

Monthly Indicators

October 2025

U.S. existing-home sales climbed 1.5% month-over-month and 4.1% year-over-year, reaching a seasonally adjusted annual rate of 4.06 million units, according to the National Association of REALTORS® (NAR). The increase was partly driven by falling mortgage rates, which recently hit their lowest level in more than a year. Regionally, monthly sales advanced in the Northeast, South, and West, while the Midwest experienced a slight decline.

New Listings increased 2.9 percent for Single-Family Detached homes but decreased 5.9 percent for Single-Family Attached homes. Pending Sales increased 8.7 percent for Single-Family Detached homes and 17.7 percent for Single-Family Attached homes. Inventory increased 8.7 percent for Single-Family Detached homes and 19.6 percent for Single-Family Attached homes.

Median Sales Price remained flat at \$369,900 for Single-Family Detached homes but decreased 3.4 percent to \$285,000 for Single-Family Attached properties. Days on Market increased 7.9 percent for Single-Family Detached homes and 44.4 percent for Single-Family Attached homes. Months Supply of Inventory increased 7.7 percent for Single-Family Detached homes and 13.6 percent for Single-Family Attached homes.

Housing inventory edged up 1.3% from the previous month to 1.55 million units, 14.0% higher than the same period last year. This represents a 4.6-month supply at the current sales pace, according to NAR. The median existing-home price grew 2.1% year-over-year to \$415,200, continuing the trend of annual price gains. The Midwest saw the largest year-over-year increase in median sales price, followed by the Northeast and South, while prices remained mostly flat in the West.

Quick Facts

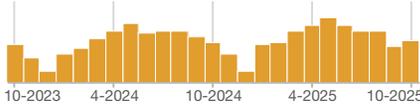
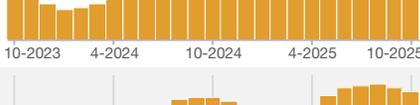
1,068	830	\$369,900
New Listings All Properties	Closed Sales All Properties	Median Sales Price Single-Family Detached

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

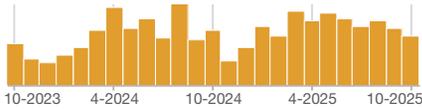
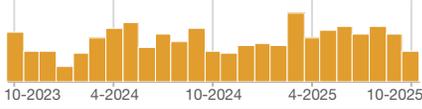
Key market metrics for the current month and year-to-date. Single-Family Detached properties only.

Key Metrics	Historical Sparkbars	10-2024	10-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		946	973	+ 2.9%	10,118	10,568	+ 4.4%
Pending Sales		723	786	+ 8.7%	7,765	7,927	+ 2.1%
Closed Sales		796	763	- 4.1%	7,524	7,669	+ 1.9%
Days on Market Until Sale		38	41	+ 7.9%	33	40	+ 21.2%
Median Sales Price		\$370,000	\$369,900	- 0.0%	\$360,000	\$370,000	+ 2.8%
Average Sales Price		\$417,406	\$433,497	+ 3.9%	\$411,680	\$432,496	+ 5.1%
Percent of List Price Received		98.6%	98.6%	0.0%	99.0%	98.7%	- 0.3%
Housing Affordability Index		82	85	+ 3.7%	84	85	+ 1.2%
Inventory of Homes for Sale		1,960	2,131	+ 8.7%	—	—	—
Absorption Rate		2.6	2.8	+ 7.7%	—	—	—

Single-Family Attached Market Overview

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

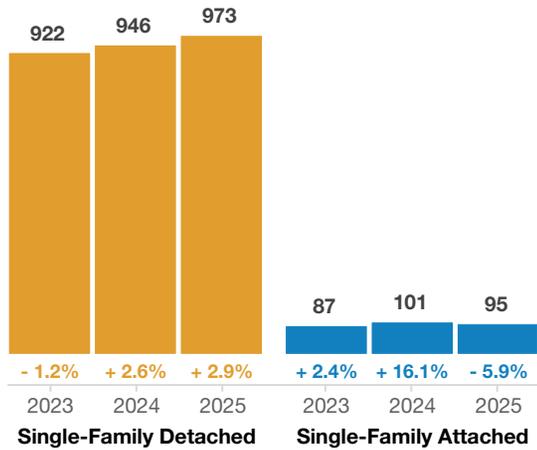


Key Metrics	Historical Sparkbars	10-2024	10-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		101	95	- 5.9%	1,022	1,091	+ 6.8%
Pending Sales		79	93	+ 17.7%	798	836	+ 4.8%
Closed Sales		67	67	0.0%	761	825	+ 8.4%
Days on Market Until Sale		27	39	+ 44.4%	22	35	+ 59.1%
Median Sales Price		\$295,000	\$285,000	- 3.4%	\$266,000	\$279,000	+ 4.9%
Average Sales Price		\$305,602	\$300,768	- 1.6%	\$273,512	\$287,544	+ 5.1%
Percent of List Price Received		98.7%	96.9%	- 1.8%	98.9%	98.0%	- 0.9%
Housing Affordability Index		102	109	+ 6.9%	113	112	- 0.9%
Inventory of Homes for Sale		168	201	+ 19.6%	—	—	—
Absorption Rate		2.2	2.5	+ 13.6%	—	—	—

