

Monthly Indicators



April 2025

U.S. existing-home sales decreased 5.9% month-over-month and 2.4% year-over-year to a seasonally adjusted annual rate of 4.02 million units, according to the National Association of REALTORS® (NAR), as affordability challenges and economic uncertainty weigh on market activity. Sales were down month-over-month in all four regions, with the West experiencing the largest decline, at 9.4%.

New Listings increased 4.8 percent for Single-Family Detached homes but decreased 11.7 percent for Single-Family Attached homes. Pending Sales increased 11.3 percent for Single-Family Detached homes but decreased 12.6 percent for Single-Family Attached homes. Inventory increased 19.2 percent for Single-Family Detached homes and 30.3 percent for Single-Family Attached homes.

Median Sales Price increased 4.3 percent to \$365,000 for Single-Family Detached homes but decreased 7.0 percent to \$265,000 for Single-Family Attached homes. Days on Market increased 25.8 percent for Single-Family Detached homes and 57.9 percent for Single-Family Attached homes. Months Supply of Inventory increased 15.8 percent for Single-Family Detached homes and 33.3 percent for Single-Family Attached homes.

Total housing inventory increased 8.1% month-over-month for a total of 1.33 million units heading into April, equivalent to a 4.0-month supply at the current sales pace, according to NAR. Although inventory is up nearly 20% from the same time last year, the additional supply has had little effect on home prices across much of the country, with the national median existing-home price climbing 2.7% year-over-year to \$403,700 as of last measure.

Quick Facts

1,263	865	\$365,000
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	4-2024	4-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,097	1,150	+ 4.8%	3,722	4,079	+ 9.6%
Pending Sales		833	927	+ 11.3%	3,030	3,269	+ 7.9%
Closed Sales		797	787	- 1.3%	2,645	2,817	+ 6.5%
Days on Market Until Sale		31	39	+ 25.8%	35	45	+ 28.6%
Median Sales Price		\$350,000	\$365,000	+ 4.3%	\$346,122	\$365,000	+ 5.5%
Average Sales Price		\$409,229	\$427,547	+ 4.5%	\$394,567	\$426,346	+ 8.1%
Percent of List Price Received		99.2%	98.9%	- 0.3%	99.0%	98.7%	- 0.3%
Housing Affordability Index		82	81	- 1.2%	83	81	- 2.4%
Inventory of Homes for Sale		1,418	1,690	+ 19.2%	—	—	—
Absorption Rate		1.9	2.2	+ 15.8%	—	—	—

Single-Family Attached Market Overview

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



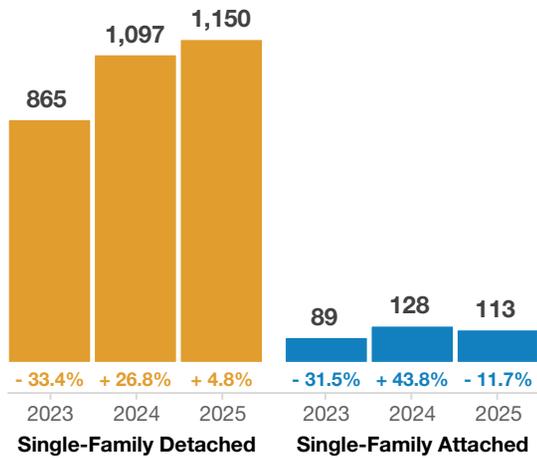
Key Metrics	Historical Sparkbars	4-2024	4-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		128	113	- 11.7%	387	439	+ 13.4%
Pending Sales		95	83	- 12.6%	324	357	+ 10.2%
Closed Sales		88	78	- 11.4%	286	327	+ 14.3%
Days on Market Until Sale		19	30	+ 57.9%	28	36	+ 28.6%
Median Sales Price		\$285,000	\$265,000	- 7.0%	\$270,000	\$270,000	0.0%
Average Sales Price		\$285,581	\$275,036	- 3.7%	\$271,400	\$285,698	+ 5.3%
Percent of List Price Received		99.1%	98.8%	- 0.3%	98.7%	98.2%	- 0.5%
Housing Affordability Index		100	111	+ 11.0%	106	109	+ 2.8%
Inventory of Homes for Sale		122	159	+ 30.3%	—	—	—
Absorption Rate		1.5	2.0	+ 33.3%	—	—	—

New Listings

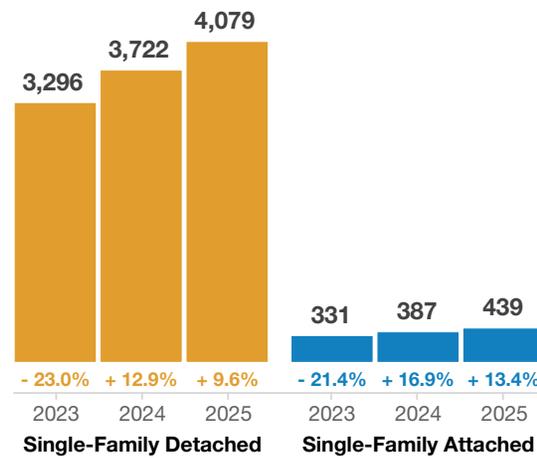
A count of the properties that have been newly listed on the market in a given month.



