

Monthly Indicators



May 2026

U.S. existing-home sales edged up 0.2% from the previous month to a seasonally adjusted annual rate of 4.02 million, according to the National Association of REALTORS® (NAR). Sales remained unchanged year-over-year. Regionally, existing-home sales rose in the Midwest and South, were flat in the Northeast, and declined in the West. Year-over-year, sales increased in the South, held steady in the West, and fell in the Northeast and Midwest.

New Listings decreased 8.4 percent for Single-Family Detached homes and 17.4 percent for Single-Family Attached homes. Pending Sales increased 9.1 percent for Single-Family Detached homes but decreased 13.0 percent for Single-Family Attached homes. Inventory decreased 10.1 percent for Single-Family Detached homes and 8.6 percent for Single-Family Attached homes.

Median Sales Price increased 2.0 percent to \$375,000 for Single-Family Detached homes but decreased 2.9 percent to \$272,500 for Single-Family Attached homes. Days on Market increased 5.4 percent for Single-Family Detached homes and 37.5 percent for Single-Family Attached homes. Months Supply of Inventory decreased 11.1 percent for Single-Family Detached homes and 4.3 percent for Single-Family Attached homes.

National inventory climbed 5.8% month-over-month and 1.4% year-over-year, with approximately 1.47 million properties listed for sale heading into May, NAR reported. At the current sales pace, that represents a 4.4-month supply, reflecting a modest improvement in inventory conditions compared to a year earlier. Homes spent a median of 32 days on the market, down from 41 days the previous month, while the median existing-home price increased to \$417,700, up 0.9% from a year ago.

Quick Facts

1,261	955	\$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.

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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	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,267	1,161	- 8.4%	5,360	5,012	- 6.5%
Pending Sales		850	927	+ 9.1%	4,006	4,116	+ 2.7%
Closed Sales		826	871	+ 5.4%	3,665	3,605	- 1.6%
Days on Market Until Sale		37	39	+ 5.4%	43	45	+ 4.7%
Median Sales Price		\$367,750	\$375,000	+ 2.0%	\$365,000	\$375,000	+ 2.7%
Average Sales Price		\$430,834	\$438,903	+ 1.9%	\$427,680	\$431,506	+ 0.9%
Percent of List Price Received		98.9%	98.9%	0.0%	98.8%	98.6%	- 0.2%
Housing Affordability Index		85	86	+ 1.2%	86	86	0.0%
Inventory of Homes for Sale		2,048	1,841	- 10.1%	—	—	—
Absorption Rate		2.7	2.4	- 11.1%	—	—	—

Single-Family Attached Market Overview

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



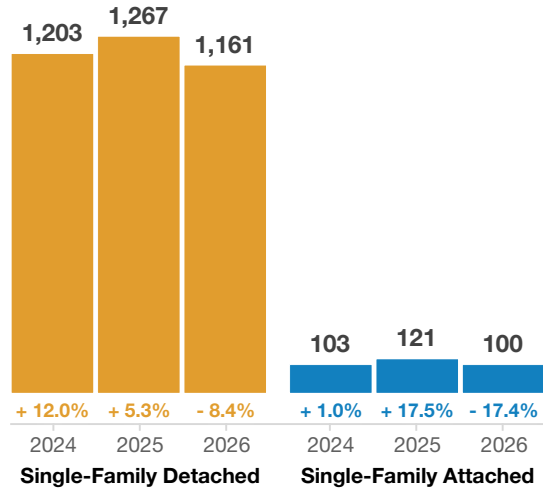
Key Metrics	Historical Sparkbars	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		121	100	- 17.4%	559	495	- 11.4%
Pending Sales		92	80	- 13.0%	434	397	- 8.5%
Closed Sales		86	84	- 2.3%	415	368	- 11.3%
Days on Market Until Sale		24	33	+ 37.5%	34	39	+ 14.7%
Median Sales Price		\$280,500	\$272,500	- 2.9%	\$273,000	\$264,950	- 2.9%
Average Sales Price		\$278,821	\$286,117	+ 2.6%	\$284,162	\$273,231	- 3.8%
Percent of List Price Received		98.4%	98.7%	+ 0.3%	98.3%	98.2%	- 0.1%
Housing Affordability Index		111	118	+ 6.3%	114	121	+ 6.1%
Inventory of Homes for Sale		186	170	- 8.6%	—	—	—
Absorption Rate		2.3	2.2	- 4.3%	—	—	—

New Listings

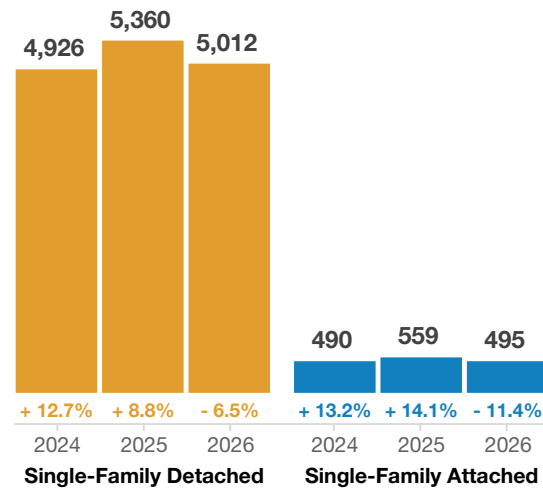
A count of the properties that have been newly listed on the market in a given month.