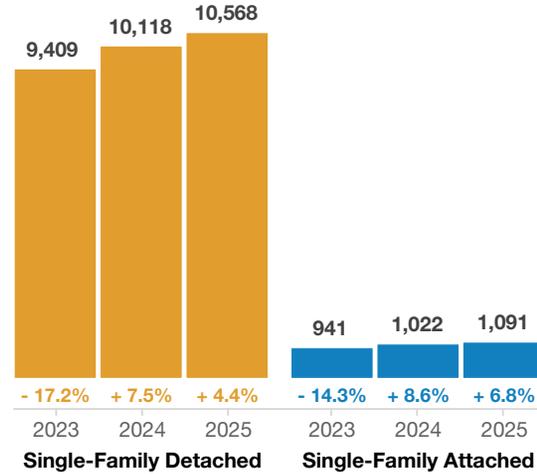
New Listings

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

October

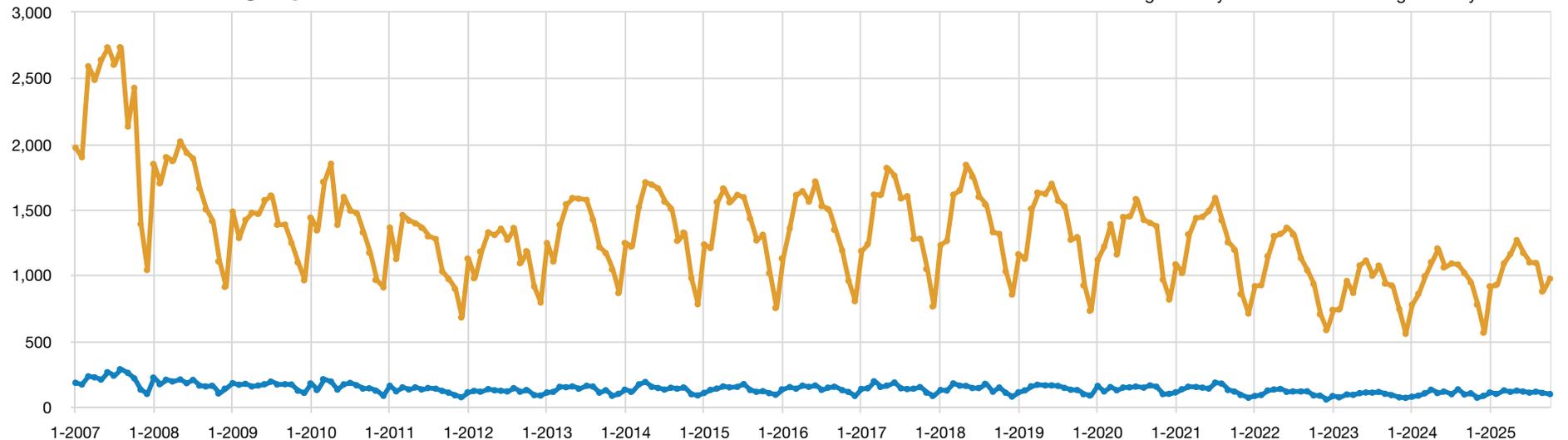


Year to Date



New Listings	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Nov-2024	776	+ 4.7%	67	- 4.3%
Dec-2024	562	+ 1.4%	82	+ 24.2%
Jan-2025	915	+ 18.1%	107	+ 42.7%
Feb-2025	926	+ 7.9%	96	+ 15.7%
Mar-2025	1,090	+ 9.9%	123	+ 21.8%
Apr-2025	1,161	+ 5.6%	112	- 12.5%
May-2025	1,267	+ 5.3%	121	+ 17.5%
Jun-2025	1,170	+ 10.5%	114	0.0%
Jul-2025	1,097	+ 0.7%	106	+ 12.8%
Aug-2025	1,093	+ 1.1%	113	- 13.7%
Sep-2025	876	- 13.8%	104	+ 13.0%
Oct-2025	973	+ 2.9%	95	- 5.9%
12-Month Avg	992	+ 4.3%	103	+ 6.2%

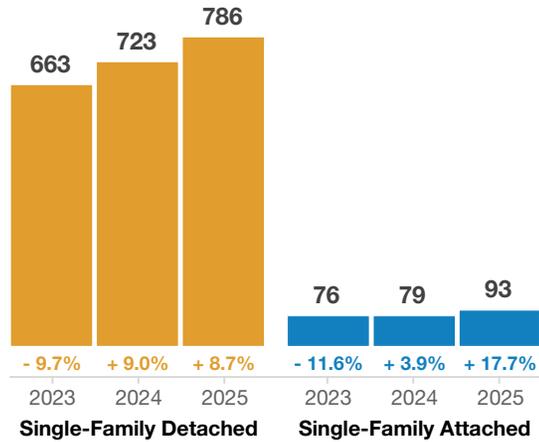
Historical New Listings by Month



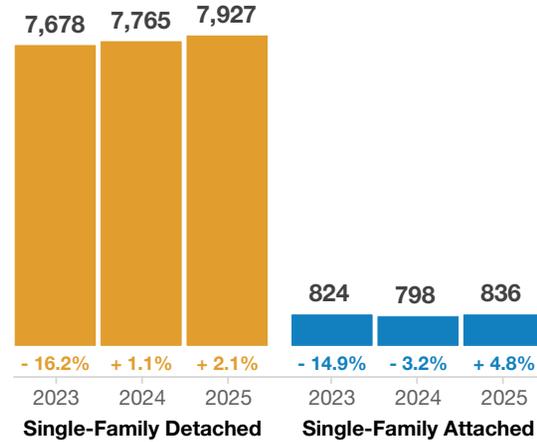
Pending Sales

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

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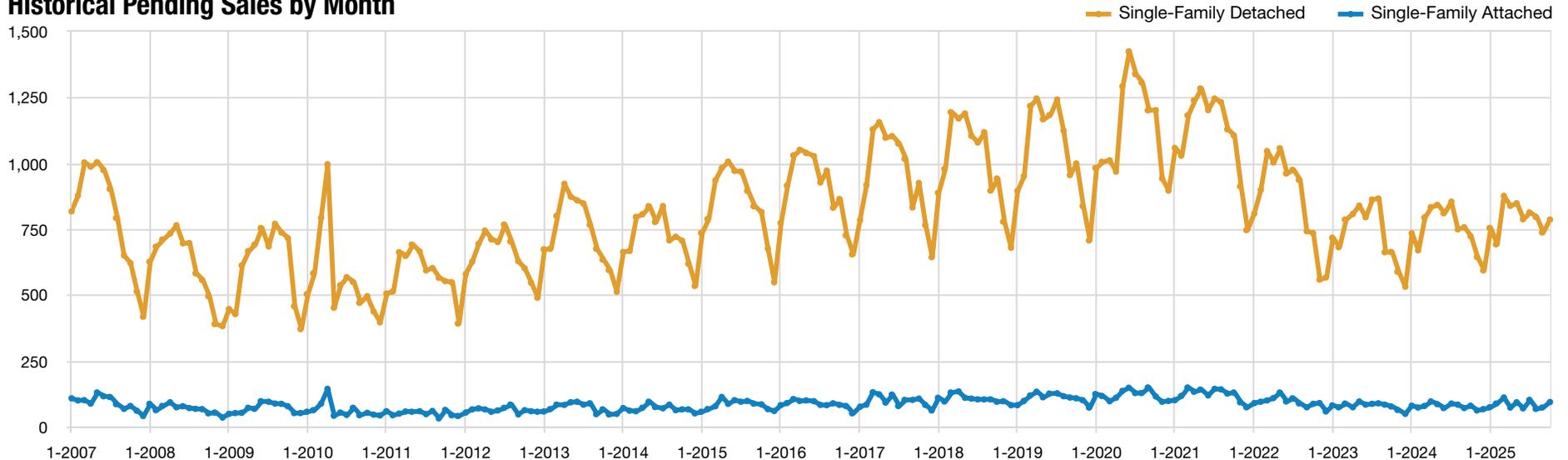


