

# 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

<b>931</b>	<b>673</b>	<b>\$375,000</b>
<b>New Listings</b> All Properties	<b>Closed Sales</b> All Properties	<b>Median Sales Price</b> 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	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		926	<b>851</b>	- 8.1%	1,842	<b>1,655</b>	- 10.2%
<b>Pending Sales</b>		692	<b>806</b>	+ 16.5%	1,446	<b>1,492</b>	+ 3.2%
<b>Closed Sales</b>		658	<b>610</b>	- 7.3%	1,270	<b>1,150</b>	- 9.4%
<b>Days on Market Until Sale</b>		51	<b>54</b>	+ 5.9%	49	<b>52</b>	+ 6.1%
<b>Median Sales Price</b>		\$360,000	<b>\$375,000</b>	+ 4.2%	\$360,000	<b>\$370,000</b>	+ 2.8%
<b>Average Sales Price</b>		\$418,515	<b>\$429,902</b>	+ 2.7%	\$413,102	<b>\$423,484</b>	+ 2.5%
<b>Percent of List Price Received</b>		98.8%	<b>98.4%</b>	- 0.4%	98.5%	<b>98.4%</b>	- 0.1%
<b>Housing Affordability Index</b>		88	<b>90</b>	+ 2.3%	88	<b>91</b>	+ 3.4%
<b>Inventory of Homes for Sale</b>		1,671	<b>1,587</b>	- 5.0%	—	—	—
<b>Absorption Rate</b>		2.2	<b>2.1</b>	- 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
<b>New Listings</b>		96	80	- 16.7%	203	173	- 14.8%
<b>Pending Sales</b>		87	79	- 9.2%	160	148	- 7.5%
<b>Closed Sales</b>		73	63	- 13.7%	148	127	- 14.2%
<b>Days on Market Until Sale</b>		33	45	+ 36.4%	36	52	+ 44.4%
<b>Median Sales Price</b>		\$267,500	\$257,000	- 3.9%	\$268,000	\$260,000	- 3.0%
<b>Average Sales Price</b>		\$293,471	\$275,299	- 6.2%	\$294,264	\$269,186	- 8.5%
<b>Percent of List Price Received</b>		98.2%	98.2%	0.0%	98.0%	97.9%	- 0.1%
<b>Housing Affordability Index</b>		118	131	+ 11.0%	117	129	+ 10.3%
<b>Inventory of Homes for Sale</b>		159	157	- 1.3%	—	—	—
<b>Absorption Rate</b>		2.0	2.0	0.0%	—	—	—

# All Property Combined

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



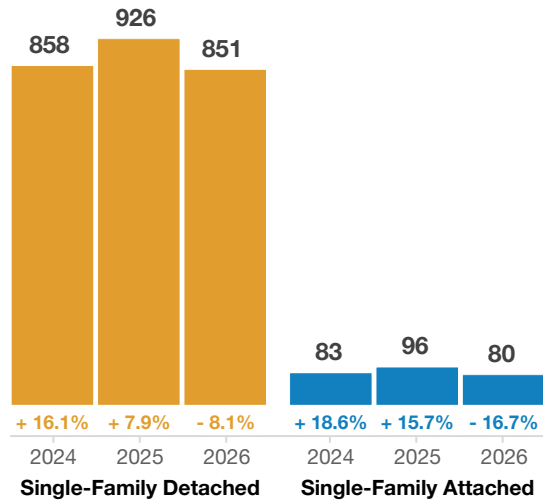
Key Metrics	Historical Sparkbars	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		1,022	<b>931</b>	- 8.9%	2,045	<b>1,828</b>	- 10.6%
<b>Pending Sales</b>		779	<b>885</b>	+ 13.6%	1,606	<b>1,640</b>	+ 2.1%
<b>Closed Sales</b>		731	<b>673</b>	- 7.9%	1,418	<b>1,277</b>	- 9.9%
<b>Days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

# New Listings

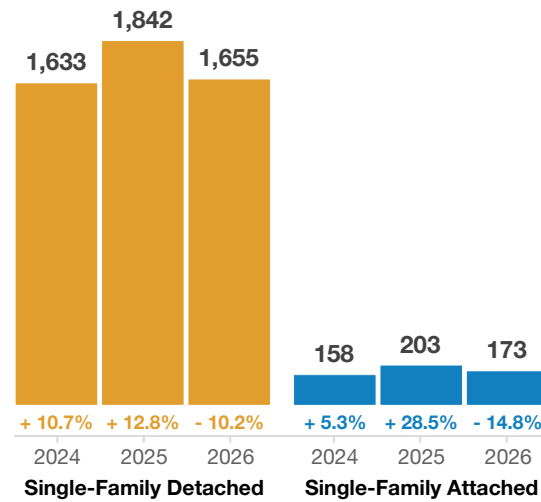
A count of the properties that have been newly listed on the market in a given month.