April

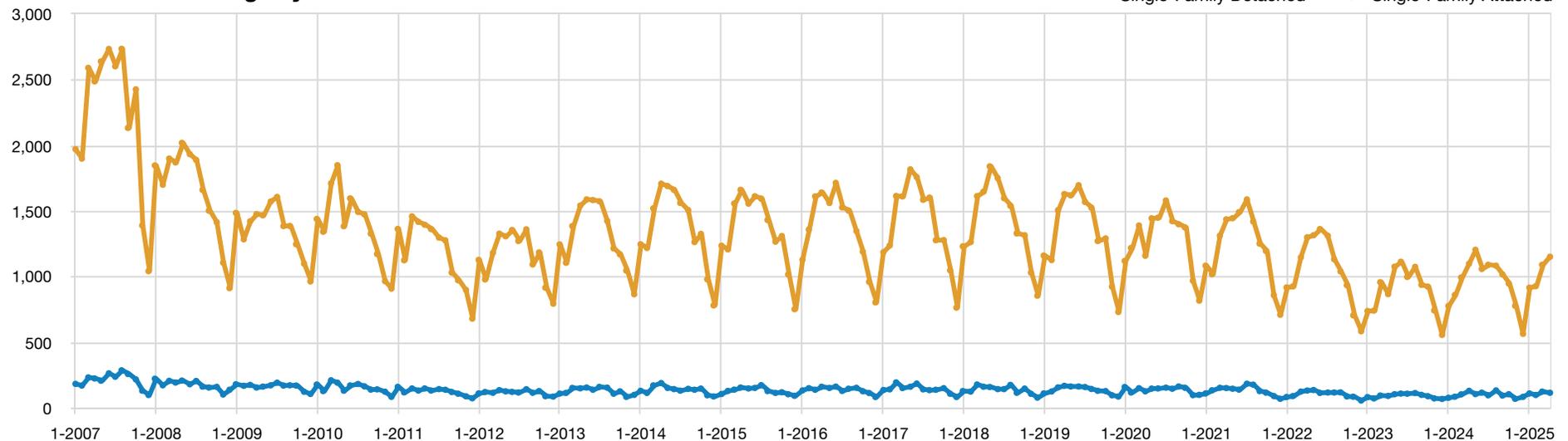


Year to Date



New Listings	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
May-2024	1,203	+ 12.0%	103	+ 1.0%
Jun-2024	1,057	- 4.9%	114	+ 6.5%
Jul-2024	1,089	+ 9.3%	94	- 11.3%
Aug-2024	1,082	+ 0.8%	131	+ 18.0%
Sep-2024	1,016	+ 8.5%	92	- 5.2%
Oct-2024	946	+ 2.6%	102	+ 17.2%
Nov-2024	776	+ 4.7%	67	- 4.3%
Dec-2024	562	+ 1.4%	82	+ 24.2%
Jan-2025	914	+ 17.9%	108	+ 44.0%
Feb-2025	926	+ 7.9%	96	+ 15.7%
Mar-2025	1,089	+ 9.8%	122	+ 20.8%
Apr-2025	1,150	+ 4.8%	113	- 11.7%
12-Month Avg	984	+ 6.0%	102	+ 8.5%

Historical New Listings by Month

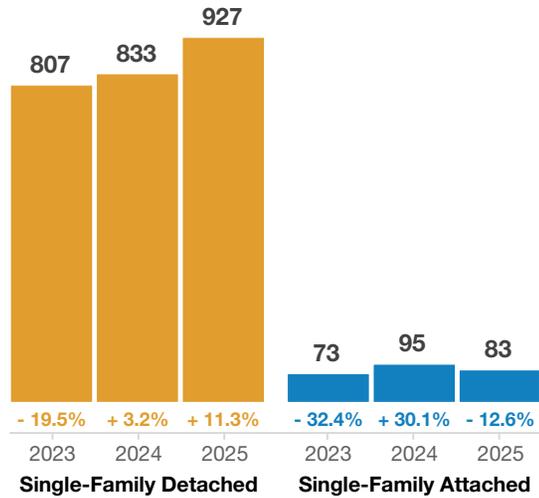


Pending Sales

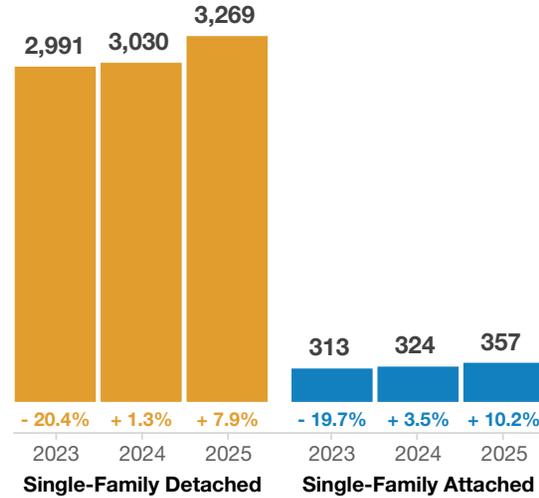
A count of the properties on which offers have been accepted in a given month.