Year to Date



Pending Sales	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Nov-2024	644	+ 9.5%	61	- 3.2%
Dec-2024	593	+ 11.7%	66	+ 37.5%
Jan-2025	754	+ 2.7%	73	- 7.6%
Feb-2025	692	+ 3.4%	87	+ 20.8%
Mar-2025	876	+ 10.3%	110	+ 41.0%
Apr-2025	838	+ 0.6%	72	- 24.2%
May-2025	848	+ 0.7%	92	+ 8.2%
Jun-2025	787	- 2.8%	69	- 1.4%
Jul-2025	813	- 4.8%	101	+ 16.1%
Aug-2025	796	+ 6.3%	67	- 19.3%
Sep-2025	737	- 2.6%	72	+ 2.9%
Oct-2025	786	+ 8.7%	93	+ 17.7%
12-Month Avg	764	+ 3.2%	80	+ 5.3%

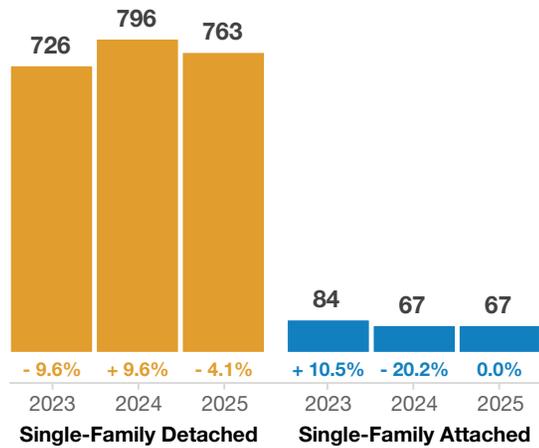
Historical Pending Sales by Month



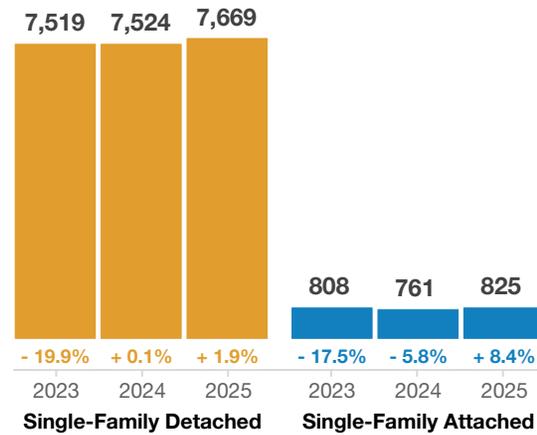
Closed Sales

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

October

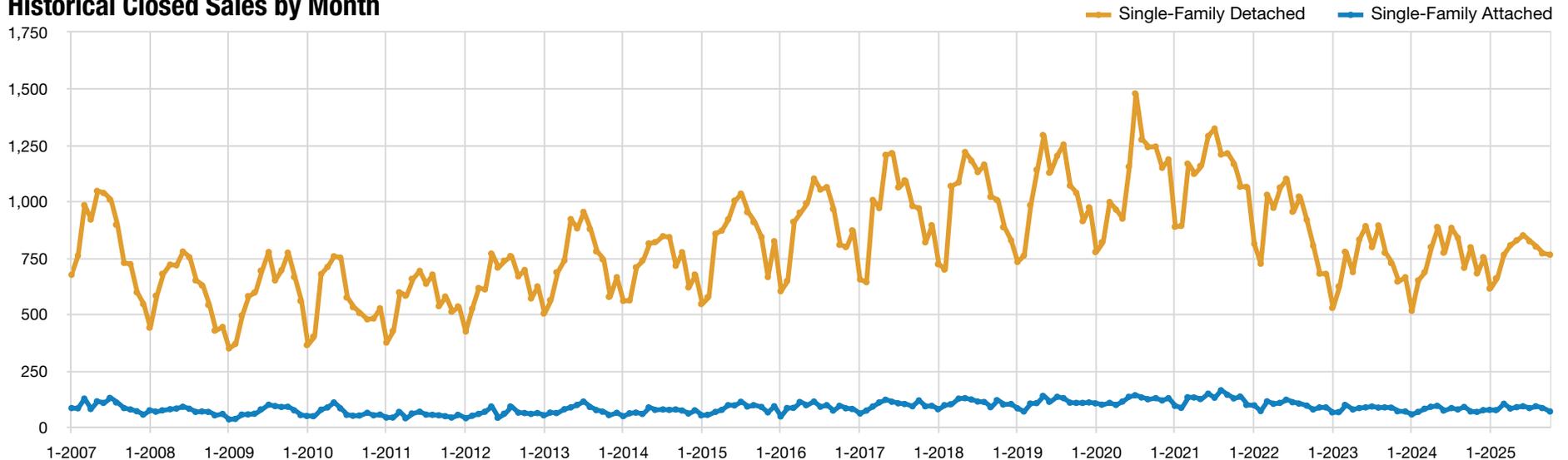


Year to Date



Closed Sales	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Nov-2024	680	+ 5.6%	65	- 4.4%
Dec-2024	752	+ 13.4%	73	+ 9.0%
Jan-2025	613	+ 19.3%	74	+ 37.0%
Feb-2025	658	+ 1.4%	73	+ 12.3%
Mar-2025	763	+ 11.4%	101	+ 27.8%
Apr-2025	805	+ 1.0%	80	- 9.1%
May-2025	827	- 6.7%	86	- 6.5%
Jun-2025	849	+ 10.0%	90	+ 26.8%
Jul-2025	823	- 6.7%	82	0.0%
Aug-2025	799	- 4.7%	90	+ 18.4%
Sep-2025	769	+ 9.1%	82	- 5.7%
Oct-2025	763	- 4.1%	67	0.0%
12-Month Avg	758	+ 3.0%	80	+ 6.7%