May

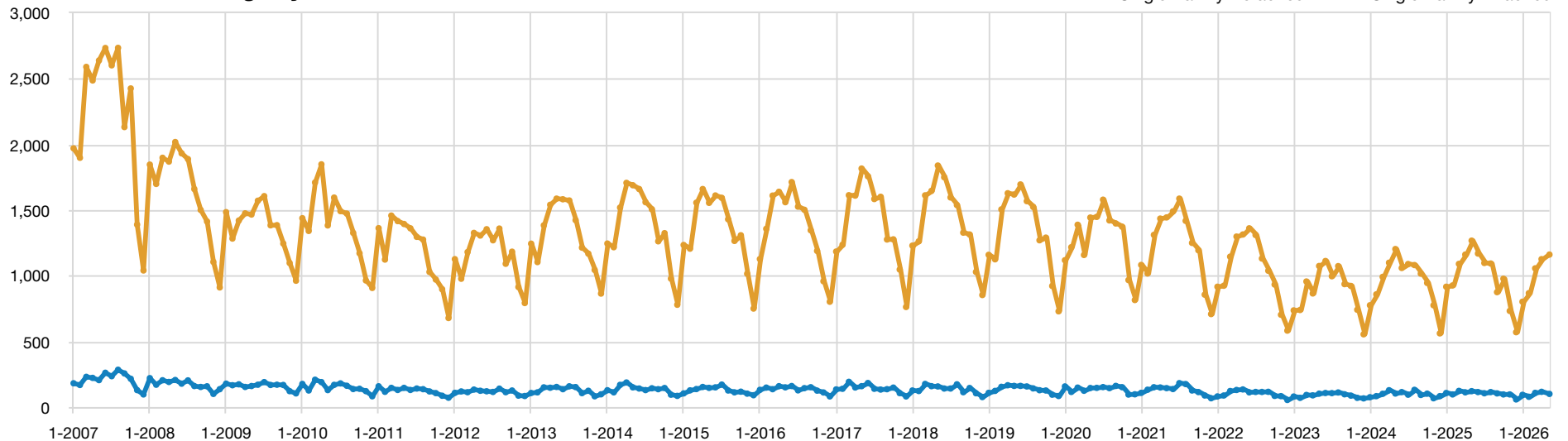


Year to Date



New Listings	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	875	- 13.9%	104	+ 13.0%
Oct-2025	977	+ 3.4%	96	- 5.9%
Nov-2025	732	- 5.5%	96	+ 43.3%
Dec-2025	570	+ 1.6%	58	- 30.1%
Jan-2026	802	- 12.4%	93	- 13.1%
Feb-2026	867	- 6.4%	78	- 18.8%
Mar-2026	1,056	- 3.1%	108	- 12.2%
Apr-2026	1,126	- 3.0%	116	+ 3.6%
May-2026	1,161	- 8.4%	100	- 17.4%
12-Month Avg	960	- 3.1%	99	- 4.8%

Historical New Listings by Month

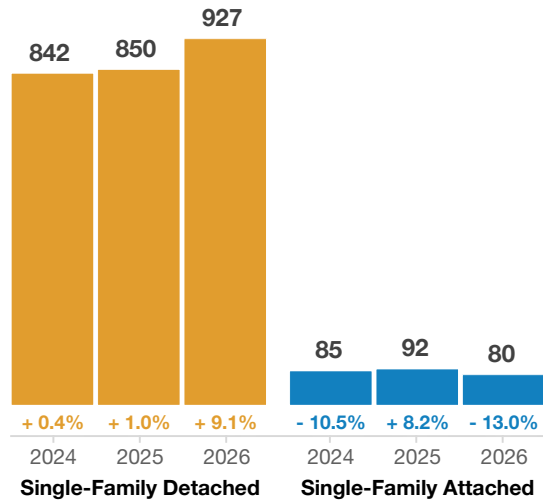


Pending Sales

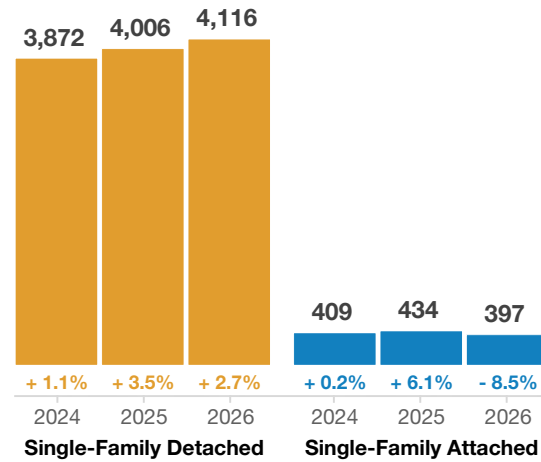
A count of the properties on which offers have been accepted in a given month.



May

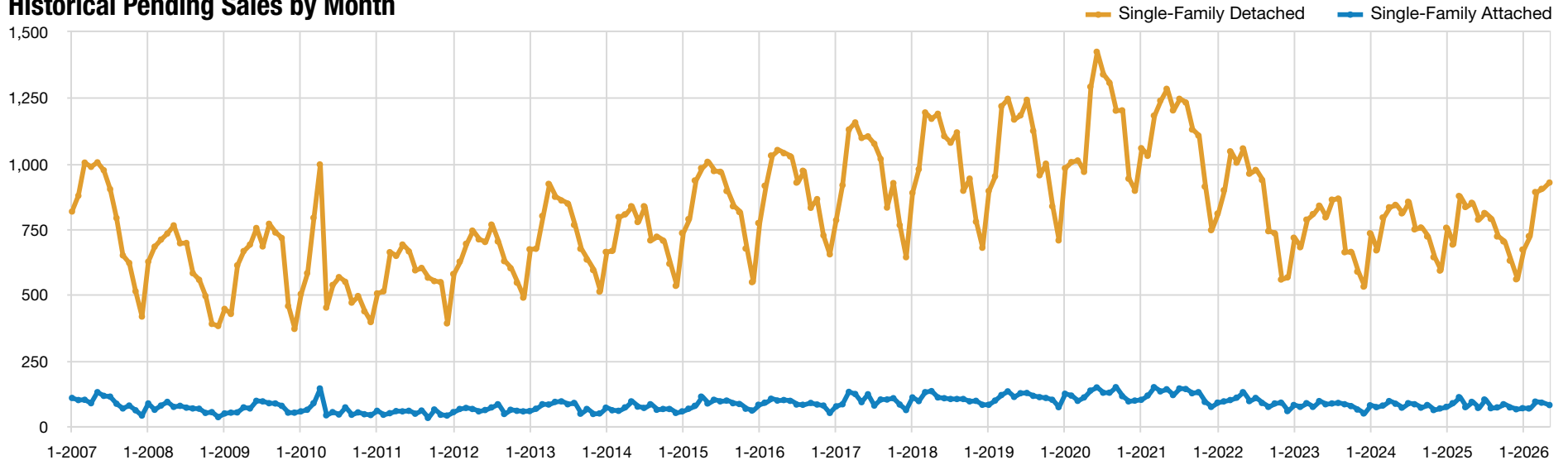


Year to Date



Pending Sales	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jun-2025	786	- 3.0%	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	630	- 2.0%	71	+ 16.4%
Dec-2025	559	- 5.6%	64	- 4.5%
Jan-2026	672	- 11.0%	68	- 6.8%
Feb-2026	723	+ 4.6%	67	- 23.0%
Mar-2026	891	+ 1.7%	93	- 15.5%
Apr-2026	903	+ 8.3%	89	+ 23.6%
May-2026	927	+ 9.1%	80	- 13.0%
12-Month Avg	760	- 0.1%	77	- 2.5%

