

Monthly Indicators



March 2026

U.S. existing-home sales unexpectedly rose 1.7% month-over-month to a seasonally adjusted annual rate of 4.09 million, as lower mortgage rates helped boost buyer activity, according to the National Association of REALTORS® (NAR). Monthly sales increased in the Midwest, South, and West but decreased in the Northeast. Sales increased year-over-year in the South, but fell in the Northeast, Midwest, and West.

New Listings decreased 3.9 percent for Single-Family Detached homes and 10.6 percent for Single-Family Attached homes. Pending Sales increased 11.5 percent for Single-Family Detached homes but decreased 7.3 percent for Single-Family Attached homes. Inventory decreased 5.3 percent for Single-Family Detached homes but increased 6.6 percent for Single-Family Attached homes.

Median Sales Price decreased 2.3 percent to \$365,000 for Single-Family Detached homes and 8.6 percent to \$255,000 for Single-Family Attached homes. Days on Market increased 4.4 percent for Single-Family Detached homes but decreased 7.3 percent for Single-Family Attached homes. Months Supply of Inventory decreased 4.5 percent for Single-Family Detached homes but increased 10.5 percent for Single-Family Attached homes.

Data from NAR show that inventory continued to grow nationwide, ticking up 2.4% month-over-month and 4.9% year-over-year to 1.29 million units heading into March, representing a 3.8-month supply at the current sales pace. Meanwhile, home prices increased for the 32nd consecutive month, climbing 0.3% year-over-year to \$398,000.

Quick Facts

1,157

New Listings
All Properties

859

Closed Sales
All Properties

\$365,000

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	3-2025	3-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,090	1,047	- 3.9%	2,932	2,718	- 7.3%
Pending Sales		876	977	+ 11.5%	2,323	2,387	+ 2.8%
Closed Sales		763	784	+ 2.8%	2,034	1,940	- 4.6%
Days on Market Until Sale		45	47	+ 4.4%	48	50	+ 4.2%
Median Sales Price		\$373,500	\$365,000	- 2.3%	\$365,000	\$369,000	+ 1.1%
Average Sales Price		\$450,938	\$426,754	- 5.4%	\$427,249	\$424,710	- 0.6%
Percent of List Price Received		98.8%	98.5%	- 0.3%	98.6%	98.4%	- 0.2%
Housing Affordability Index		85	89	+ 4.7%	87	88	+ 1.1%
Inventory of Homes for Sale		1,701	1,611	- 5.3%	—	—	—
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.



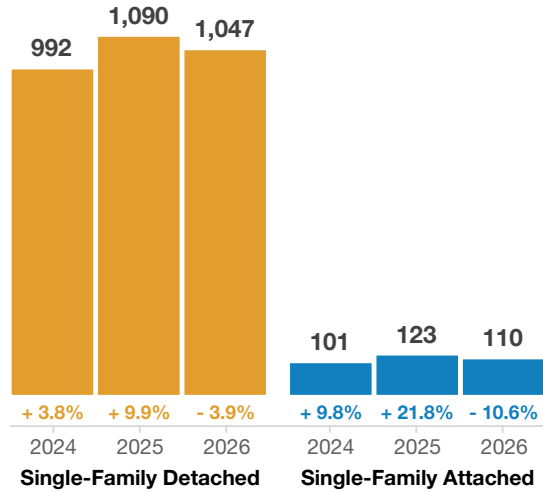
Key Metrics	Historical Sparkbars	3-2025	3-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		123	110	- 10.6%	326	282	- 13.5%
Pending Sales		110	102	- 7.3%	270	238	- 11.9%
Closed Sales		101	75	- 25.7%	249	202	- 18.9%
Days on Market Until Sale		41	38	- 7.3%	38	47	+ 23.7%
Median Sales Price		\$279,000	\$255,000	- 8.6%	\$273,000	\$260,000	- 4.8%
Average Sales Price		\$279,794	\$266,042	- 4.9%	\$288,395	\$268,019	- 7.1%
Percent of List Price Received		98.4%	98.1%	- 0.3%	98.2%	98.0%	- 0.2%
Housing Affordability Index		114	127	+ 11.4%	116	125	+ 7.8%
Inventory of Homes for Sale		151	161	+ 6.6%	—	—	—
Absorption Rate		1.9	2.1	+ 10.5%	—	—	—

New Listings

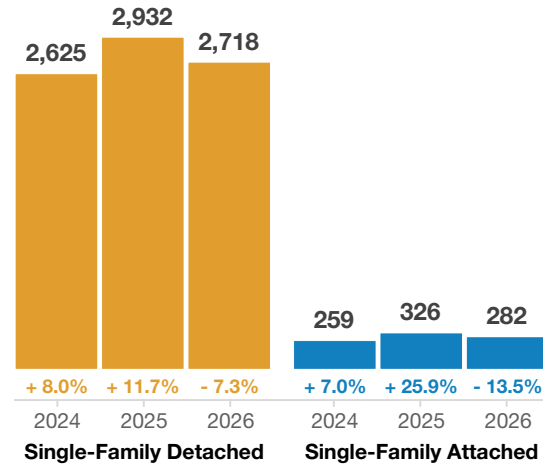
A count of the properties that have been newly listed on the market in a given month.