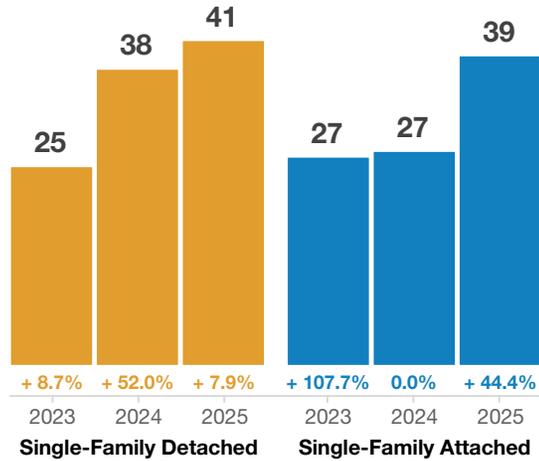
Historical Closed Sales by Month



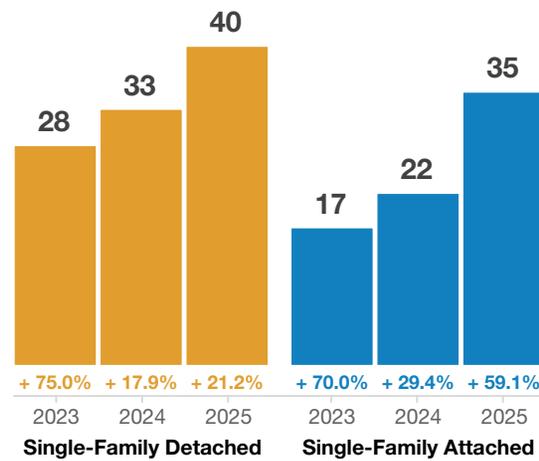
Days on Market Until Sale

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

October



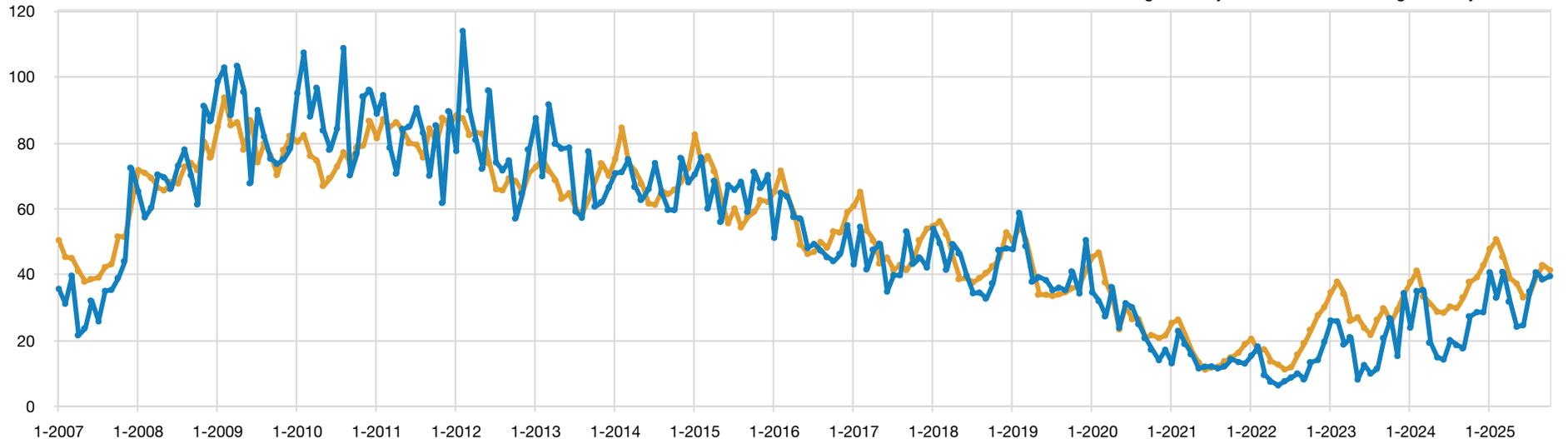
Year to Date



Days on Market	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%	33	-5.7%
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%	41	+127.8%
Sep-2025	43	+30.3%	38	+123.5%
Oct-2025	41	+7.9%	39	+44.4%
12-Month Avg*	41	+25.1%	34	+51.0%

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

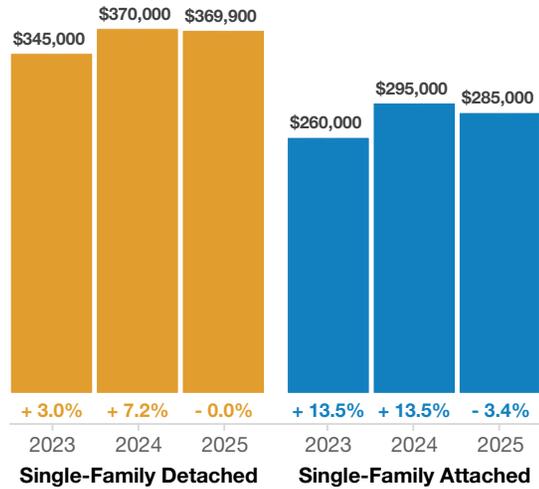
Historical Days on Market Until Sale by Month



