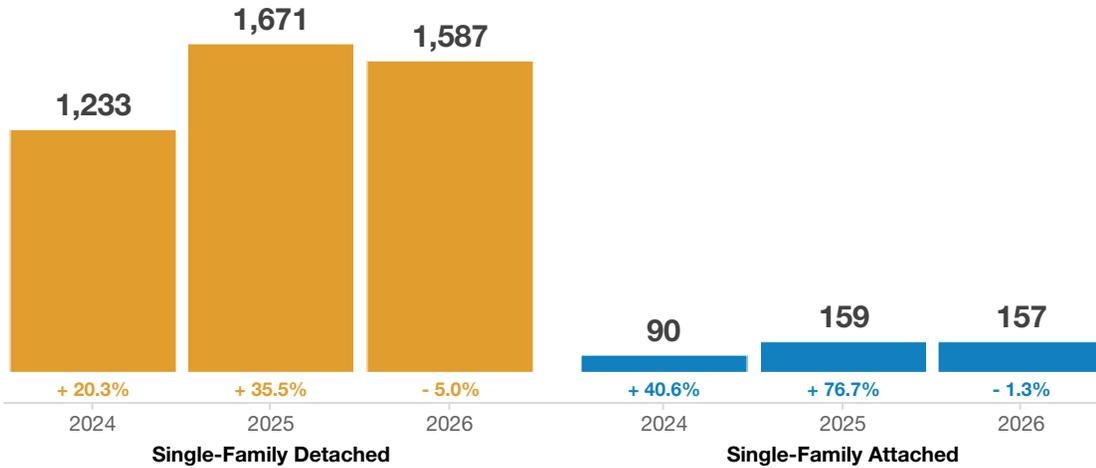


Inventory of Homes for Sale

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

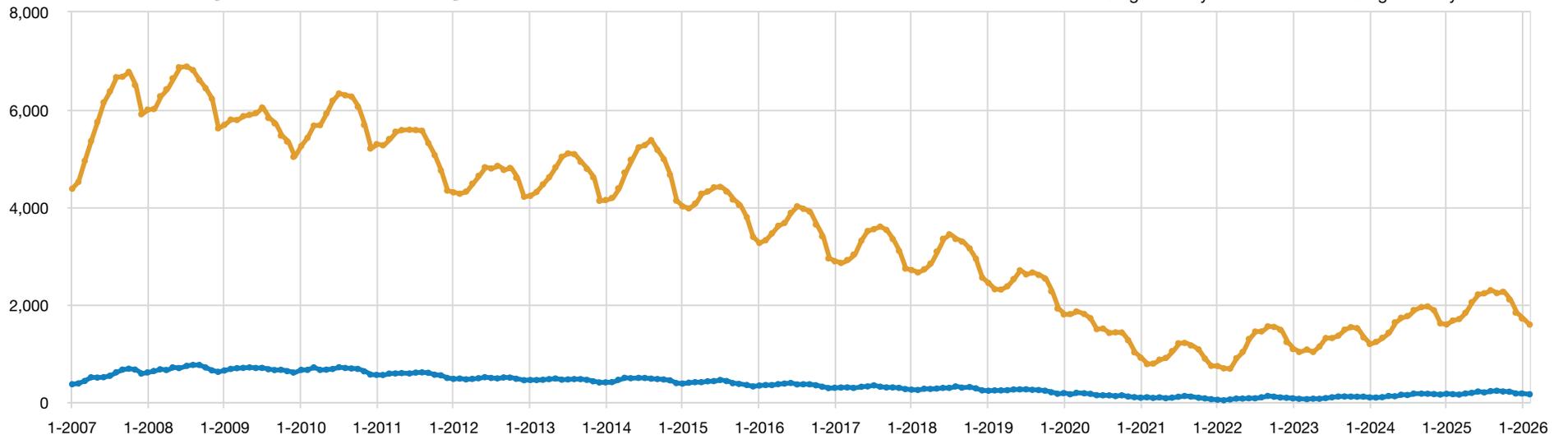


February



Homes for Sale	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Mar-2025	1,701	+ 29.2%	151	+ 52.5%
Apr-2025	1,830	+ 28.9%	173	+ 41.8%
May-2025	2,047	+ 25.3%	186	+ 59.0%
Jun-2025	2,207	+ 27.7%	214	+ 44.6%
Jul-2025	2,231	+ 26.5%	196	+ 38.0%
Aug-2025	2,293	+ 21.5%	222	+ 29.8%
Sep-2025	2,235	+ 14.8%	229	+ 34.7%
Oct-2025	2,262	+ 15.3%	215	+ 28.0%
Nov-2025	2,104	+ 11.8%	210	+ 30.4%
Dec-2025	1,833	+ 13.7%	174	+ 14.5%
Jan-2026	1,714	+ 7.7%	173	+ 3.6%
Feb-2026	1,587	- 5.0%	157	- 1.3%
12-Month Avg	2,004	+ 17.8%	192	+ 29.7%

Historical Inventory of Homes for Sale by Month

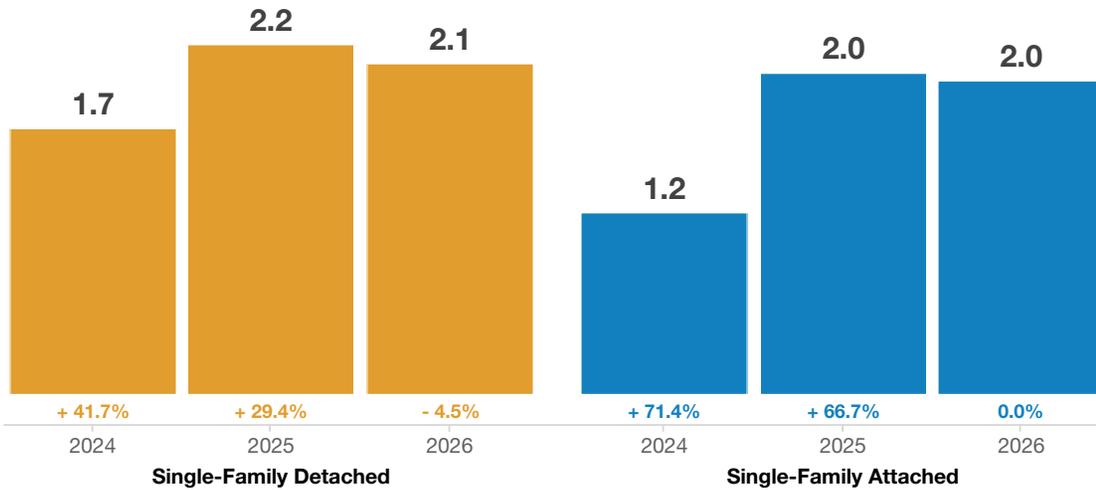


Absorption Rate

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.



February



Months Supply	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	3.0	+ 25.0%	2.4	+ 33.3%