March

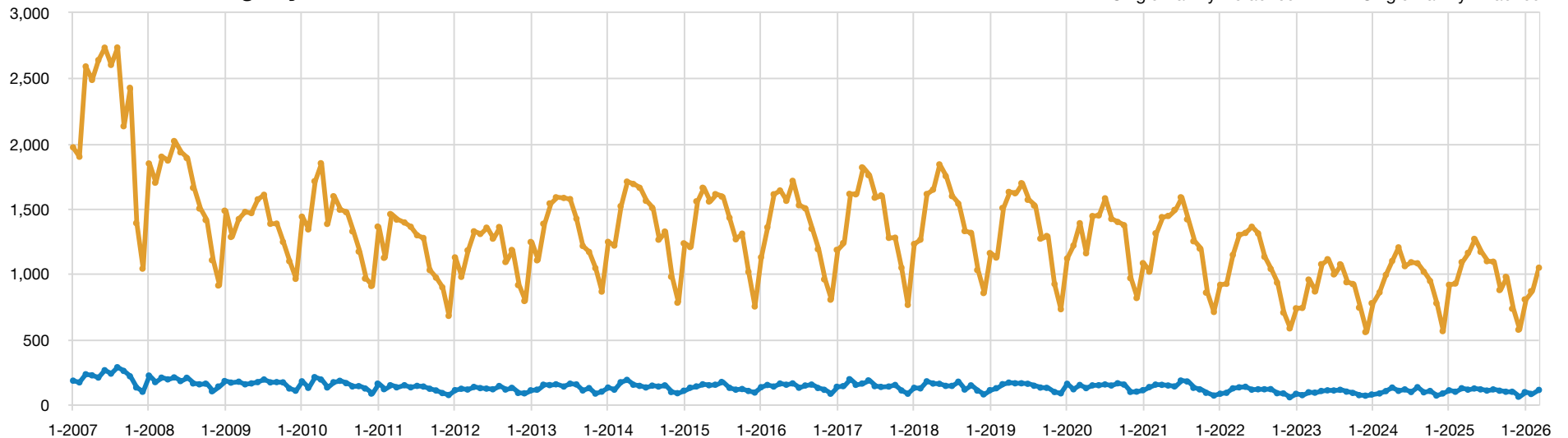


Year to Date



New Listings	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Apr-2025	1,161	+ 5.6%	112	- 12.5%
May-2025	1,268	+ 5.4%	121	+ 17.5%
Jun-2025	1,169	+ 10.4%	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	733	- 5.4%	96	+ 43.3%
Dec-2025	572	+ 2.0%	58	- 30.1%
Jan-2026	804	- 12.2%	93	- 13.1%
Feb-2026	867	- 6.4%	79	- 17.7%
Mar-2026	1,047	- 3.9%	110	- 10.6%
12-Month Avg	972	- 0.8%	100	- 2.9%

Historical New Listings by Month

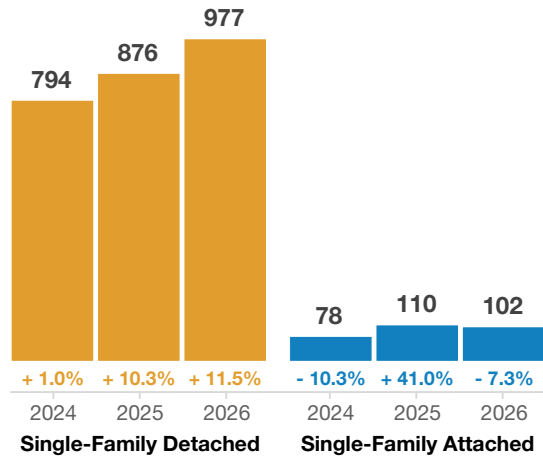


Pending Sales

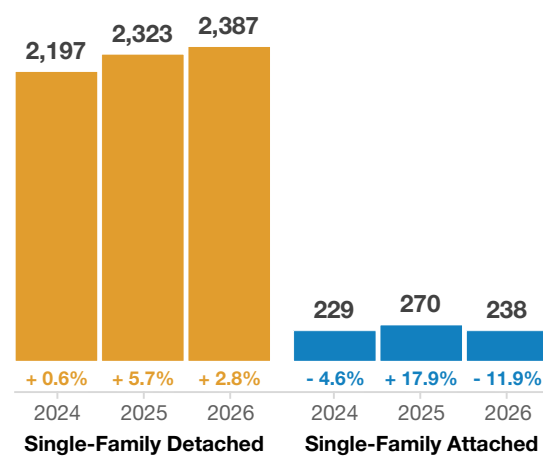
A count of the properties on which offers have been accepted in a given month.



March

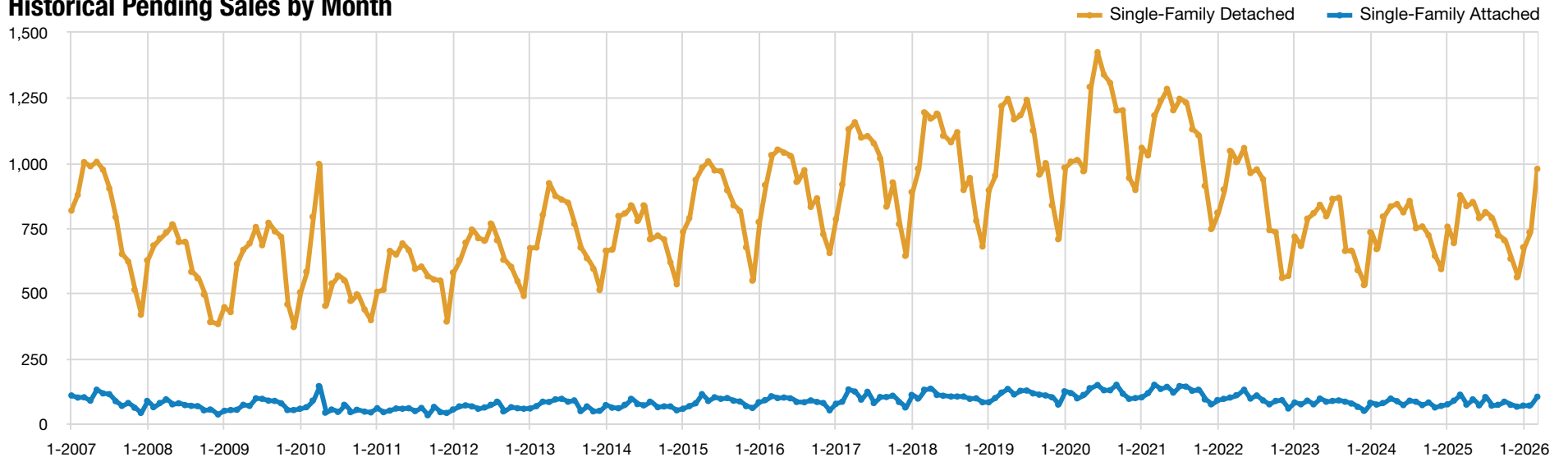


Year to Date



Pending Sales	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	789	+ 5.3%	68	- 18.1%
Sep-2025	722	- 4.5%	71	+ 1.4%
Oct-2025	703	- 2.6%	83	+ 3.8%
Nov-2025	632	- 1.7%	71	+ 16.4%
Dec-2025	561	- 5.2%	64	- 4.5%
Jan-2026	676	- 10.5%	68	- 6.8%
Feb-2026	734	+ 6.1%	68	- 21.8%
Mar-2026	977	+ 11.5%	102	- 7.3%
12-Month Avg	756	- 0.5%	77	- 4.9%