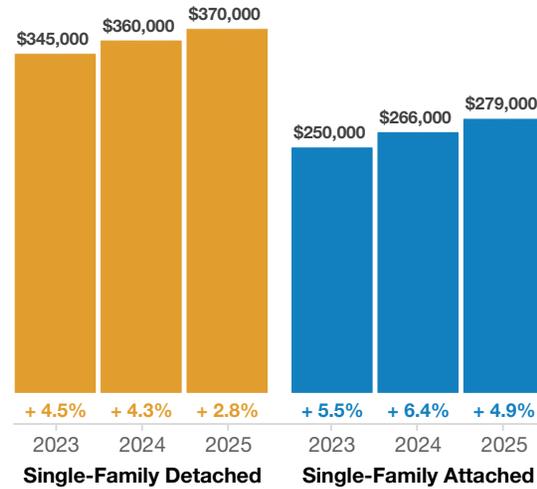
Median Sales Price

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

October



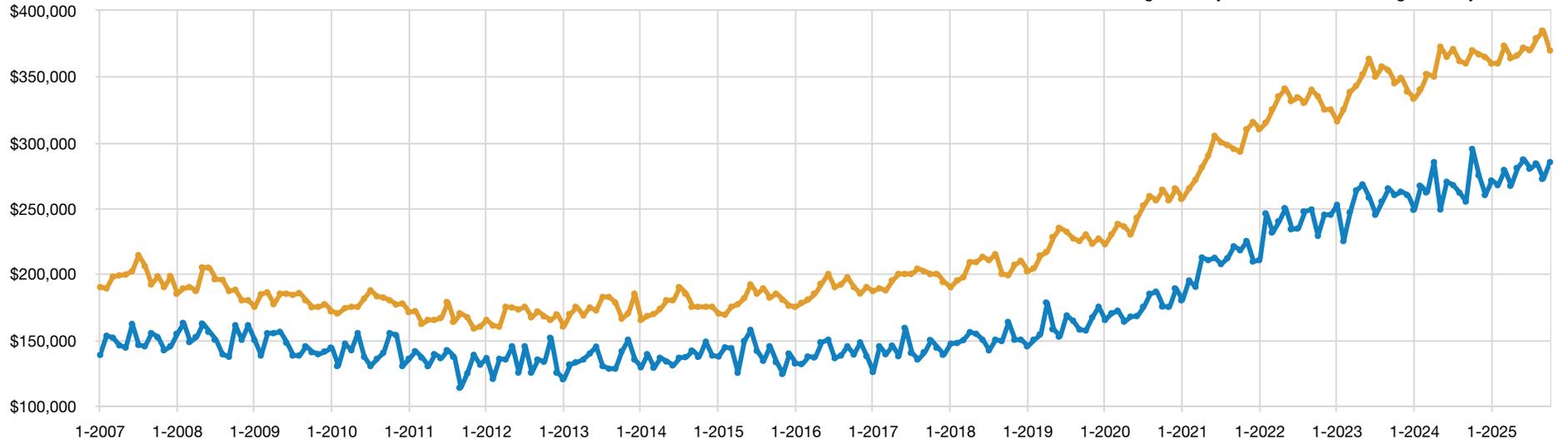
Year to Date



Median Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Nov-2024	\$366,990	+ 5.2%	\$275,000	+ 4.8%
Dec-2024	\$364,940	+ 7.8%	\$260,000	0.0%
Jan-2025	\$360,000	+ 8.0%	\$271,000	+ 8.9%
Feb-2025	\$360,000	+ 5.8%	\$267,500	+ 0.2%
Mar-2025	\$373,500	+ 6.1%	\$279,000	+ 6.5%
Apr-2025	\$364,000	+ 4.0%	\$267,000	- 6.3%
May-2025	\$366,000	- 1.8%	\$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%	\$283,950	+ 8.5%
Sep-2025	\$385,000	+ 6.9%	\$272,250	+ 6.8%
Oct-2025	\$369,900	- 0.0%	\$285,000	- 3.4%
12-Month Avg*	\$370,000	+ 3.8%	\$275,000	+ 3.5%