April

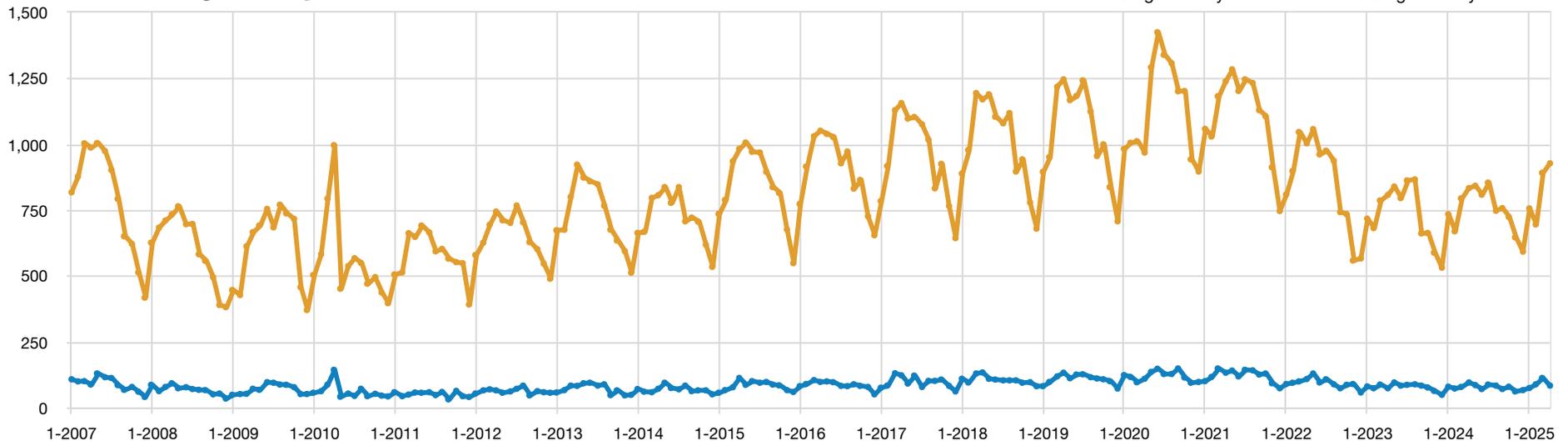


Year to Date



Pending Sales	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
May-2024	842	+ 0.4%	85	- 10.5%
Jun-2024	808	+ 1.6%	70	- 15.7%
Jul-2024	854	- 0.9%	87	+ 1.2%
Aug-2024	747	- 13.7%	83	- 5.7%
Sep-2024	757	+ 14.5%	70	- 15.7%
Oct-2024	724	+ 9.2%	79	+ 3.9%
Nov-2024	646	+ 9.9%	61	- 3.2%
Dec-2024	592	+ 11.5%	66	+ 37.5%
Jan-2025	756	+ 3.0%	74	- 6.3%
Feb-2025	695	+ 3.9%	88	+ 22.2%
Mar-2025	891	+ 12.2%	112	+ 43.6%
Apr-2025	927	+ 11.3%	83	- 12.6%
12-Month Avg	770	+ 4.6%	80	+ 1.3%

Historical Pending Sales by Month

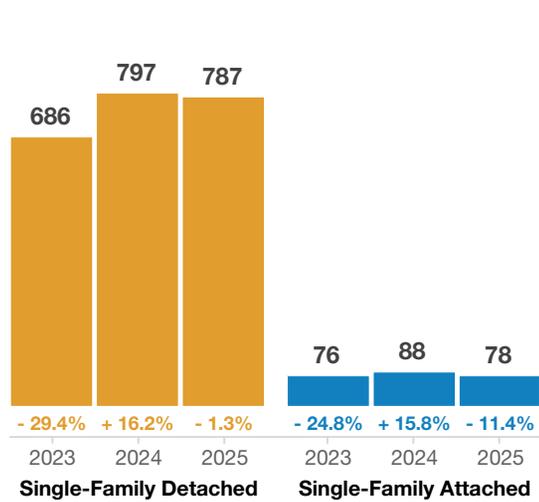


Closed Sales

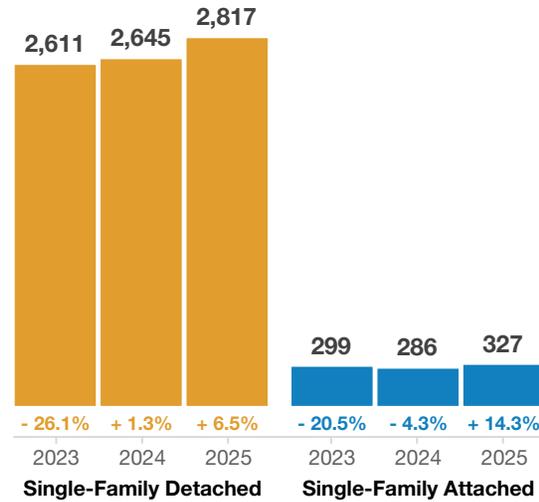
A count of the actual sales that closed in a given month.



April

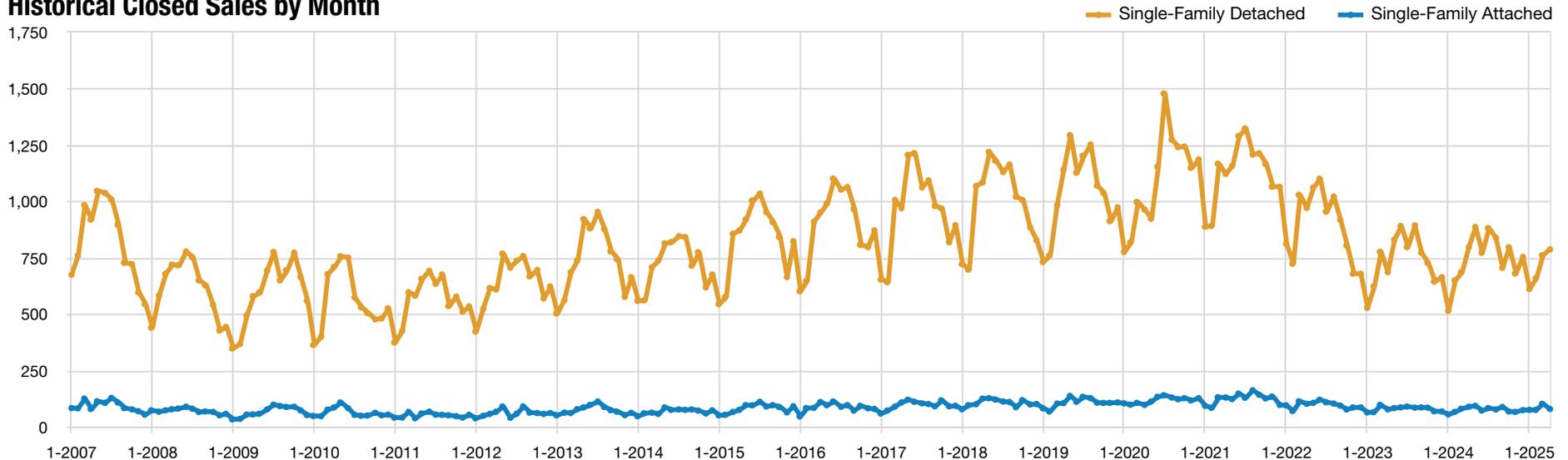


Year to Date



Closed Sales	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
May-2024	886	+ 6.7%	92	+ 12.2%
Jun-2024	772	- 13.3%	71	- 16.5%
Jul-2024	881	+ 10.5%	82	- 7.9%
Aug-2024	838	- 6.2%	76	- 9.5%
Sep-2024	705	- 8.7%	87	+ 2.4%
Oct-2024	796	+ 9.6%	67	- 20.2%
Nov-2024	680	+ 5.6%	65	- 4.4%
Dec-2024	753	+ 13.6%	73	+ 9.0%
Jan-2025	611	+ 18.9%	74	+ 37.0%
Feb-2025	658	+ 1.4%	74	+ 13.8%
Mar-2025	761	+ 11.1%	101	+ 27.8%
Apr-2025	787	- 1.3%	78	- 11.4%
12-Month Avg	761	+ 3.1%	78	0.0%