Historical Pending Sales by Month

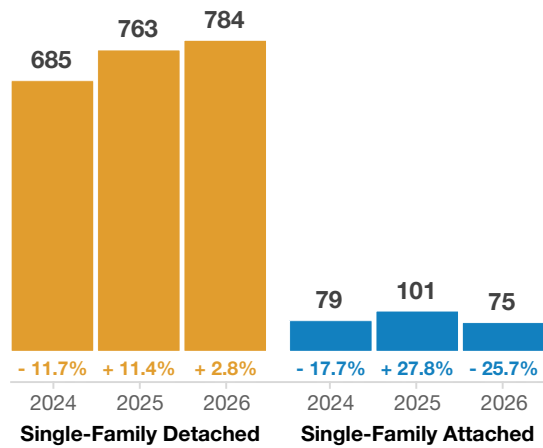


Closed Sales

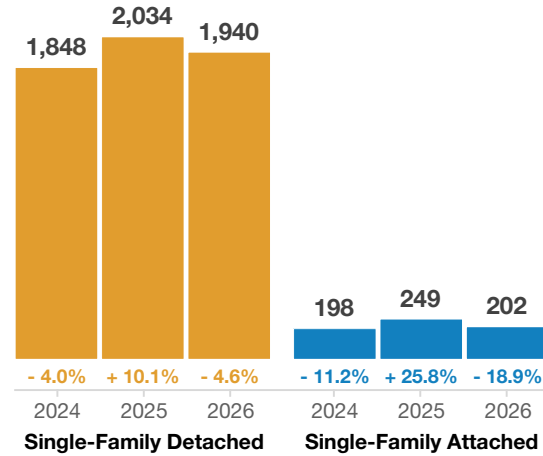
A count of the actual sales that closed in a given month.



March

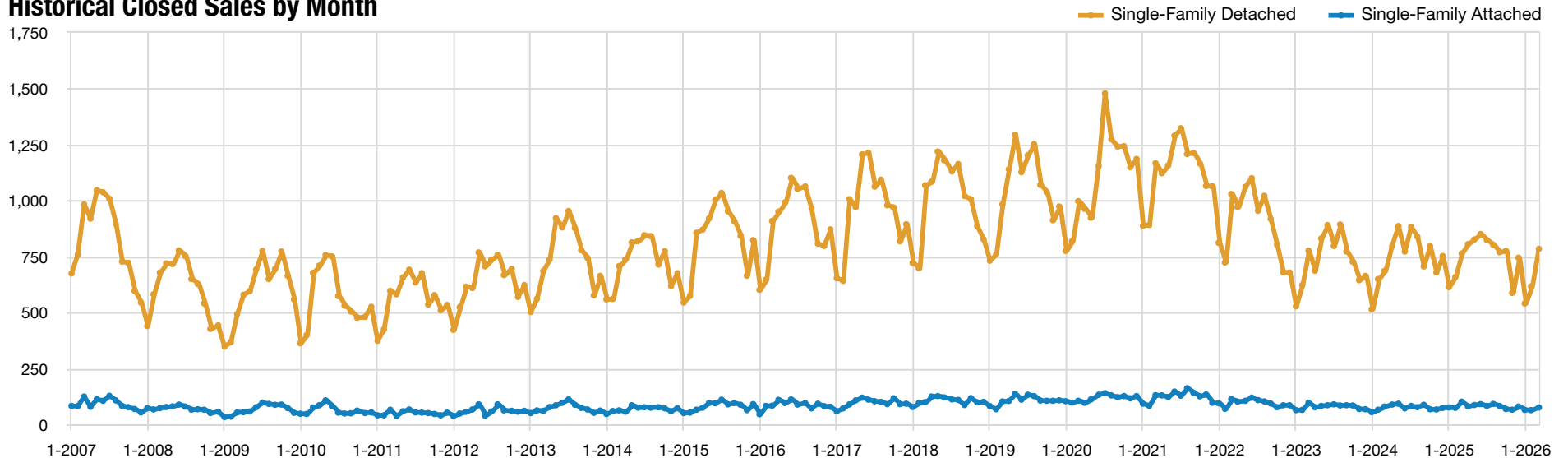


Year to Date



Closed Sales	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	802	- 4.3%	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	- 11.9%	64	- 14.7%
Feb-2026	616	- 6.4%	63	- 13.7%
Mar-2026	784	+ 2.8%	75	- 25.7%
12-Month Avg	743	- 2.5%	77	- 2.5%

Historical Closed Sales by Month

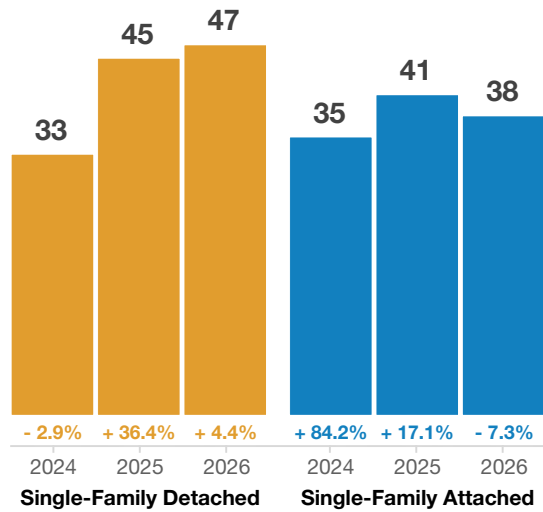


Days on Market Until Sale

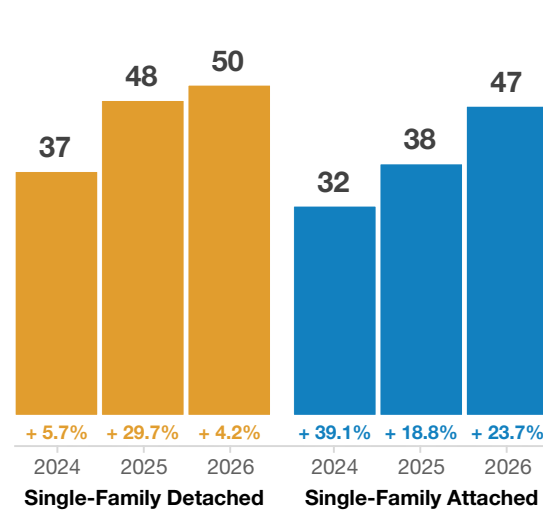
Average number of days between when a property is listed and when an offer is accepted in a given month.