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

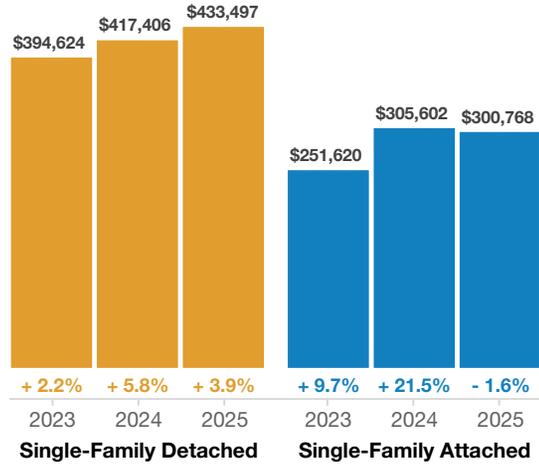
Historical Median Sales Price by Month



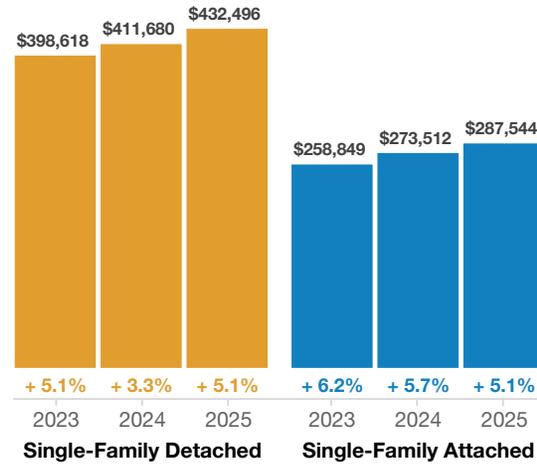
Average Sales Price

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

October



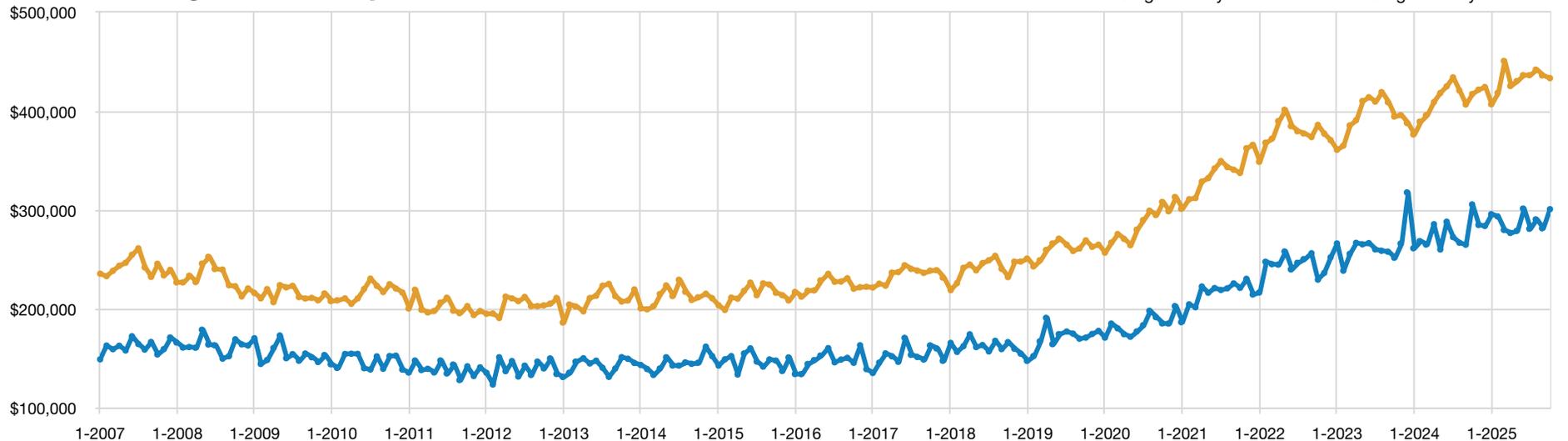
Year to Date



Avg. Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Nov-2024	\$421,814	+ 6.5%	\$284,836	+ 7.1%
Dec-2024	\$424,512	+ 9.4%	\$283,839	- 10.7%
Jan-2025	\$407,017	+ 8.1%	\$295,712	+ 13.2%
Feb-2025	\$418,515	+ 7.5%	\$293,471	+ 9.3%
Mar-2025	\$450,938	+ 13.9%	\$279,794	+ 5.6%
Apr-2025	\$425,531	+ 4.0%	\$276,730	- 3.1%
May-2025	\$430,482	+ 2.9%	\$278,821	+ 7.2%
Jun-2025	\$436,502	+ 2.7%	\$301,408	+ 4.6%
Jul-2025	\$436,519	+ 0.5%	\$280,964	+ 3.1%
Aug-2025	\$442,102	+ 5.0%	\$290,472	+ 8.9%
Sep-2025	\$436,253	+ 7.2%	\$281,484	+ 6.3%
Oct-2025	\$433,497	+ 3.9%	\$300,768	- 1.6%
12-Month Avg*	\$431,039	+ 5.4%	\$287,080	+ 3.9%

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

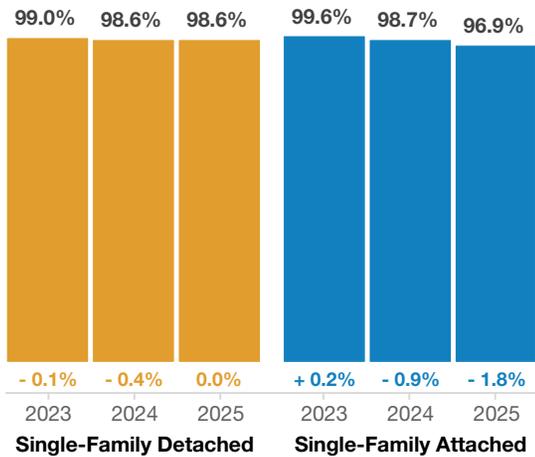
Historical Average Sales Price by Month



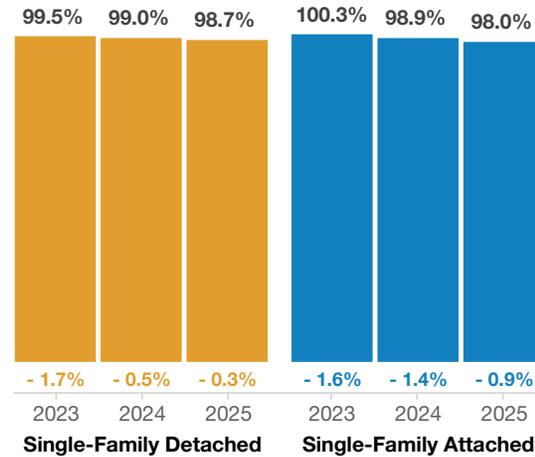
Percent of List Price Received

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.

October



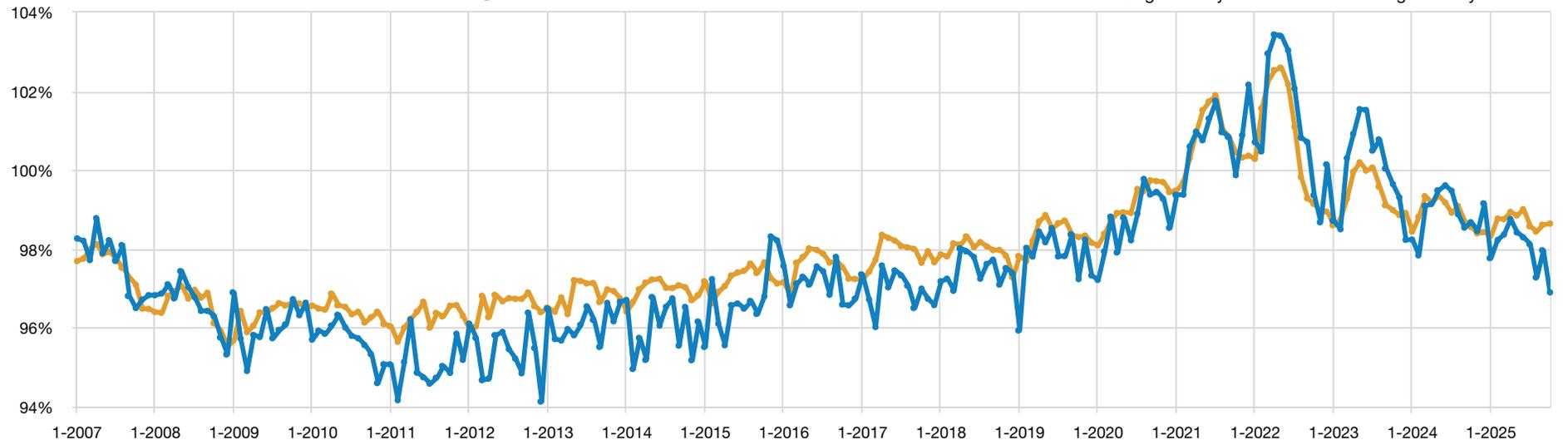
Year to Date



Pct. of List Price Received	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%	98.2%	+0.4%
Mar-2025	98.8%	-0.5%	98.4%	-0.7%
Apr-2025	98.9%	-0.3%	98.8%	-0.3%
May-2025	98.8%	-0.6%	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%	96.9%	-1.8%
12-Month Avg*	98.7%	-0.3%	98.1%	-0.8%

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

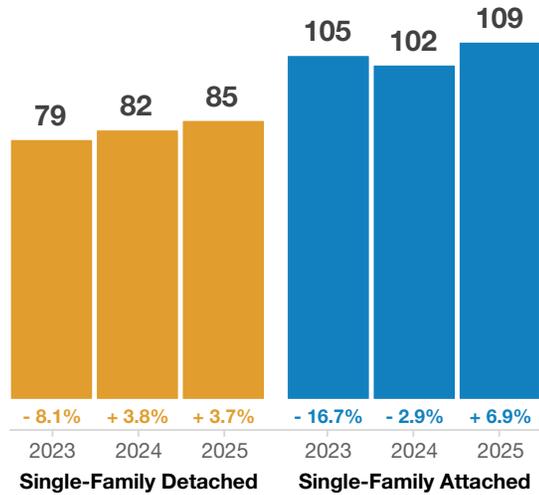
Historical Percent of List Price Received by Month