Historical Closed Sales by Month

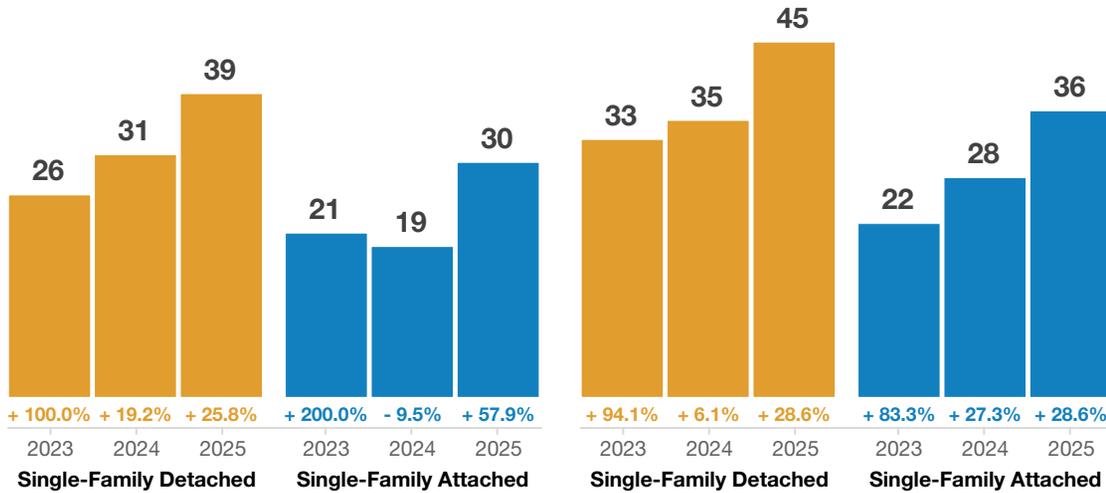


Days on Market Until Sale

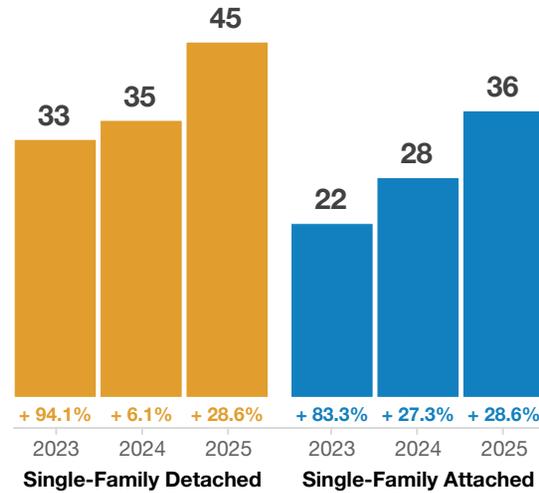
Average number of days between when a property is listed and when an offer is accepted in a given month.



April



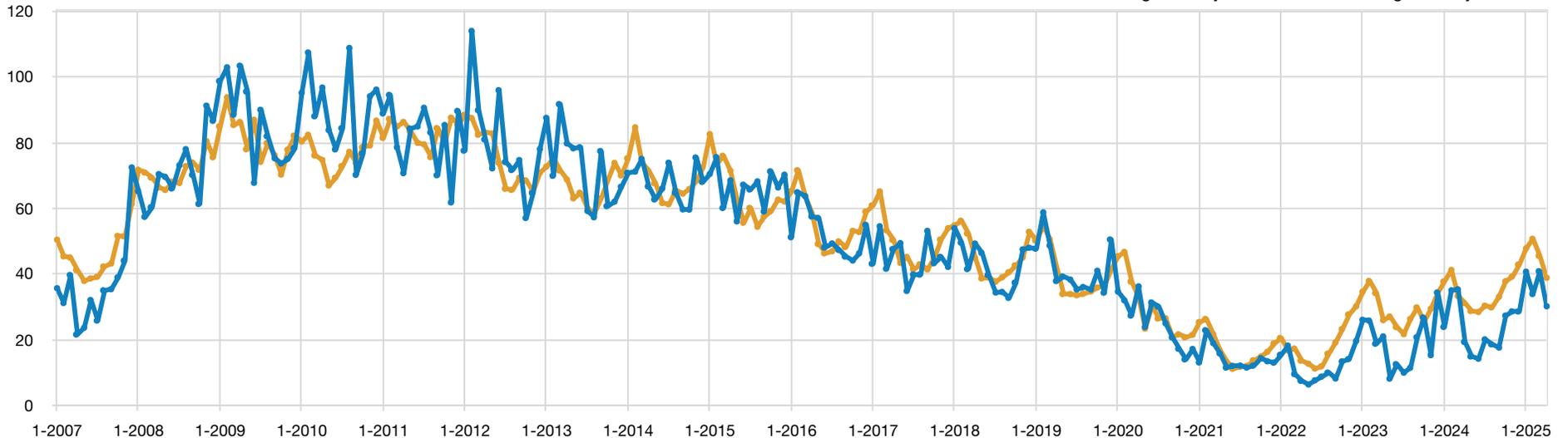
Year to Date



Days on Market	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Apr-2025	39	+ 25.8%	30	+ 57.9%
12-Month Avg*	37	+ 26.2%	26	+ 29.3%

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

Historical Days on Market Until Sale by Month

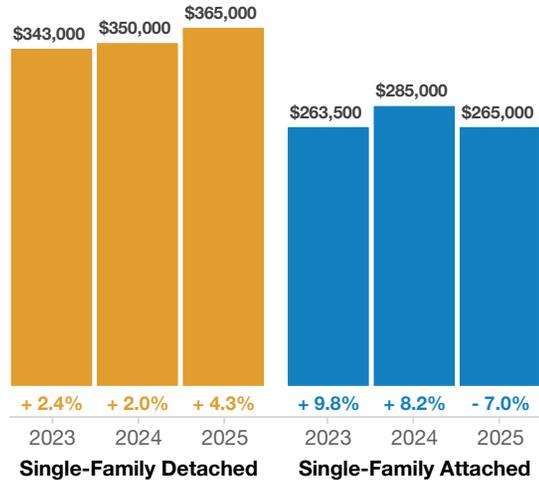


Median Sales Price

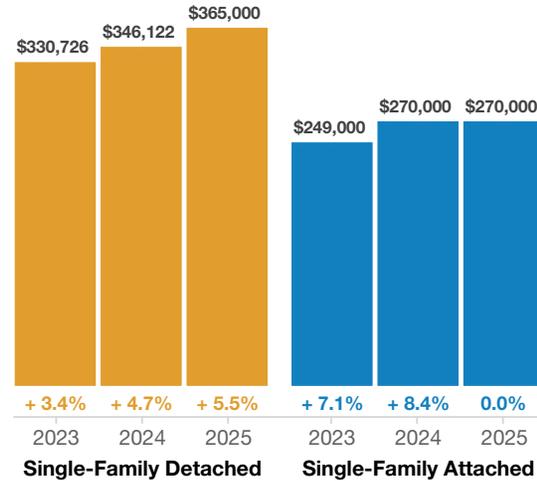
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