March



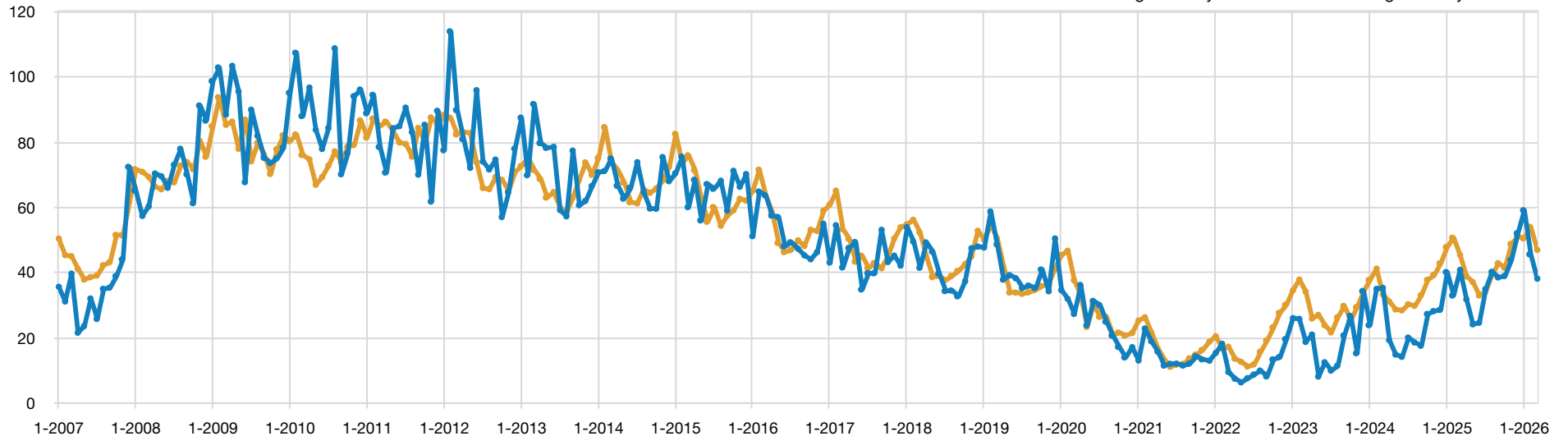
Year to Date



Days on Market	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Mar-2026	47	+ 4.4%	38	- 7.3%
12-Month Avg*	42	+ 16.5%	38	+ 53.3%

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

Historical Days on Market Until Sale by Month

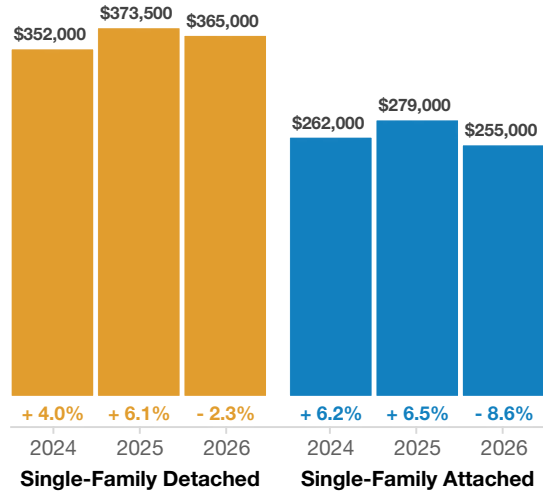


Median Sales Price

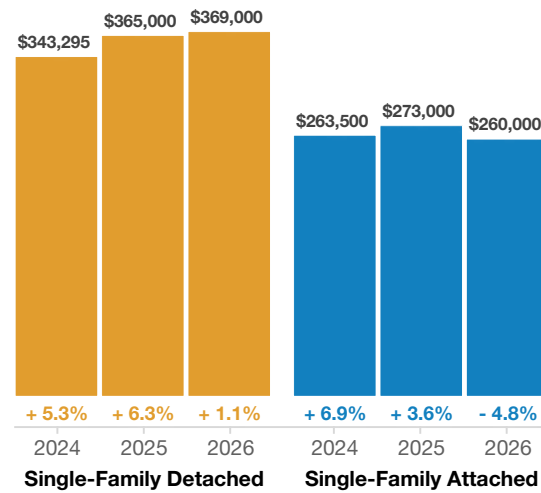
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