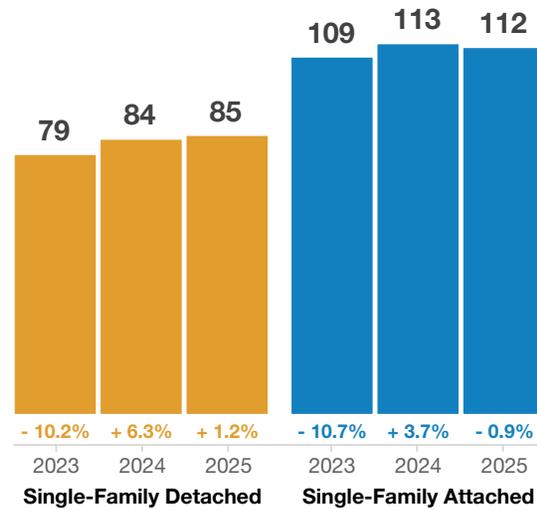
Housing Affordability Index

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.

October

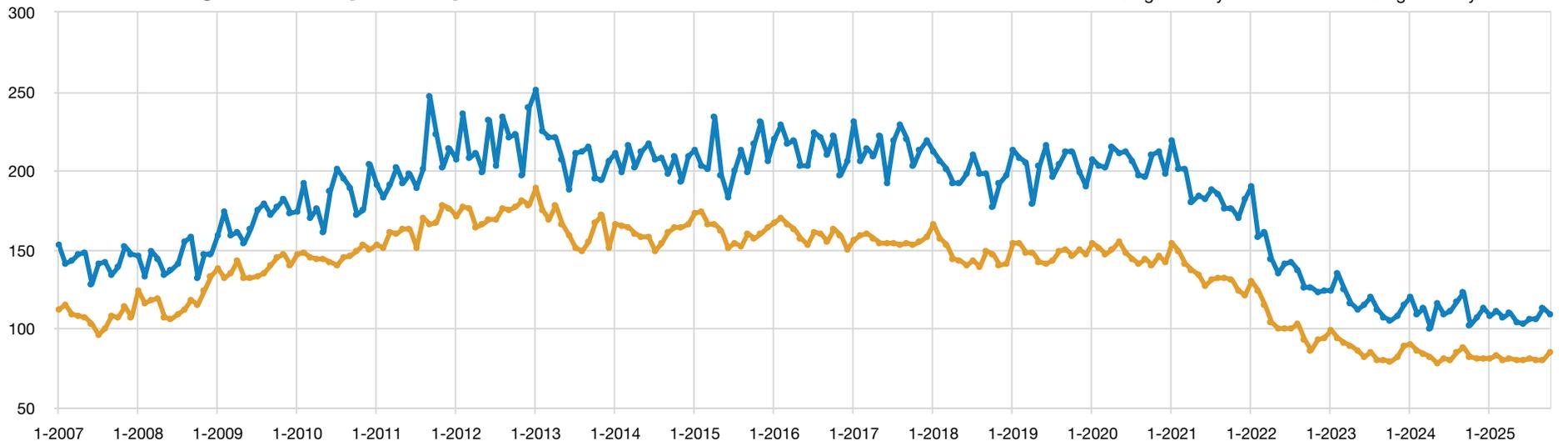


Year to Date



Affordability Index	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	80	- 4.8%	107	- 5.3%
Apr-2025	81	- 1.2%	110	+ 10.0%
May-2025	80	+ 2.6%	104	- 10.3%
Jun-2025	80	- 1.2%	103	- 5.5%
Jul-2025	81	+ 1.3%	106	- 4.5%
Aug-2025	80	- 5.9%	106	- 9.4%
Sep-2025	80	- 9.1%	113	- 8.1%
Oct-2025	85	+ 3.7%	109	+ 6.9%
12-Month Avg	81	- 3.6%	108	- 3.6%

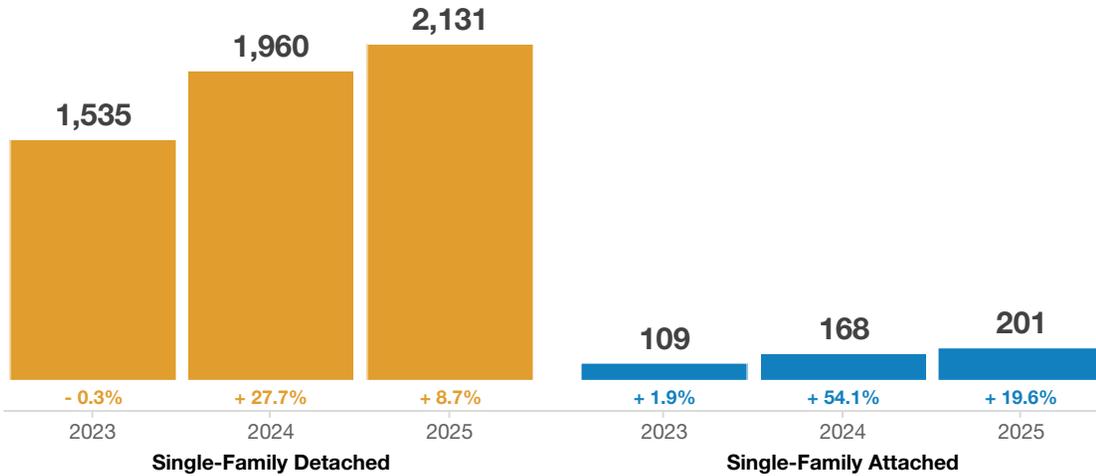
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