April



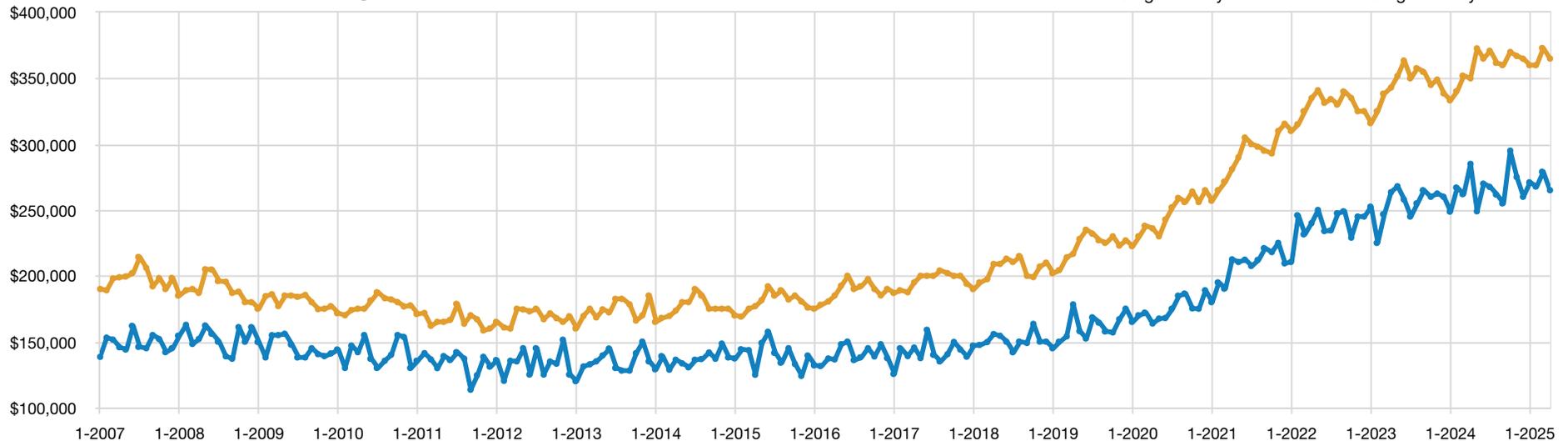
Year to Date



Median Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Apr-2025	\$365,000	+ 4.3%	\$265,000	- 7.0%
12-Month Avg*	\$365,000	+ 4.3%	\$268,000	+ 2.9%

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

Historical Median Sales Price by Month

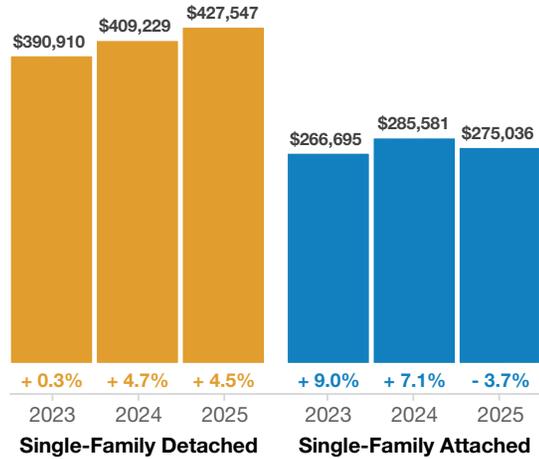


Average Sales Price

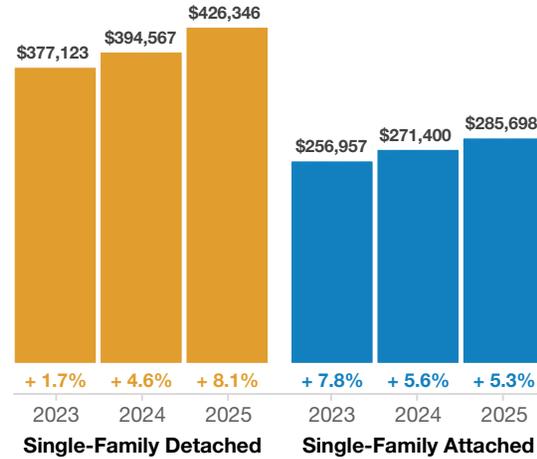
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