Historical Pending Sales by Month

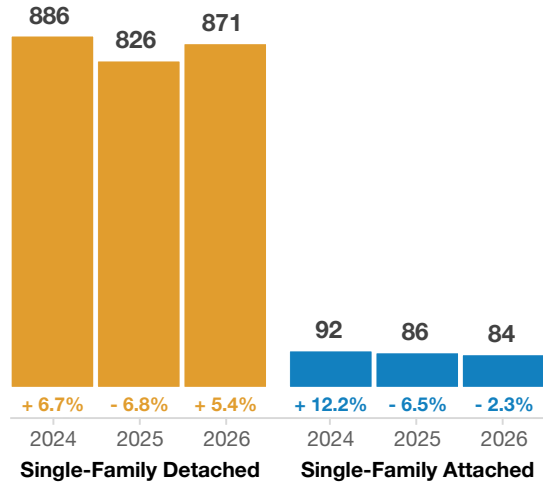


Closed Sales

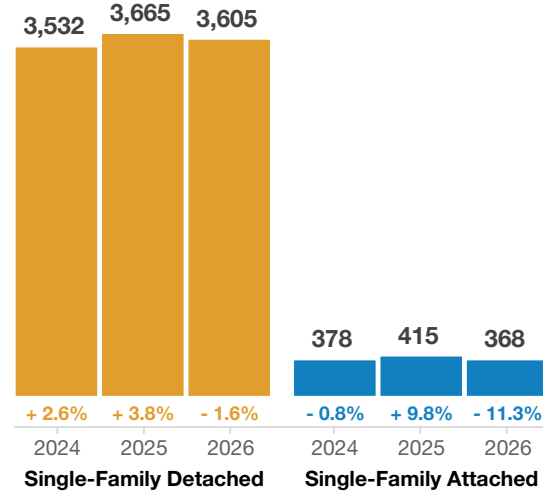
A count of the actual sales that closed in a given month.



May

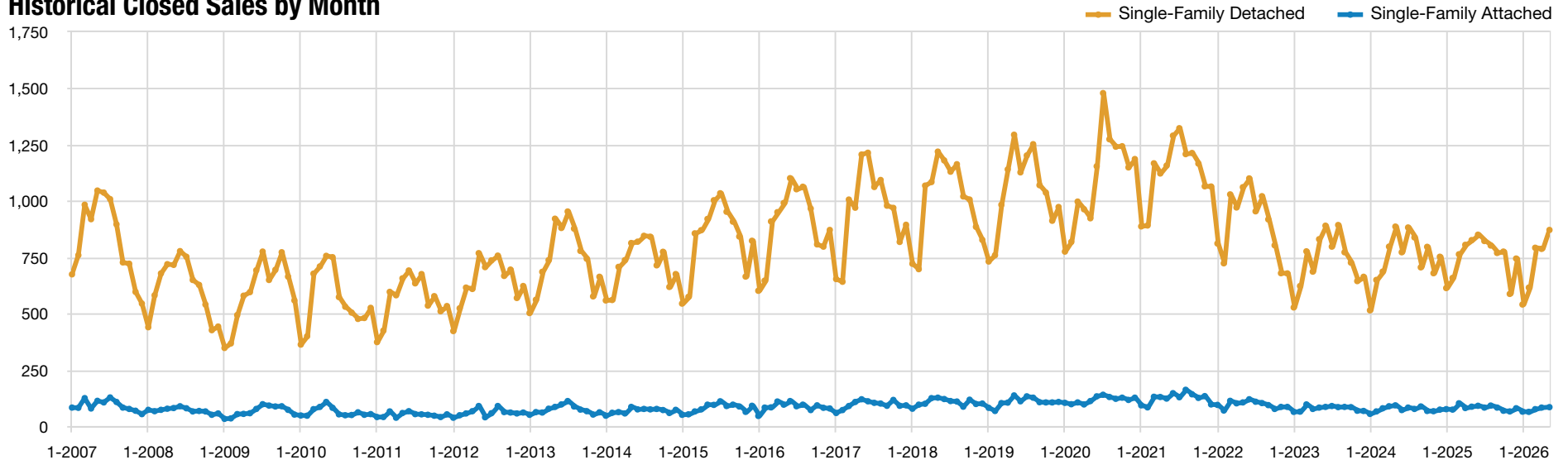


Year to Date



Closed Sales	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jun-2025	850	+ 10.1%	90	+ 26.8%
Jul-2025	822	- 6.8%	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	615	- 6.5%	63	- 13.7%
Mar-2026	792	+ 3.8%	75	- 25.7%
Apr-2026	787	- 2.2%	82	+ 2.5%
May-2026	871	+ 5.4%	84	- 2.3%
12-Month Avg	746	- 1.5%	77	- 1.3%