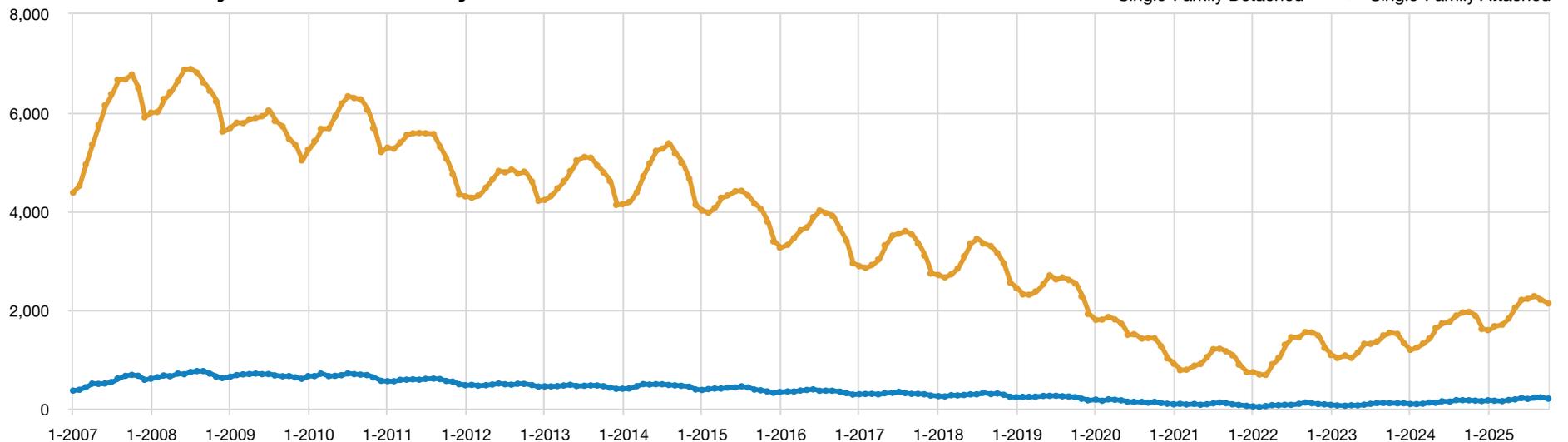
The number of properties available for sale in active status at the end of a given month.

October



Homes for Sale	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Nov-2024	1,881	+ 24.3%	161	+ 50.5%
Dec-2024	1,611	+ 21.6%	152	+ 40.7%
Jan-2025	1,589	+ 33.6%	167	+ 79.6%
Feb-2025	1,669	+ 35.4%	159	+ 76.7%
Mar-2025	1,699	+ 29.0%	151	+ 52.5%
Apr-2025	1,825	+ 28.5%	173	+ 41.8%
May-2025	2,043	+ 25.0%	186	+ 59.0%
Jun-2025	2,203	+ 27.5%	213	+ 43.9%
Jul-2025	2,225	+ 26.2%	196	+ 38.0%
Aug-2025	2,280	+ 20.8%	222	+ 29.8%
Sep-2025	2,206	+ 13.4%	227	+ 33.5%
Oct-2025	2,131	+ 8.7%	201	+ 19.6%
12-Month Avg	1,947	+ 23.5%	184	+ 43.8%

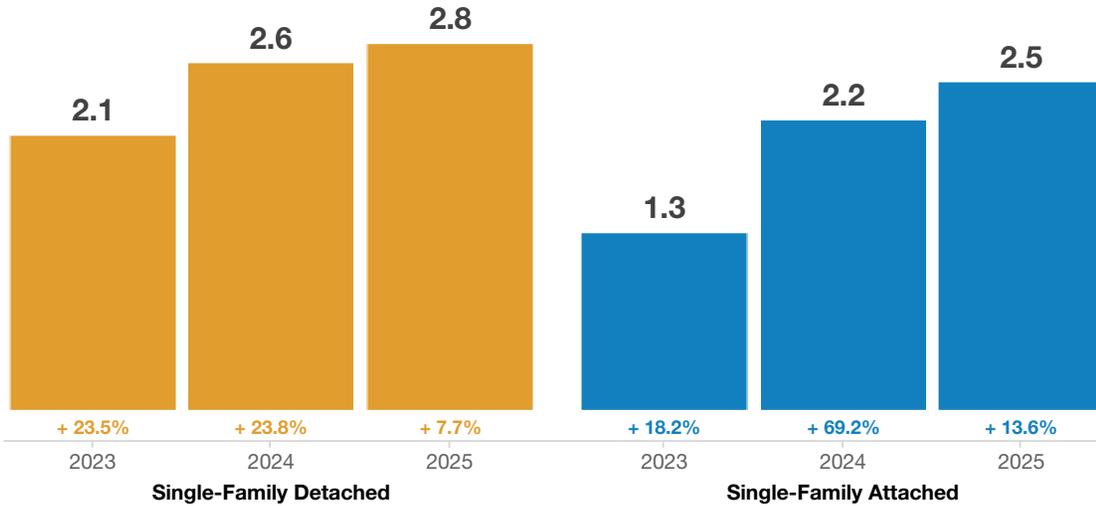
Historical Inventory of Homes for Sale by Month



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.

October



Months Supply	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%	1.9	+ 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	2.9	+ 20.8%	2.4	+ 33.3%
Aug-2025	3.0	+ 15.4%	2.8	+ 27.3%
Sep-2025	2.9	+ 11.5%	2.9	+ 26.1%
Oct-2025	2.8	+ 7.7%	2.5	+ 13.6%
12-Month Avg*	2.6	+ 19.9%	2.3	+ 41.1%

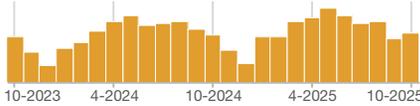
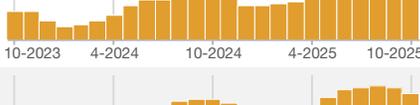
* Months Supply for all properties from November 2024 through October 2025. This is not the average of the individual figures above.

Historical Absorption Rate by Month



All Property Combined

Key market metrics for the current month and year-to-date.

Key Metrics	Historical Sparkbars	10-2024	10-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		1,047	1,068	+ 2.0%	11,140	11,659	+ 4.7%
Pending Sales		802	879	+ 9.6%	8,563	8,763	+ 2.3%
Closed Sales		863	830	- 3.8%	8,285	8,494	+ 2.5%
Days on Market Until Sale		37	41	+ 10.8%	32	40	+ 25.0%
Median Sales Price		\$360,000	\$364,450	+ 1.2%	\$350,000	\$360,000	+ 2.9%
Average Sales Price		\$408,726	\$422,783	+ 3.4%	\$398,989	\$418,416	+ 4.9%
Percent of List Price Received		98.6%	98.5%	- 0.1%	99.0%	98.6%	- 0.4%
Housing Affordability Index		84	86	+ 2.4%	87	87	0.0%
Inventory of Homes for Sale		2,128	2,332	+ 9.6%	—	—	—
Absorption Rate		2.6	2.8	+ 7.7%	—	—	—