April



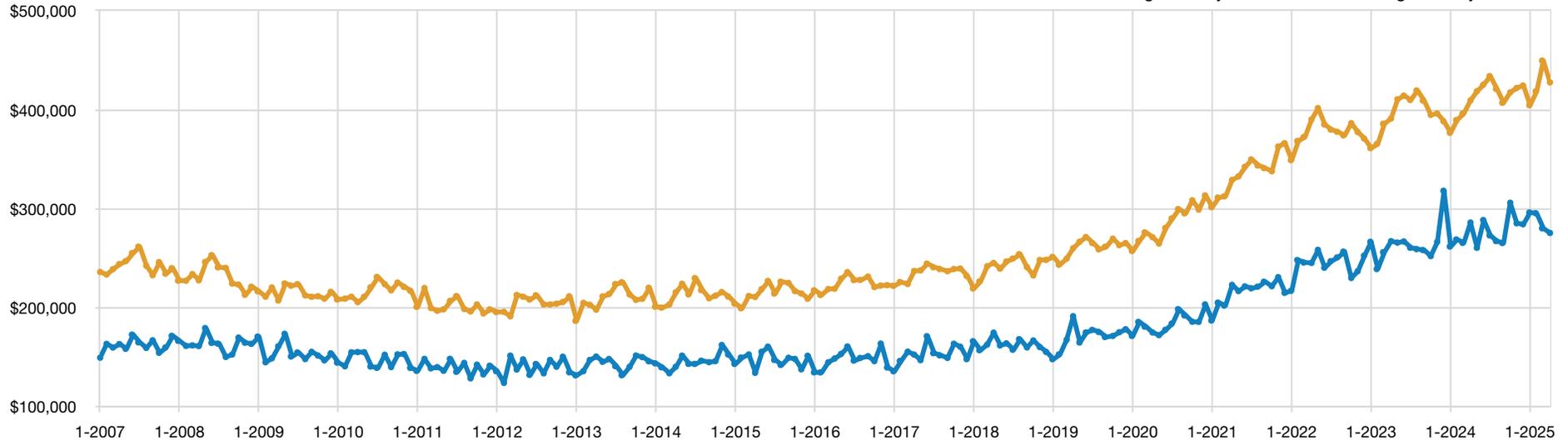
Year to Date



Avg. Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	\$449,554	+ 13.5%	\$279,794	+ 5.6%
Apr-2025	\$427,547	+ 4.5%	\$275,036	- 3.7%
12-Month Avg*	\$422,920	+ 5.0%	\$279,978	+ 4.4%

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

Historical Average Sales Price by Month

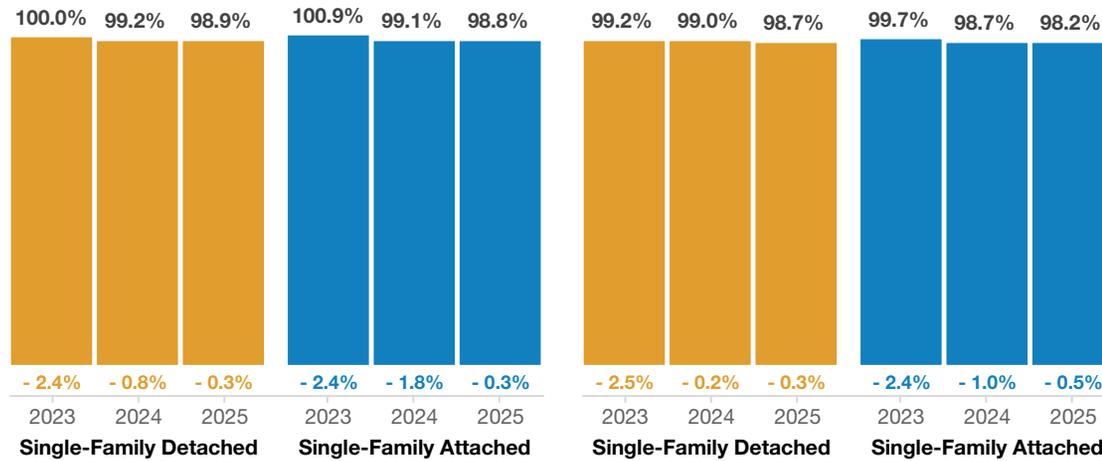


Percent of List Price Received

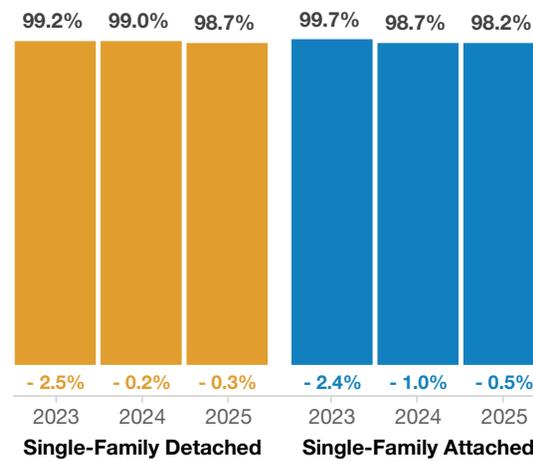
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



April



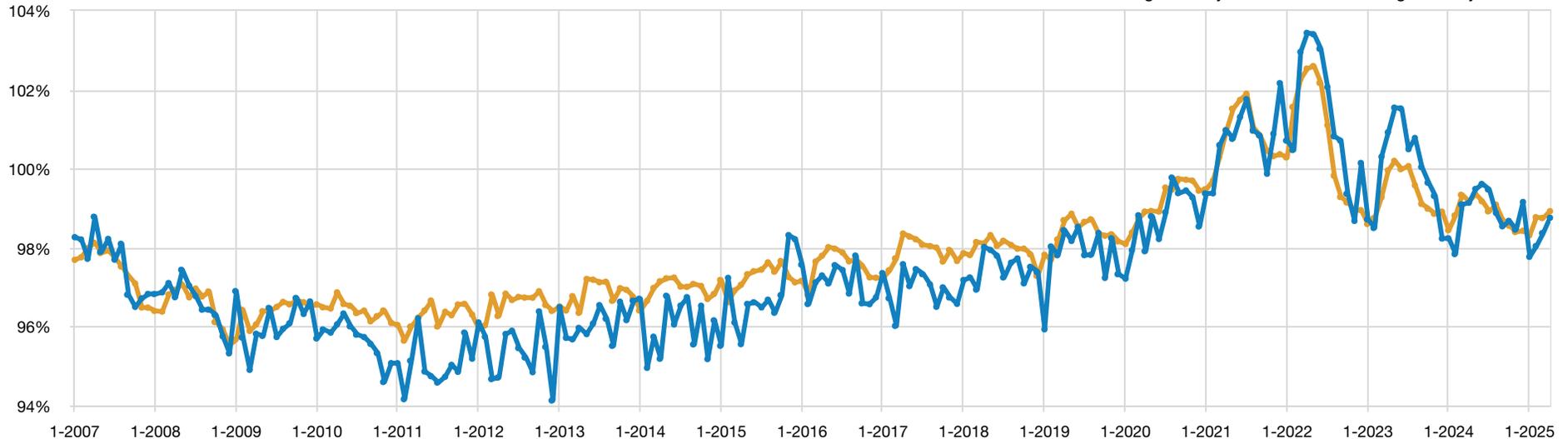
Year to Date



Pct. of List Price Received	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Apr-2025	98.9%	- 0.3%	98.8%	- 0.3%
12-Month Avg*	98.8%	- 0.6%	98.8%	- 1.0%