Historical Closed Sales by Month

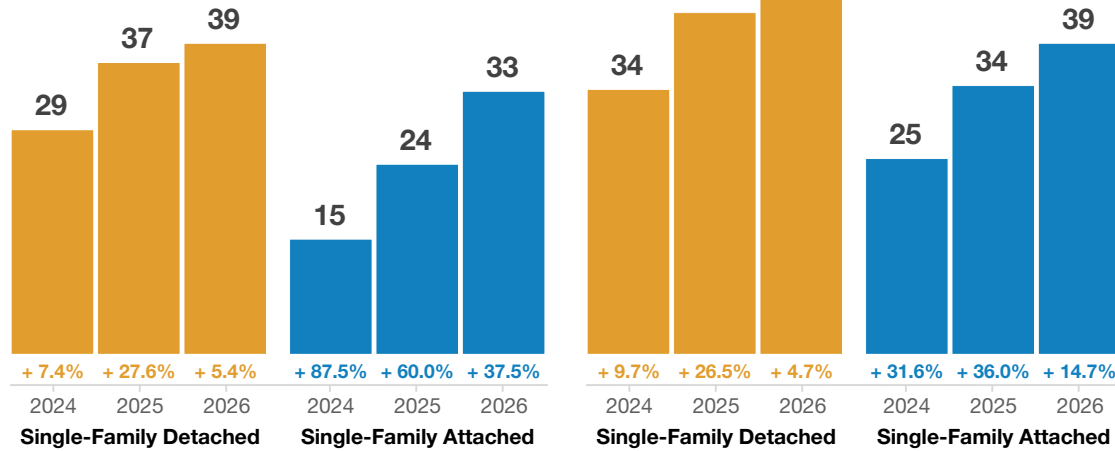


Days on Market Until Sale

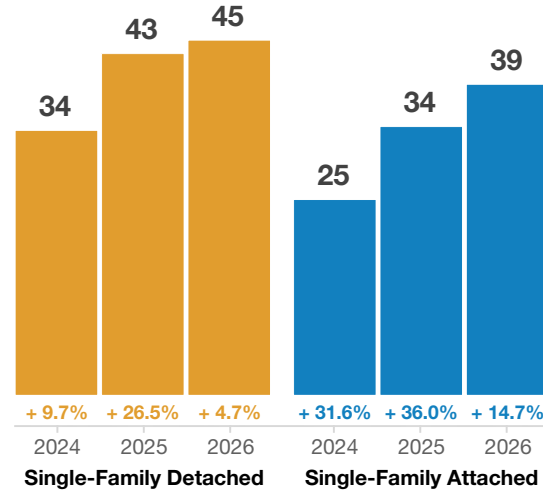
Average number of days between when a property is listed and when an offer is accepted in a given month.



May



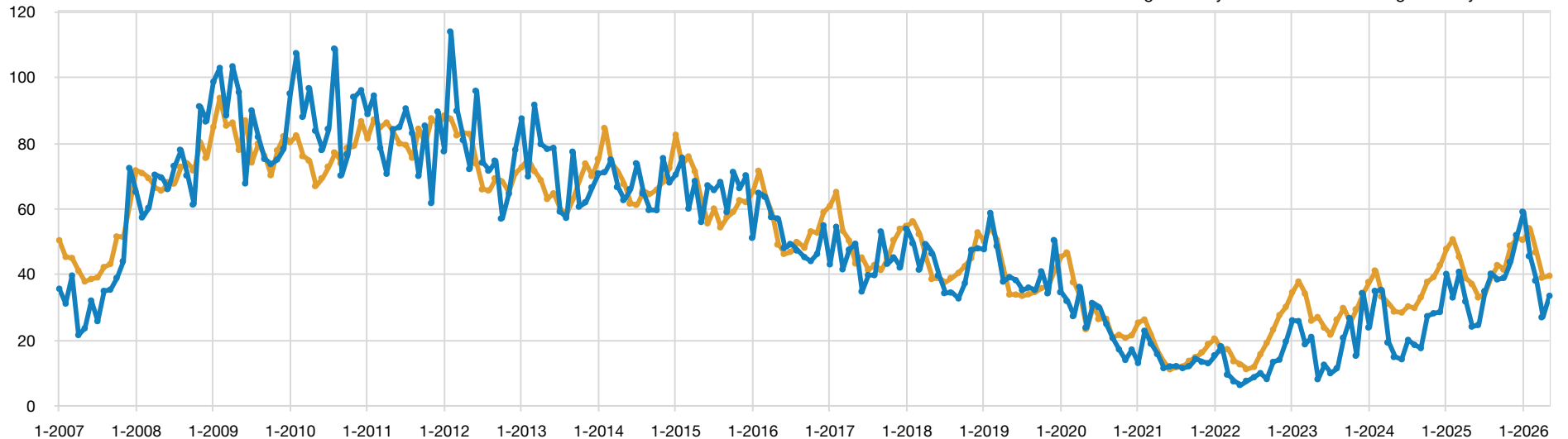
Year to Date



Days on Market	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Apr-2026	39	0.0%	27	- 15.6%
May-2026	39	+ 5.4%	33	+ 37.5%
12-Month Avg*	43	+ 12.5%	39	+ 43.4%

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

Historical Days on Market Until Sale by Month

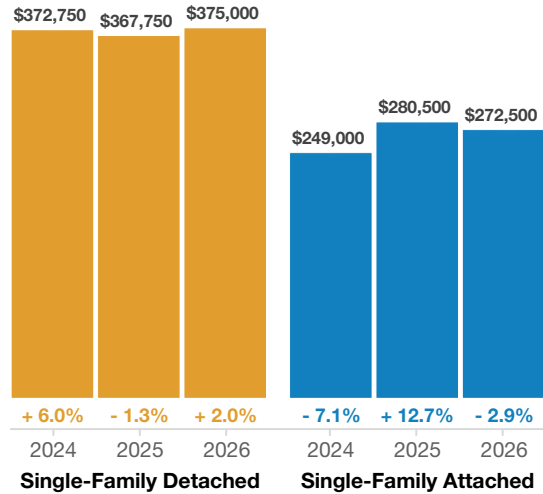


Median Sales Price

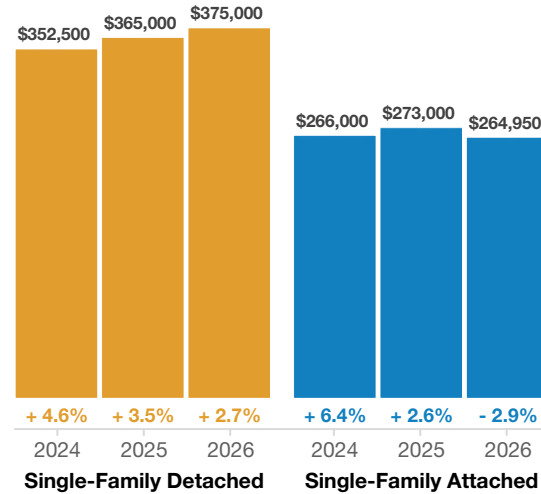
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