March



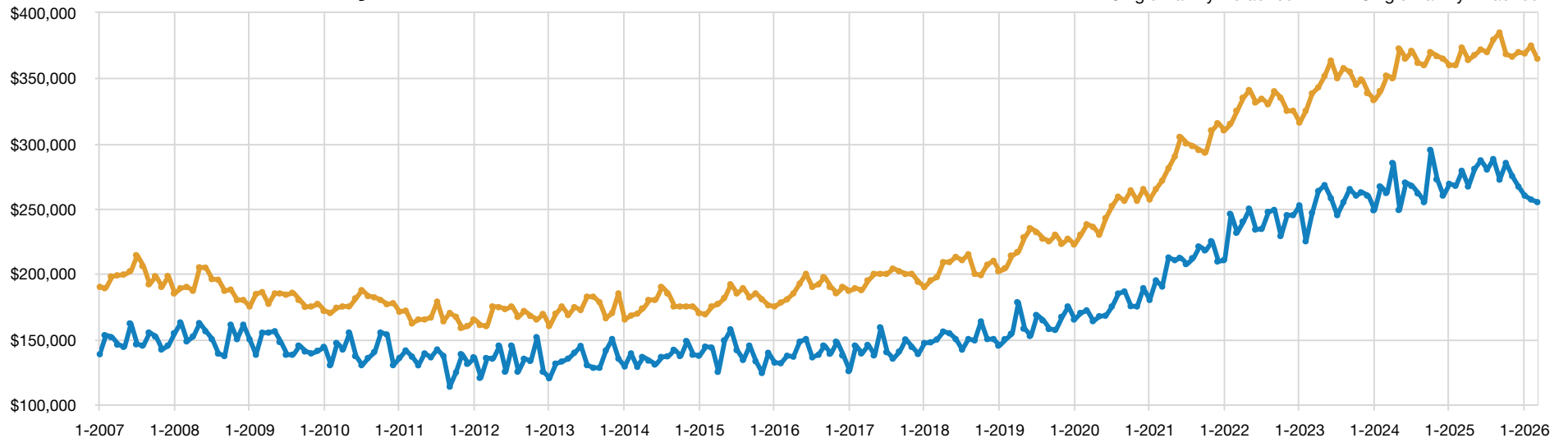
Year to Date



Median Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	\$379,540	+ 4.9%	\$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%
Mar-2026	\$365,000	- 2.3%	\$255,000	- 8.6%
12-Month Avg*	\$370,000	+ 1.4%	\$272,000	+ 0.7%

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

Historical Median Sales Price by Month

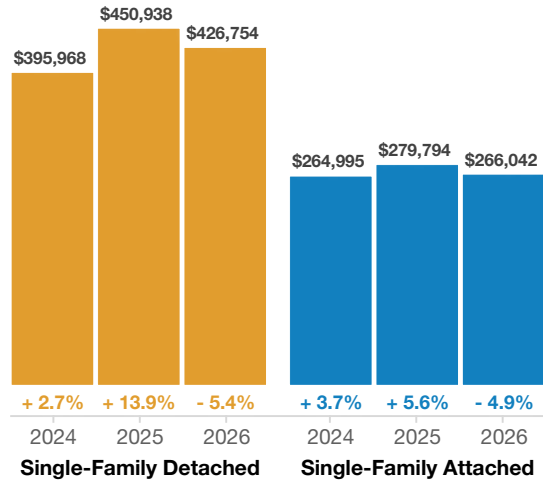


Average Sales Price

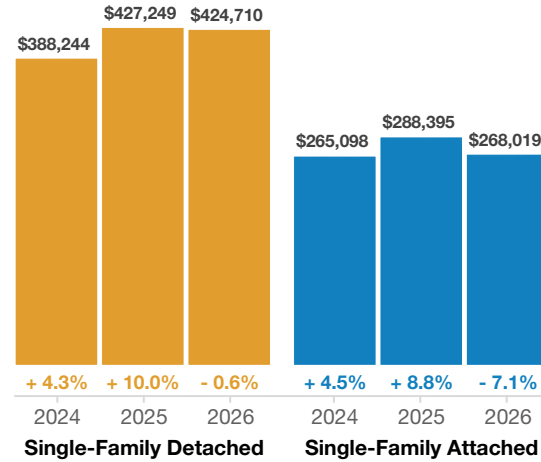
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



March



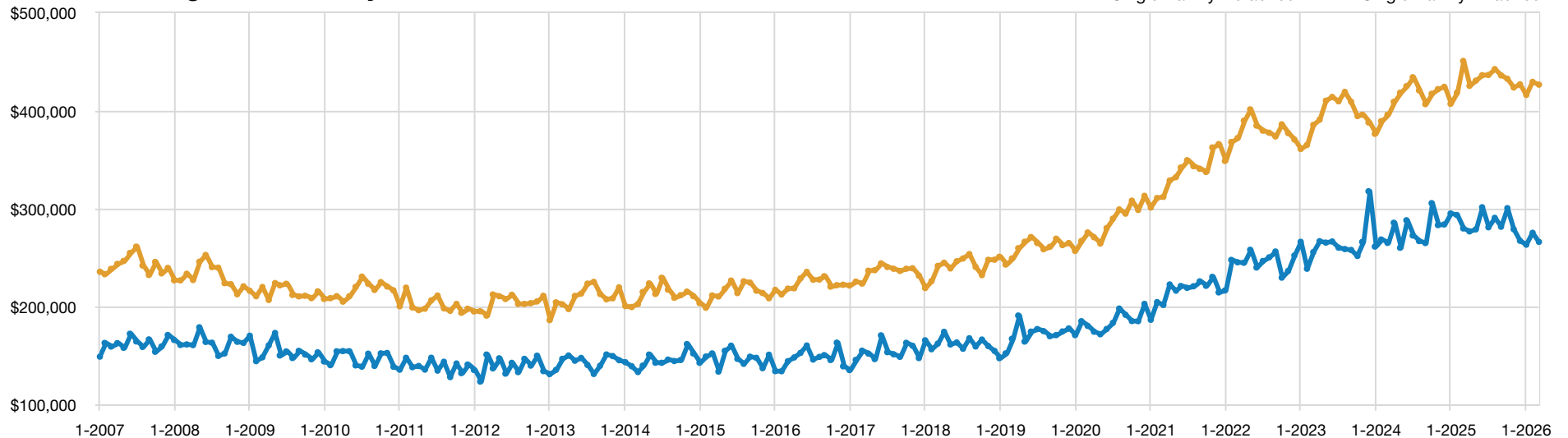
Year to Date



Avg. Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	\$442,569	+ 5.1%	\$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	\$427,063	+ 0.6%	\$267,160	- 5.9%
Jan-2026	\$416,245	+ 2.2%	\$263,169	- 10.8%
Feb-2026	\$429,537	+ 2.6%	\$275,299	- 6.2%
Mar-2026	\$426,754	- 5.4%	\$266,042	- 4.9%
12-Month Avg*	\$430,995	+ 2.2%	\$280,666	+ 0.0%