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

Historical Percent of List Price Received by Month

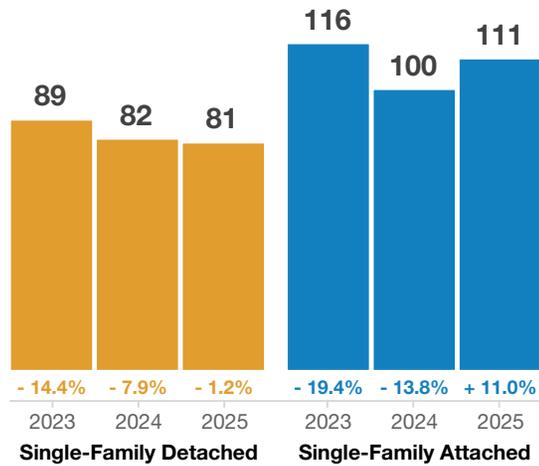


Housing Affordability Index

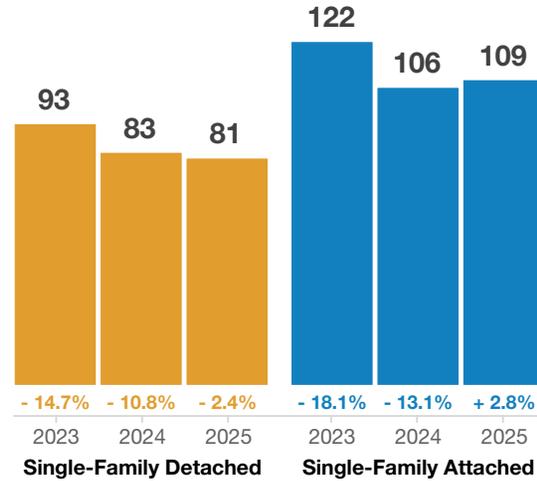


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

April

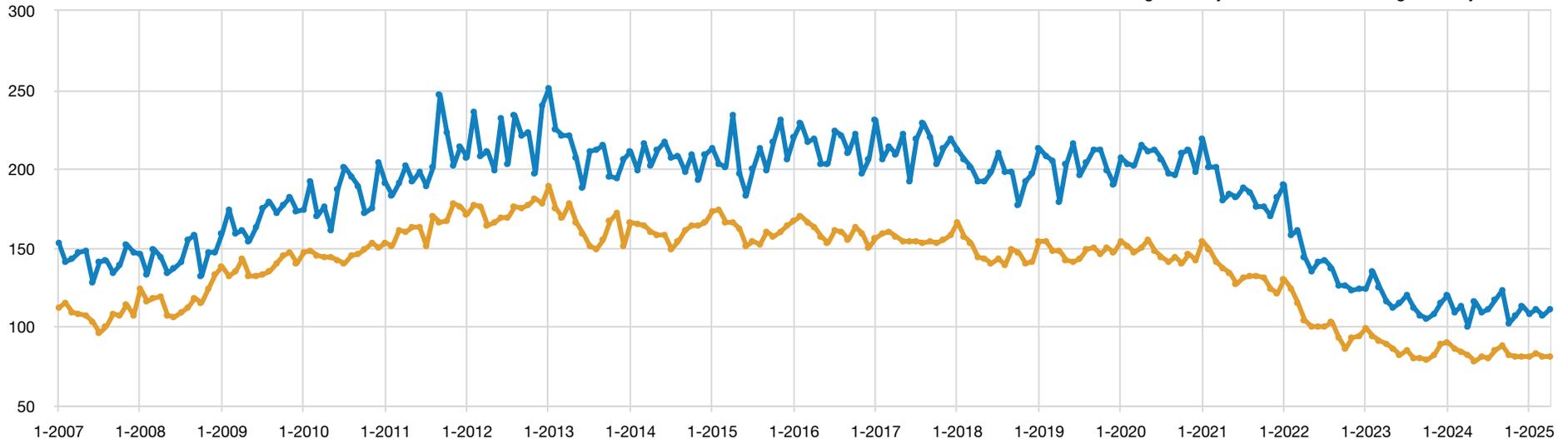


Year to Date



Affordability Index	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Apr-2025	81	-1.2%	111	+11.0%
12-Month Avg	82	-2.4%	111	0.0%