## February

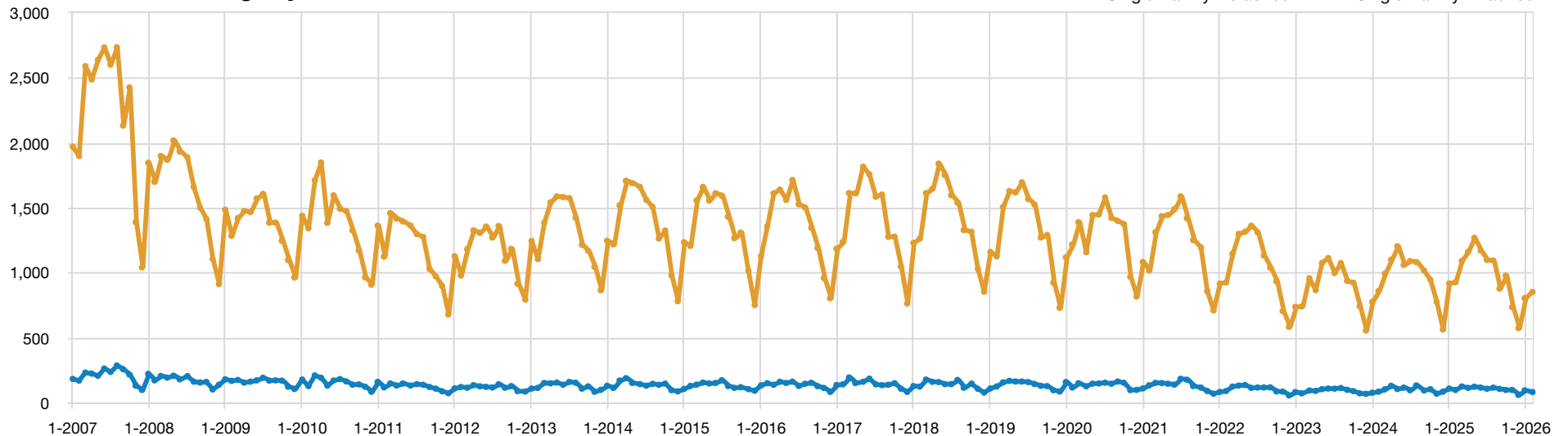


## Year to Date



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%
<b>Feb-2026</b>	<b>851</b>	<b>- 8.1%</b>	<b>80</b>	<b>- 16.7%</b>
12-Month Avg	974	+ 0.2%	101	- 1.0%

## Historical New Listings by Month

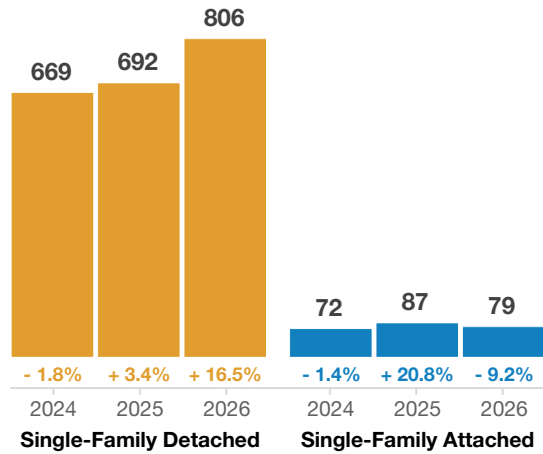


# Pending Sales

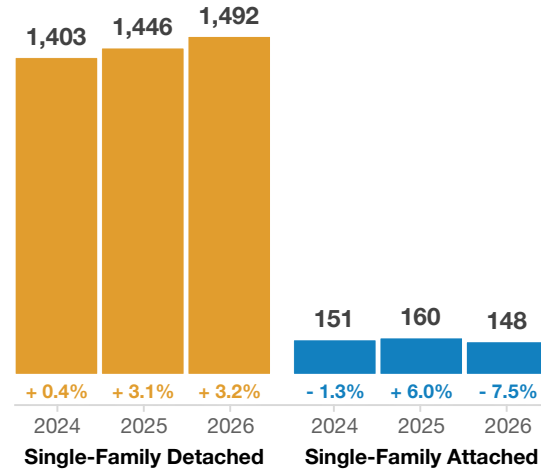
A count of the properties on which offers have been accepted in a given month.