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

Historical Average Sales Price by Month

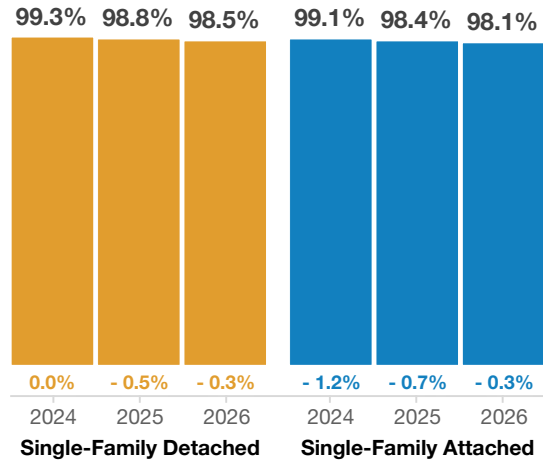


Percent of List Price Received

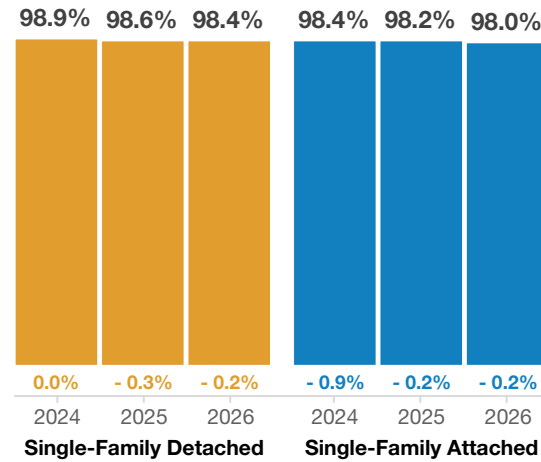
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



March



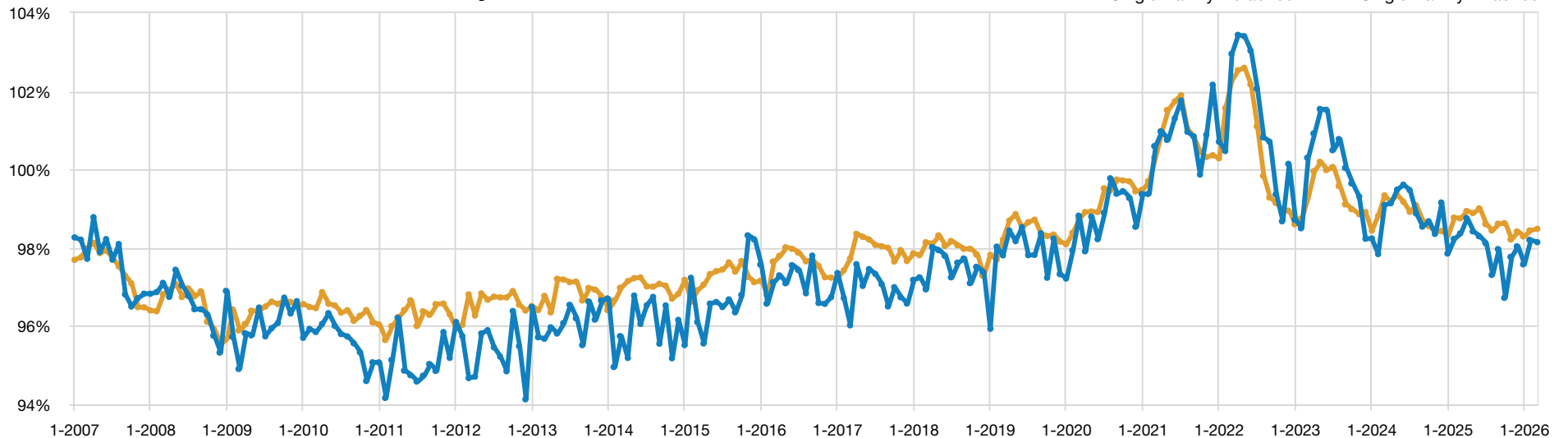
Year to Date



Pct. of List Price Received	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Mar-2026	98.5%	- 0.3%	98.1%	- 0.3%
12-Month Avg*	98.6%	- 0.2%	98.0%	- 0.9%

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

Historical Percent of List Price Received by Month

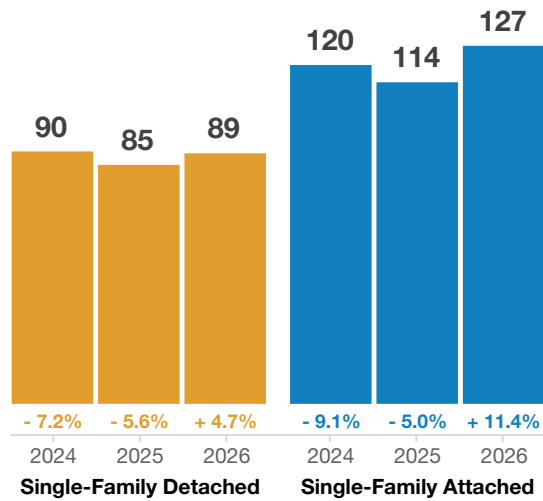


Housing Affordability Index

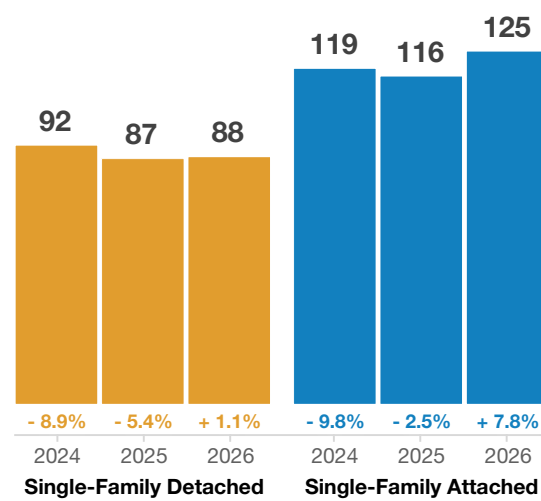
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