May



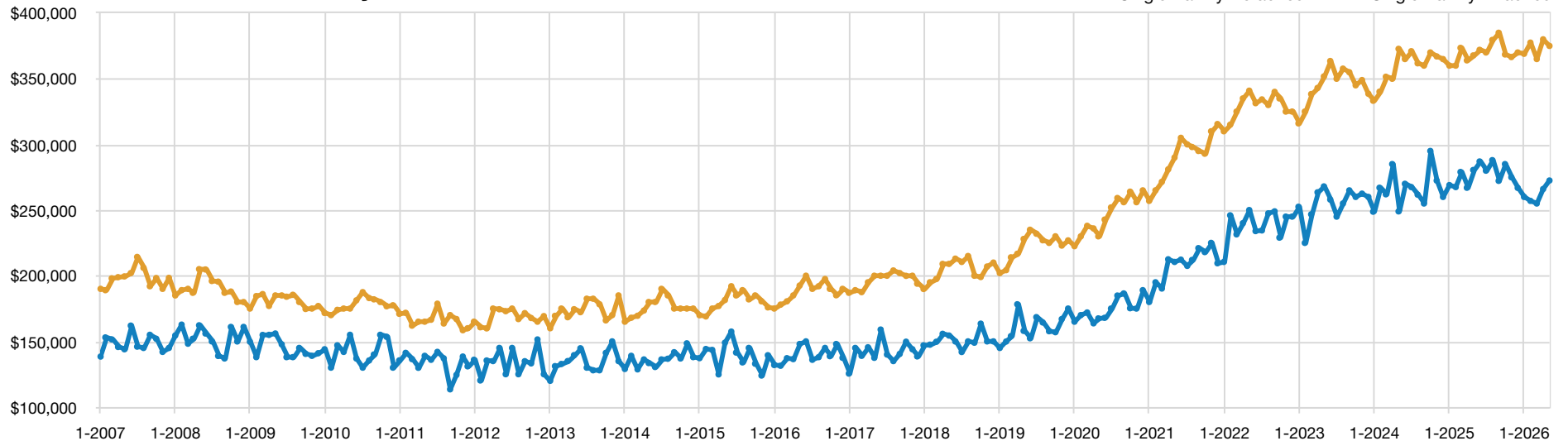
Year to Date



Median Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	\$377,495	+ 4.9%	\$257,000	- 3.9%
Mar-2026	\$365,000	- 2.3%	\$255,000	- 8.6%
Apr-2026	\$380,000	+ 4.4%	\$266,000	- 0.4%
May-2026	\$375,000	+ 2.0%	\$272,500	- 2.9%
12-Month Avg*	\$374,995	+ 2.7%	\$270,000	0.0%

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

Historical Median Sales Price by Month

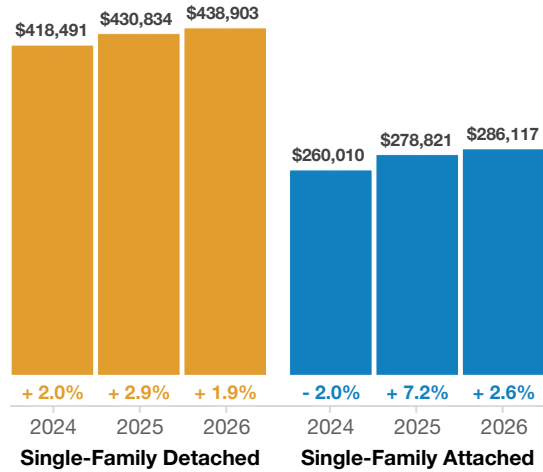


Average Sales Price

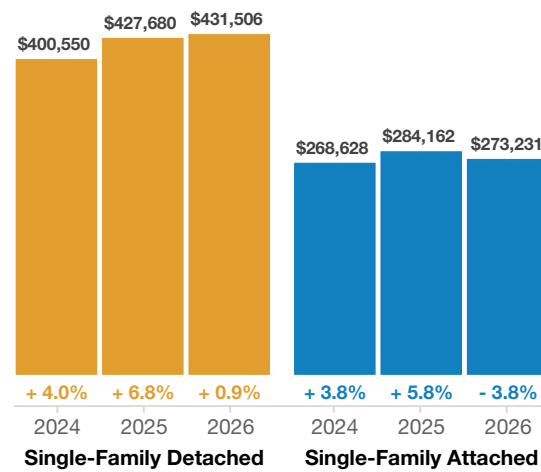
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



May



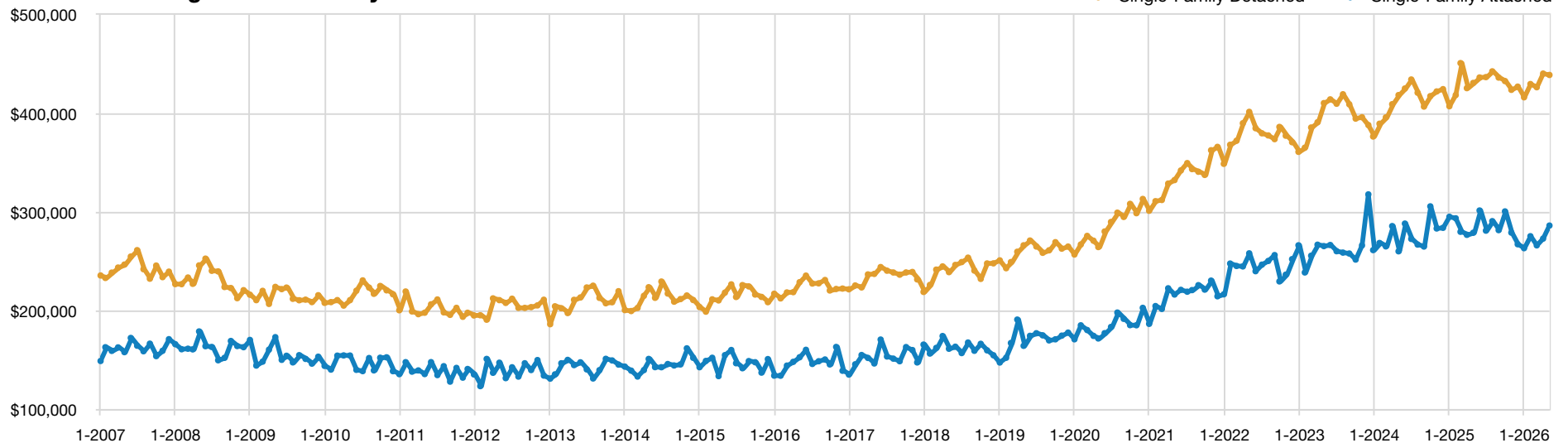
Year to Date



Avg. Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jun-2025	\$436,353	+ 2.6%	\$301,408	+ 4.6%
Jul-2025	\$436,728	+ 0.6%	\$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	\$429,684	+ 2.7%	\$275,299	- 6.2%
Mar-2026	\$426,456	- 5.4%	\$266,042	- 4.9%
Apr-2026	\$440,294	+ 3.5%	\$272,870	- 1.4%
May-2026	\$438,903	+ 1.9%	\$286,117	+ 2.6%
12-Month Avg*	\$433,075	+ 2.1%	\$280,982	- 0.2%