## February

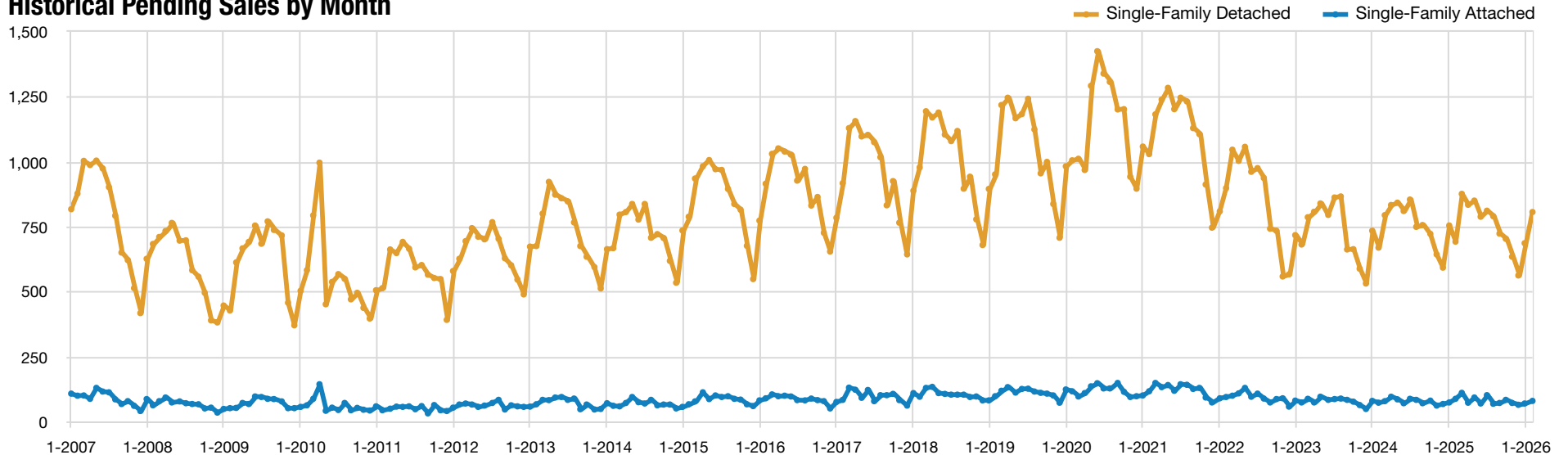


## Year to Date



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%
<b>Feb-2026</b>	<b>806</b>	<b>+ 16.5%</b>	<b>79</b>	<b>- 9.2%</b>
12-Month Avg	755	+ 0.3%	79	+ 1.3%

## Historical Pending Sales by Month

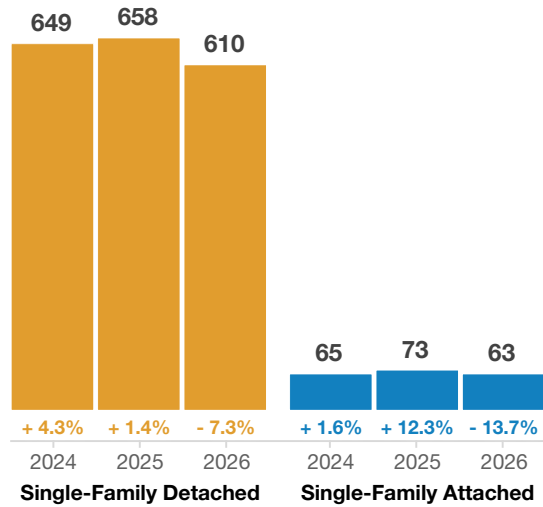


# Closed Sales

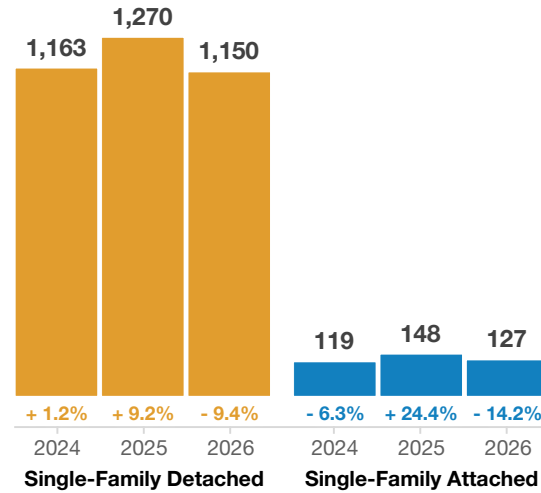
A count of the actual sales that closed in a given month.