March

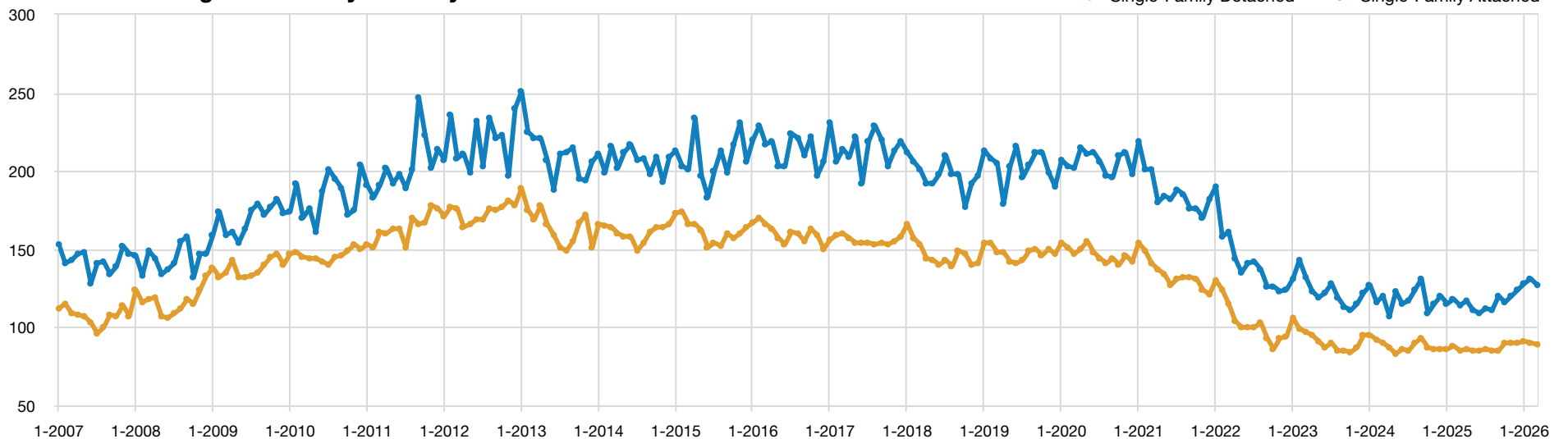


Year to Date



Affordability Index	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Mar-2026	89	+ 4.7%	127	+ 11.4%
12-Month Avg	88	+ 1.1%	119	+ 1.7%

Historical Housing Affordability Index by Month

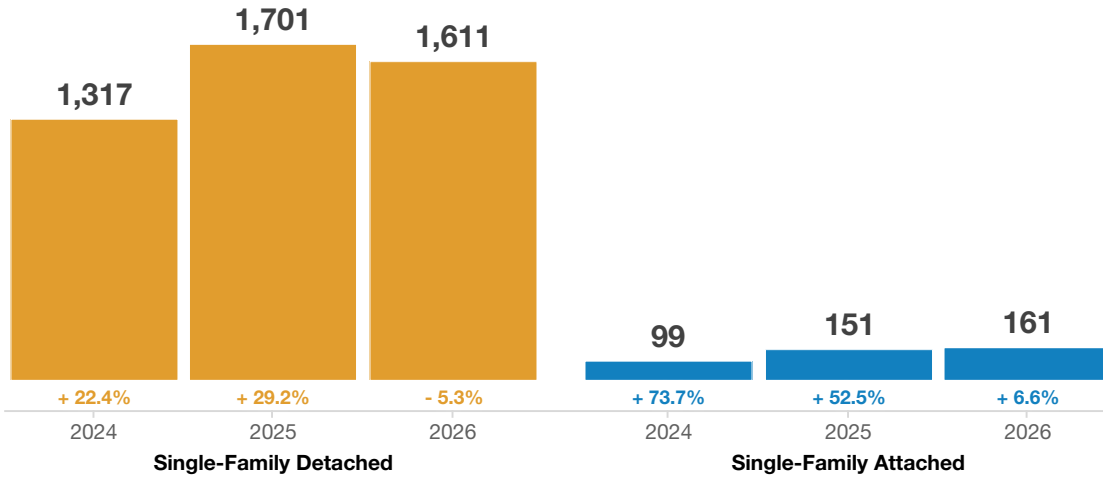


Inventory of Homes for Sale

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

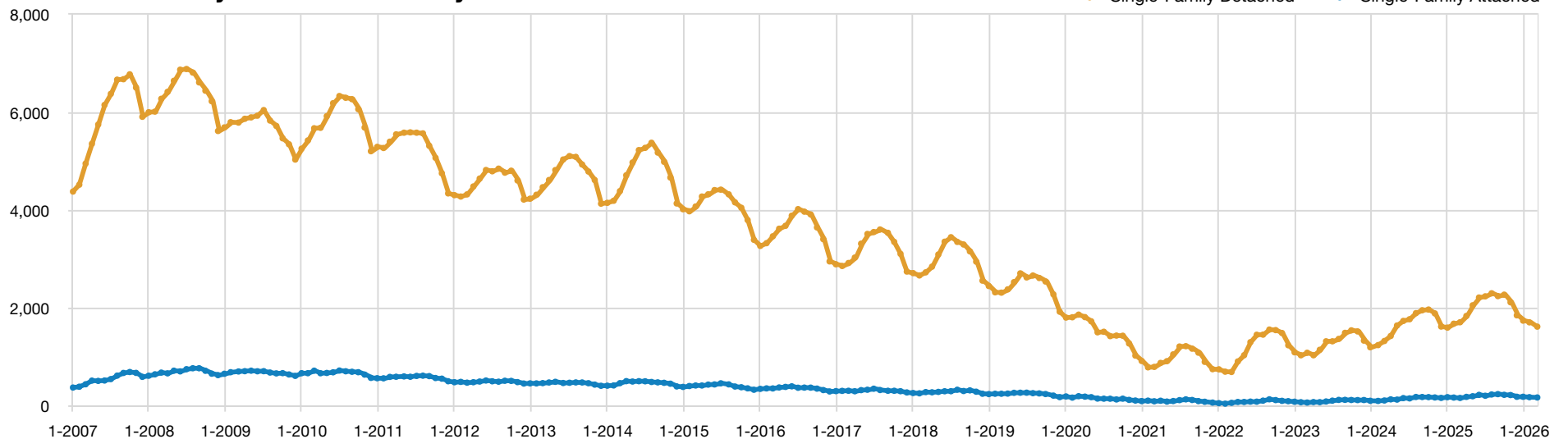


March



Homes for Sale	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Apr-2025	1,830	+ 28.9%	173	+ 41.8%
May-2025	2,048	+ 25.3%	186	+ 59.0%
Jun-2025	2,207	+ 27.7%	214	+ 44.6%
Jul-2025	2,232	+ 26.6%	196	+ 38.0%
Aug-2025	2,294	+ 21.6%	222	+ 29.8%
Sep-2025	2,236	+ 14.8%	229	+ 34.7%
Oct-2025	2,266	+ 15.6%	215	+ 28.0%
Nov-2025	2,110	+ 12.1%	210	+ 30.4%
Dec-2025	1,843	+ 14.3%	175	+ 15.1%
Jan-2026	1,734	+ 9.0%	175	+ 4.8%
Feb-2026	1,699	+ 1.7%	167	+ 5.0%
Mar-2026	1,611	- 5.3%	161	+ 6.6%
12-Month Avg	2,009	+ 15.9%	194	+ 27.6%