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

Historical Average Sales Price by Month

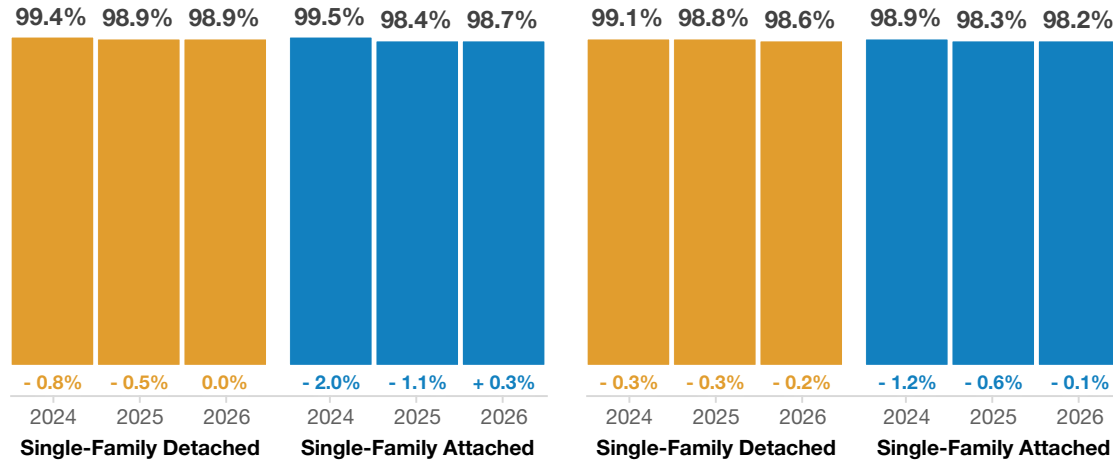


Percent of List Price Received

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.



May

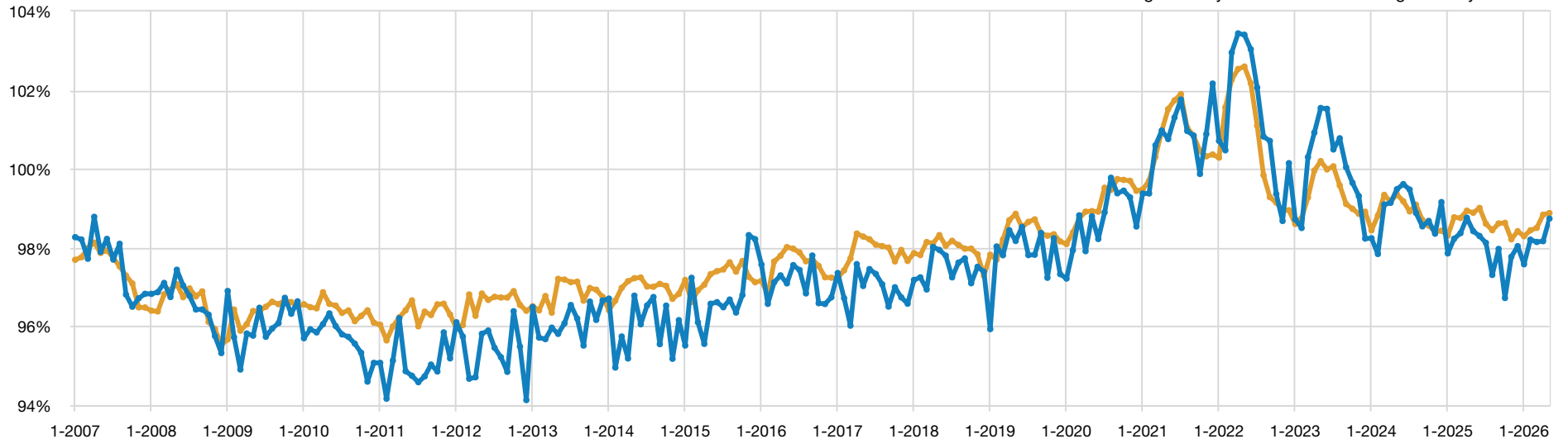


Year to Date

Pct. of List Price Received	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Apr-2026	98.8%	- 0.1%	98.2%	- 0.6%
May-2026	98.9%	0.0%	98.7%	+ 0.3%
12-Month Avg*	98.6%	- 0.2%	97.9%	- 0.8%

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

Historical Percent of List Price Received by Month

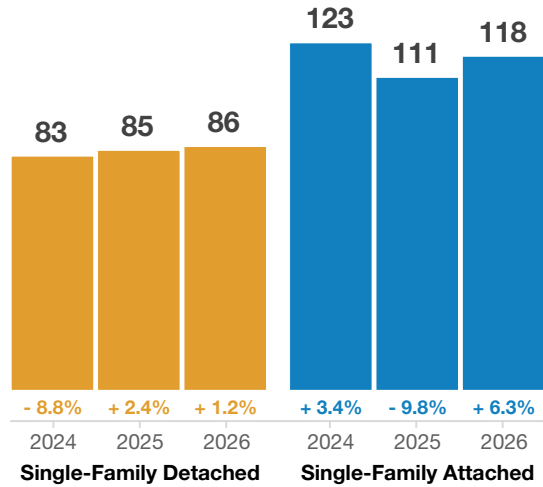


Housing Affordability Index

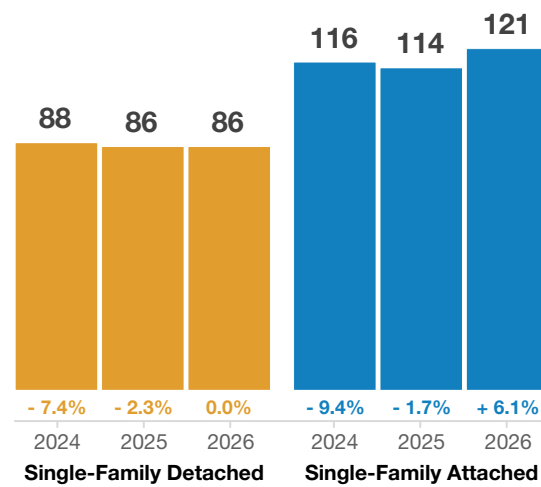
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