Historical Housing Affordability Index by Month

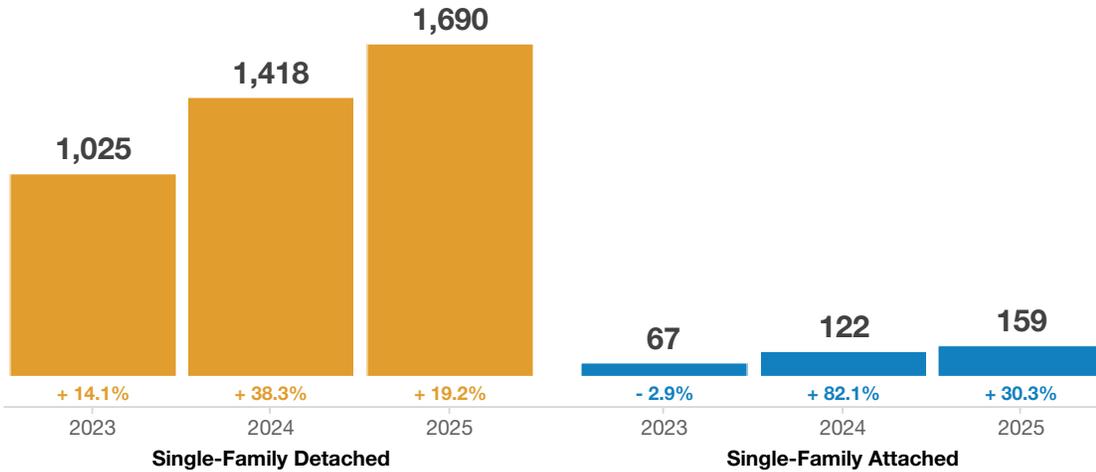


Inventory of Homes for Sale

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

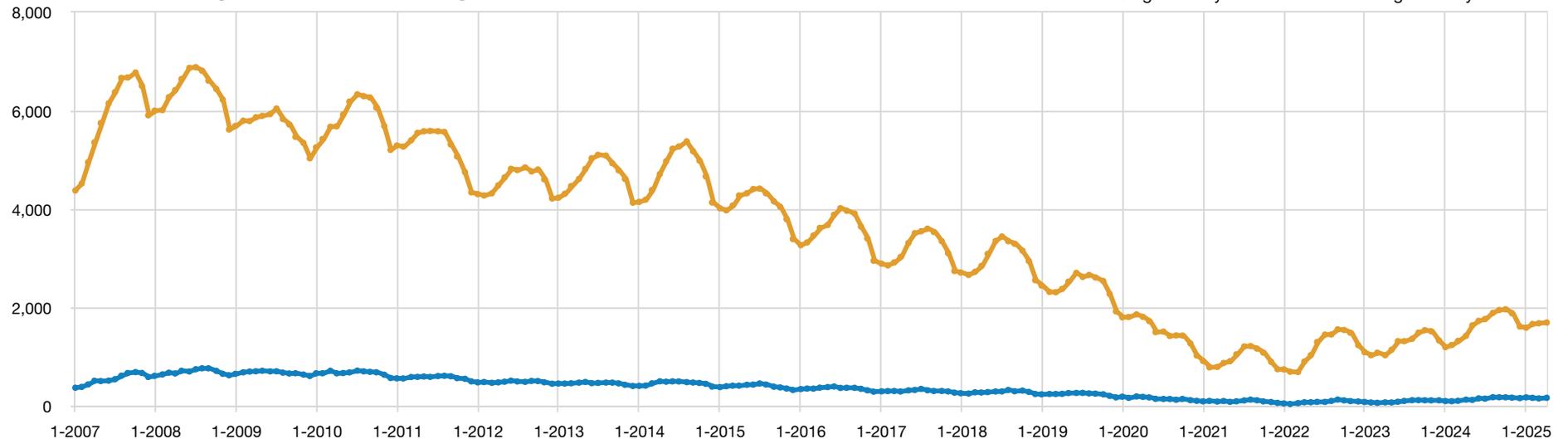


April



Homes for Sale	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
May-2024	1,632	+ 43.5%	117	+ 80.0%
Jun-2024	1,726	+ 31.7%	148	+ 87.3%
Jul-2024	1,761	+ 34.3%	142	+ 47.9%
Aug-2024	1,887	+ 38.8%	171	+ 54.1%
Sep-2024	1,946	+ 31.1%	170	+ 51.8%
Oct-2024	1,960	+ 27.7%	169	+ 55.0%
Nov-2024	1,879	+ 24.2%	162	+ 51.4%
Dec-2024	1,609	+ 21.4%	153	+ 41.7%
Jan-2025	1,585	+ 33.3%	168	+ 80.6%
Feb-2025	1,661	+ 34.7%	158	+ 75.6%
Mar-2025	1,676	+ 27.3%	147	+ 48.5%
Apr-2025	1,690	+ 19.2%	159	+ 30.3%
12-Month Avg	1,751	+ 30.3%	155	+ 56.6%

Historical Inventory of Homes for Sale by Month

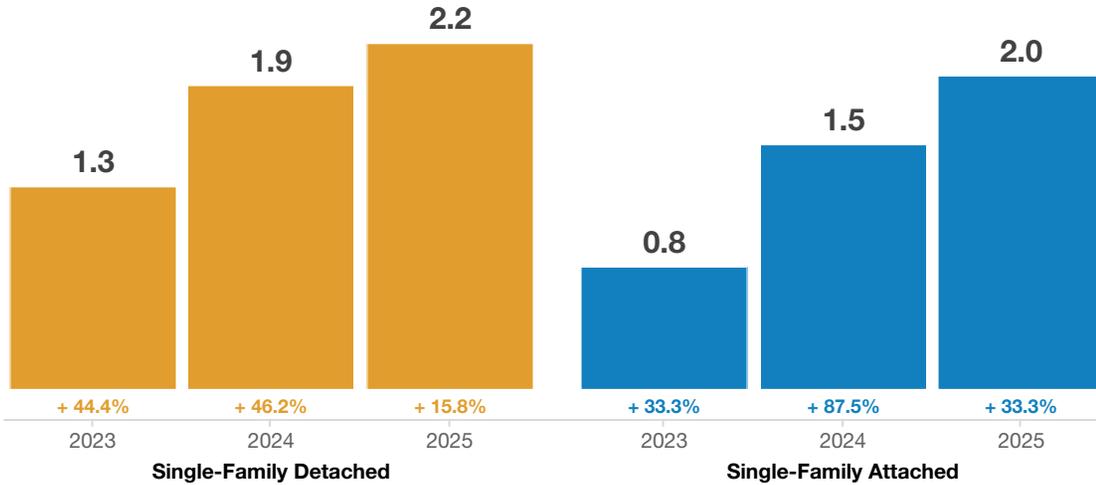


Absorption Rate

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.



April



Months Supply	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	2.2	+22.2%	1.8	+38.5%
Apr-2025	2.2	+15.8%	2.0	+33.3%
12-Month Avg*	2.4	+29.8%	2.0	+61.5%

* Months Supply for all properties from May 2024 through April 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	4-2024	4-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,225	1,263	+ 3.1%	4,109	4,518	+ 10.0%
Pending Sales		928	1,010	+ 8.8%	3,354	3,626	+ 8.1%
Closed Sales		885	865	- 2.3%	2,931	3,144	+ 7.3%
Days on Market Until Sale		30	38	+ 26.7%	35	44	+ 25.7%
Median Sales Price		\$345,000	\$355,000	+ 2.9%	\$338,990	\$354,900	+ 4.7%
Average Sales Price		\$396,934	\$413,763	+ 4.2%	\$382,549	\$411,704	+ 7.6%
Percent of List Price Received		99.2%	98.9%	- 0.3%	99.0%	98.7%	- 0.3%
Housing Affordability Index		83	83	0.0%	85	84	- 1.2%
Inventory of Homes for Sale		1,540	1,849	+ 20.1%	—	—	—
Absorption Rate		1.9	2.2	+ 15.8%	—	—	—