## February

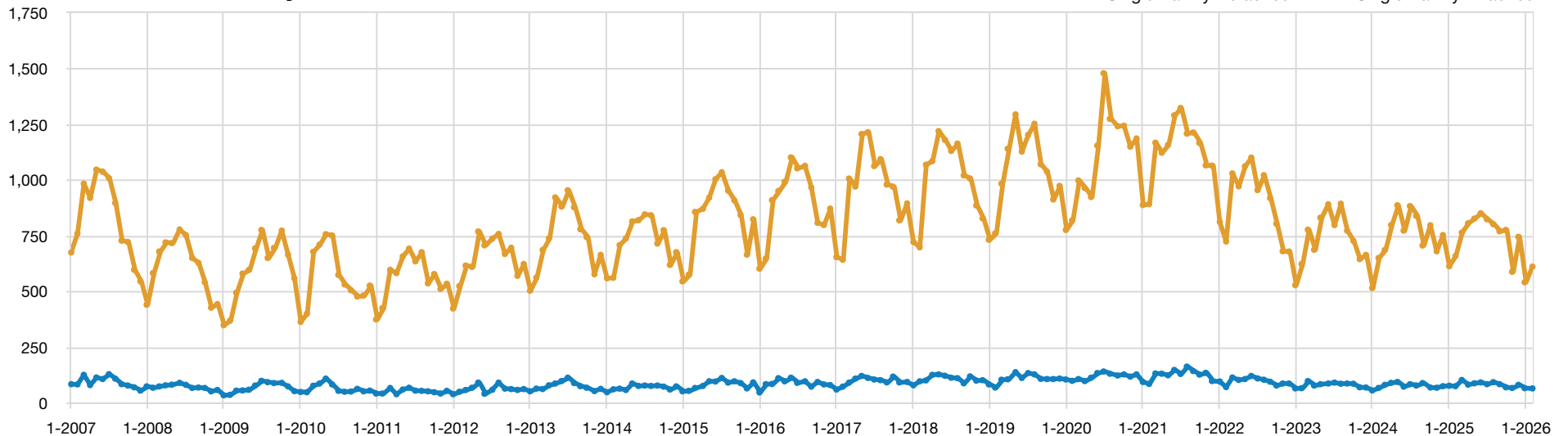


## Year to Date



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%
<b>Feb-2026</b>	<b>610</b>	<b>- 7.3%</b>	<b>63</b>	<b>- 13.7%</b>
12-Month Avg	741	- 1.9%	79	+ 2.6%

## Historical Closed Sales by Month

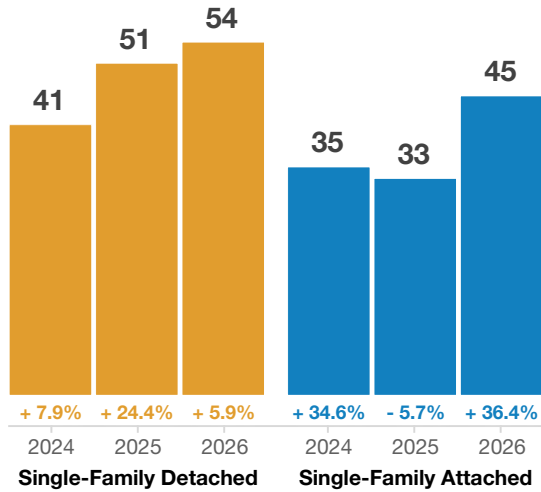


# Days on Market Until Sale

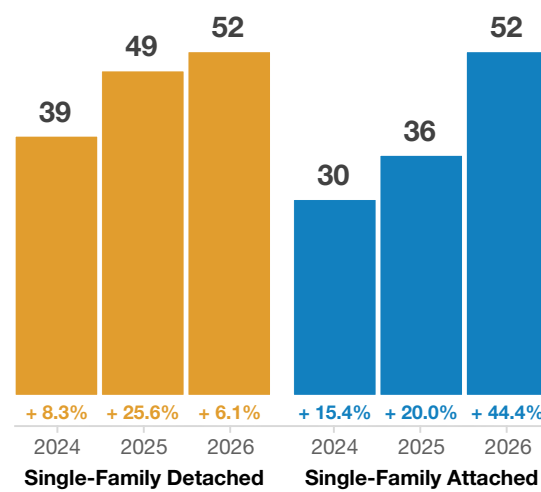
Average number of days between when a property is listed and when an offer is accepted in a given month.