Aug-2025	3.0	+ 15.4%	2.8	+ 27.3%
Sep-2025	3.0	+ 15.4%	2.9	+ 26.1%
Oct-2025	3.0	+ 15.4%	2.7	+ 22.7%
Nov-2025	2.8	+ 12.0%	2.6	+ 23.8%
Dec-2025	2.4	+ 14.3%	2.2	+ 10.0%
Jan-2026	2.3	+ 9.5%	2.2	0.0%
Feb-2026	2.1	- 4.5%	2.0	0.0%
12-Month Avg*	2.6	+ 15.3%	2.4	+ 25.0%

* Months Supply for all properties from March 2025 through February 2026. 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	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,022	931	- 8.9%	2,045	1,828	- 10.6%
Pending Sales		779	885	+ 13.6%	1,606	1,640	+ 2.1%
Closed Sales		731	673	- 7.9%	1,418	1,277	- 9.9%
Days on Market Until Sale		49	53	+ 8.2%	48	52	+ 8.3%
Median Sales Price		\$354,500	\$364,000	+ 2.7%	\$350,000	\$359,995	+ 2.9%
Average Sales Price		\$406,028	\$415,408	+ 2.3%	\$400,699	\$408,126	+ 1.9%
Percent of List Price Received		98.7%	98.4%	- 0.3%	98.5%	98.3%	- 0.2%
Housing Affordability Index		89	93	+ 4.5%	90	94	+ 4.4%
Inventory of Homes for Sale		1,830	1,744	- 4.7%	—	—	—
Absorption Rate		2.2	2.1	- 4.5%	—	—	—