May

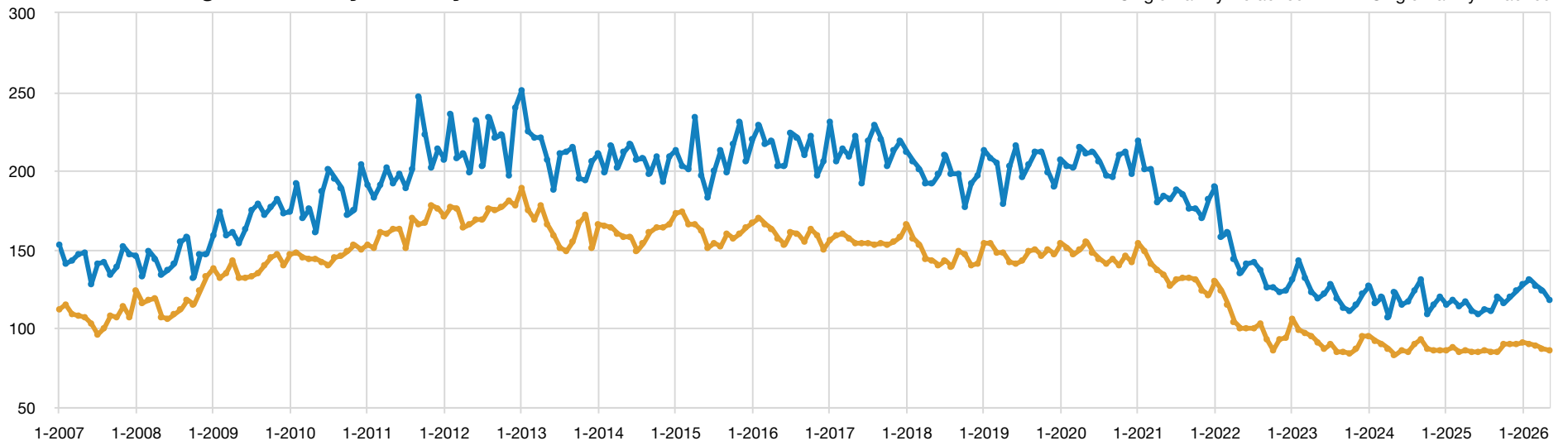


Year to Date



Affordability Index	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Apr-2026	87	+ 1.2%	124	+ 6.0%
May-2026	86	+ 1.2%	118	+ 6.3%
12-Month Avg	88	+ 1.1%	120	+ 2.6%