Historical Inventory of Homes for Sale by Month

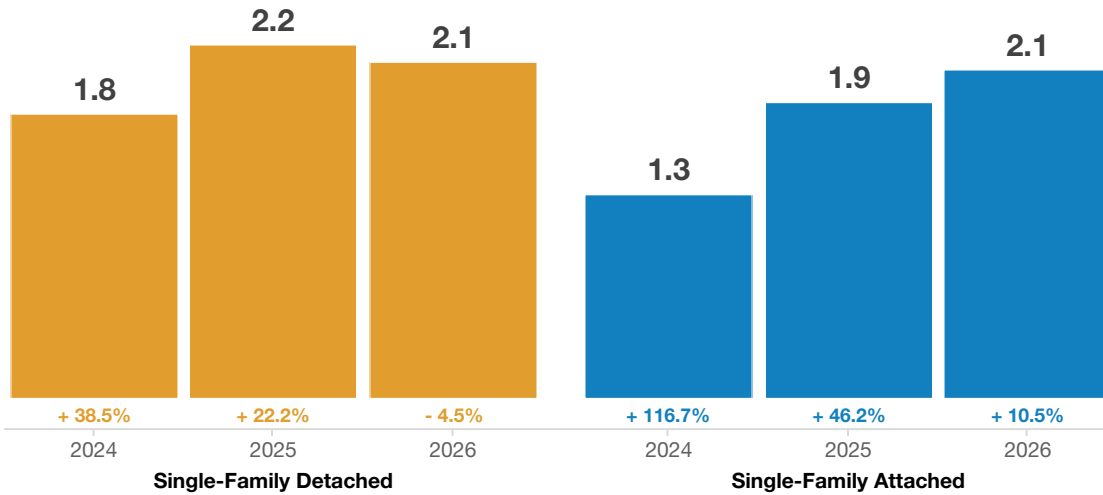


Absorption Rate

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.



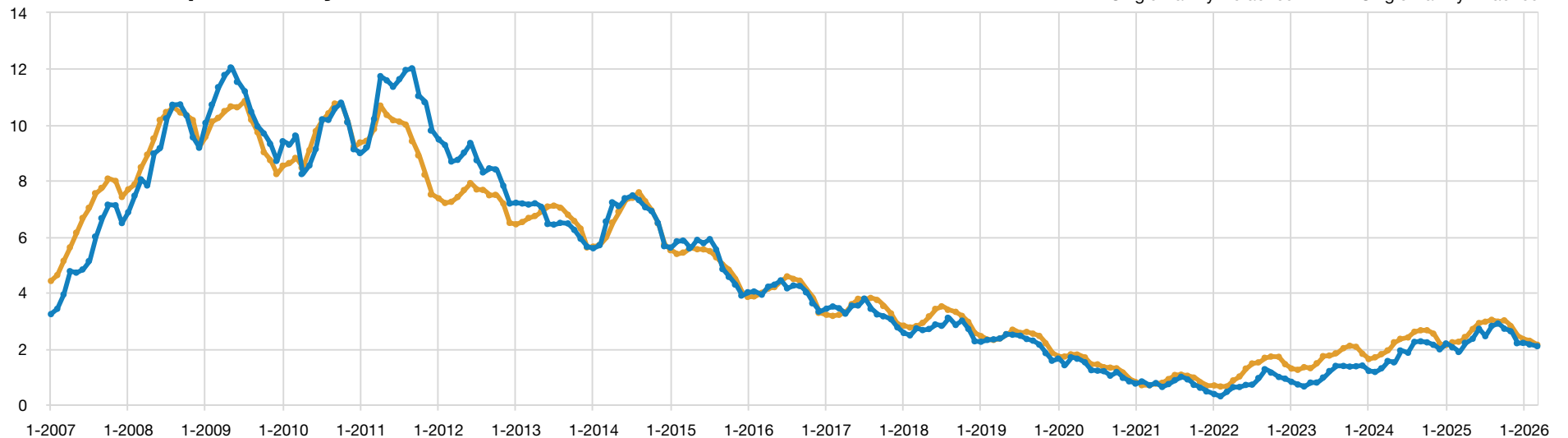
March



Months Supply	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	2.5	+ 13.6%	2.2	+ 10.0%
Jan-2026	2.3	+ 9.5%	2.2	0.0%
Feb-2026	2.3	+ 4.5%	2.1	+ 5.0%
Mar-2026	2.1	- 4.5%	2.1	+ 10.5%
12-Month Avg*	2.7	+ 13.9%	2.4	+ 23.6%

* Months Supply for all properties from April 2025 through March 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	3-2025	3-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,213	1,157	- 4.6%	3,258	3,000	- 7.9%
Pending Sales		986	1,079	+ 9.4%	2,593	2,625	+ 1.2%
Closed Sales		864	859	- 0.6%	2,283	2,142	- 6.2%
Days on Market Until Sale		45	46	+ 2.2%	47	50	+ 6.4%
Median Sales Price		\$359,777	\$357,500	- 0.6%	\$353,990	\$359,000	+ 1.4%
Average Sales Price		\$430,909	\$412,722	- 4.2%	\$412,098	\$409,927	- 0.5%
Percent of List Price Received		98.7%	98.5%	- 0.2%	98.6%	98.4%	- 0.2%
Housing Affordability Index		89	91	+ 2.2%	90	91	+ 1.1%
Inventory of Homes for Sale		1,852	1,772	- 4.3%	—	—	—
Absorption Rate		2.2	2.1	- 4.5%	—	—	—