Historical Housing Affordability Index by Month

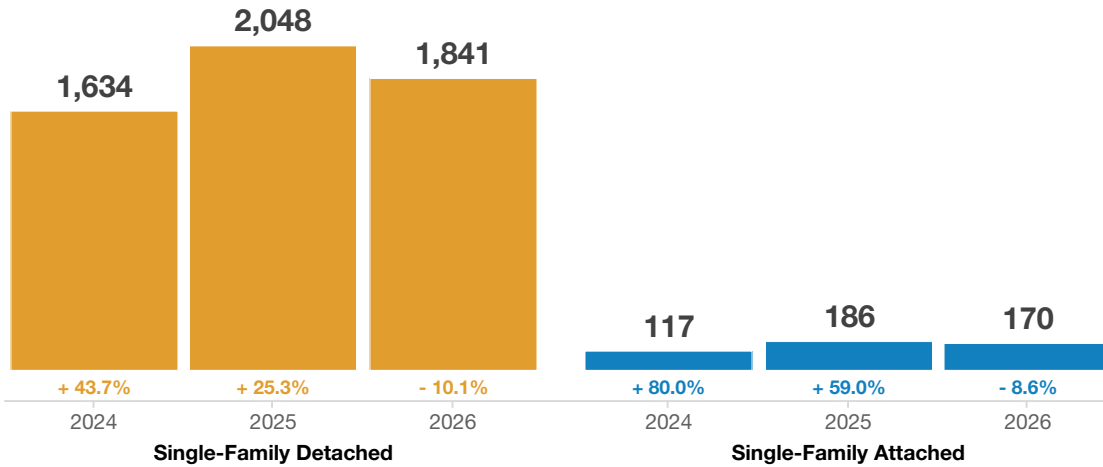


Inventory of Homes for Sale

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

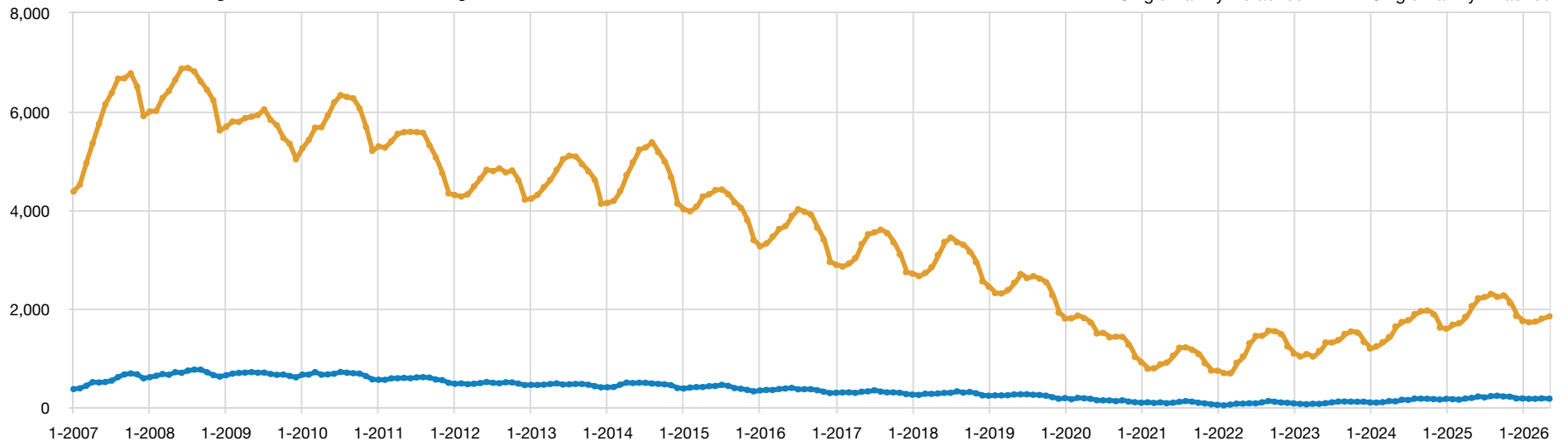


May



Homes for Sale	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jun-2025	2,209	+ 27.8%	214	+ 44.6%
Jul-2025	2,234	+ 26.7%	196	+ 38.0%
Aug-2025	2,296	+ 21.7%	222	+ 29.8%
Sep-2025	2,237	+ 14.9%	229	+ 34.7%
Oct-2025	2,267	+ 15.6%	215	+ 28.0%
Nov-2025	2,114	+ 12.3%	210	+ 30.4%
Dec-2025	1,850	+ 14.7%	175	+ 15.1%
Jan-2026	1,747	+ 9.8%	175	+ 4.8%
Feb-2026	1,720	+ 2.9%	167	+ 5.0%
Mar-2026	1,735	+ 1.9%	168	+ 11.3%
Apr-2026	1,796	- 1.9%	176	+ 1.7%
May-2026	1,841	- 10.1%	170	- 8.6%
12-Month Avg	2,004	+ 11.2%	193	+ 19.1%

Historical Inventory of Homes for Sale by Month

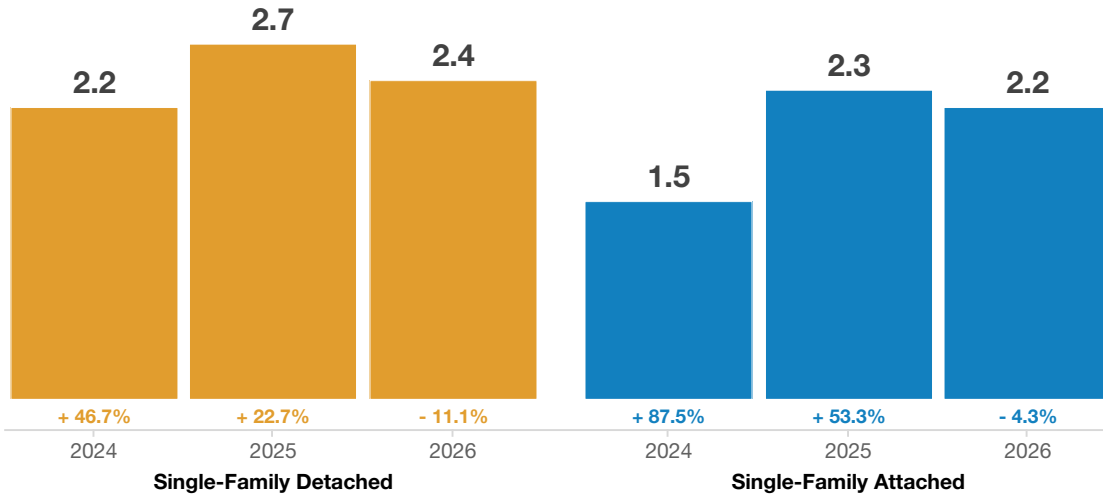


Absorption Rate

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.



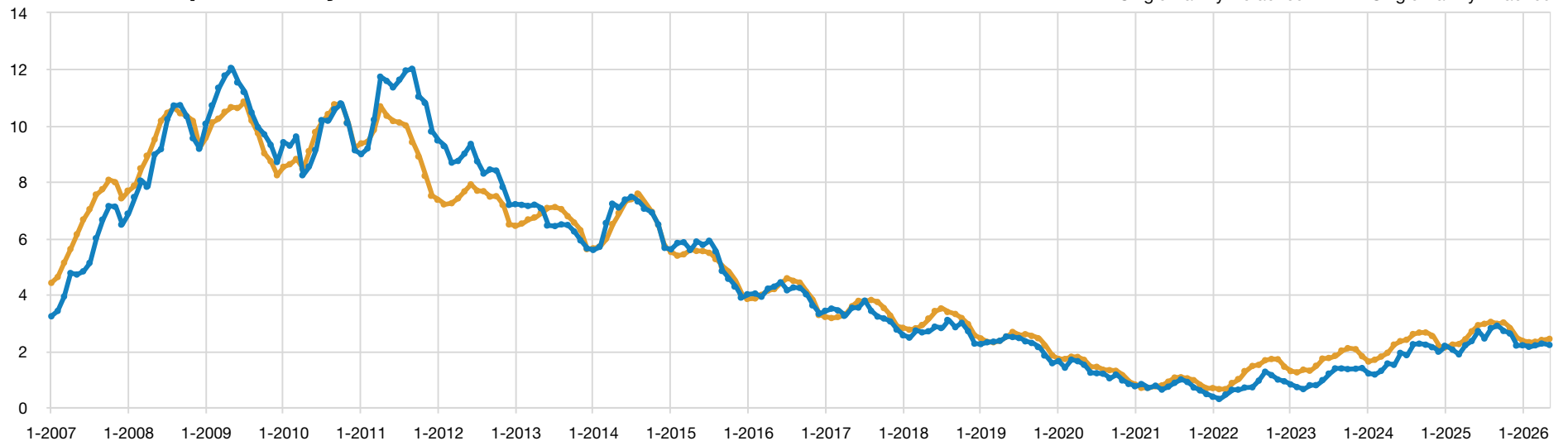
May



Months Supply	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	2.3	+ 4.5%	2.2	+ 15.8%
Apr-2026	2.4	0.0%	2.3	+ 4.5%
May-2026	2.4	- 11.1%	2.2	- 4.3%
12-Month Avg*	2.7	+ 10.1%	2.4	+ 16.4%

* Months Supply for all properties from June 2025 through May 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	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,388	1,261	- 9.1%	5,919	5,507	- 7.0%
Pending Sales		942	1,007	+ 6.9%	4,440	4,513	+ 1.6%
Closed Sales		912	955	+ 4.7%	4,080	3,973	- 2.6%
Days on Market Until Sale		36	39	+ 8.3%	42	44	+ 4.8%
Median Sales Price		\$360,000	\$365,000	+ 1.4%	\$355,000	\$363,965	+ 2.5%
Average Sales Price		\$416,499	\$425,464	+ 2.2%	\$413,078	\$416,842	+ 0.9%
Percent of List Price Received		98.8%	98.9%	+ 0.1%	98.7%	98.6%	- 0.1%
Housing Affordability Index		87	88	+ 1.1%	88	89	+ 1.1%
Inventory of Homes for Sale		2,234	2,011	- 10.0%	—	—	—
Absorption Rate		2.7	2.4	- 11.1%	—	—	—