## February



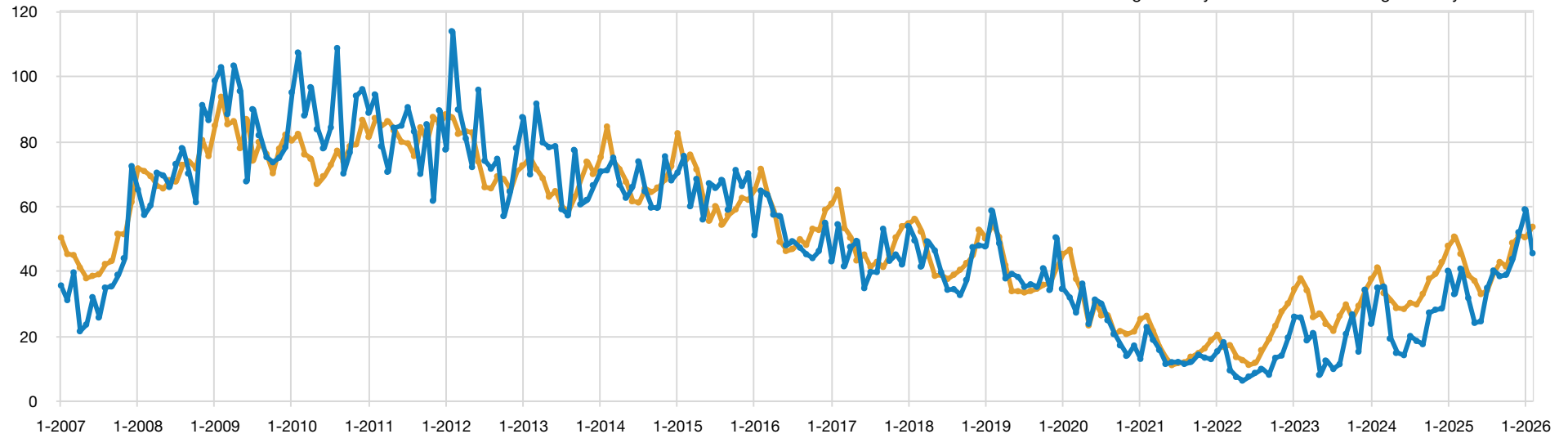
## Year to Date



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%
<b>Feb-2026</b>	<b>54</b>	<b>+ 5.9%</b>	<b>45</b>	<b>+ 36.4%</b>
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

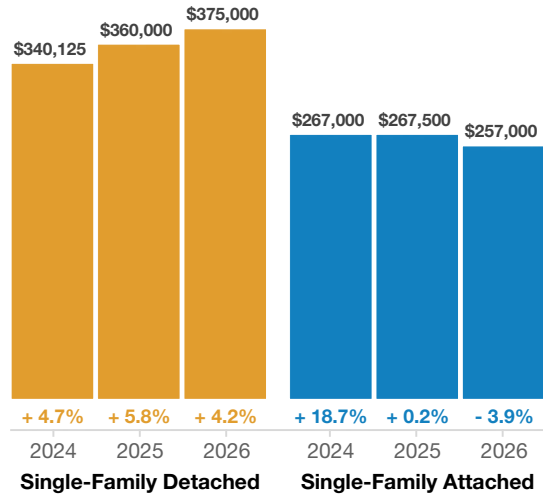


# Median Sales Price

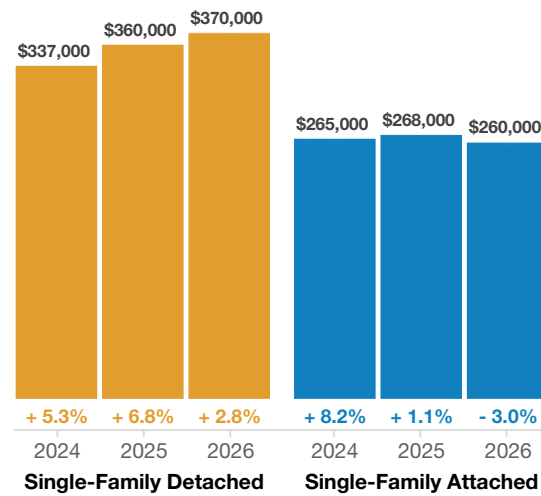
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## February



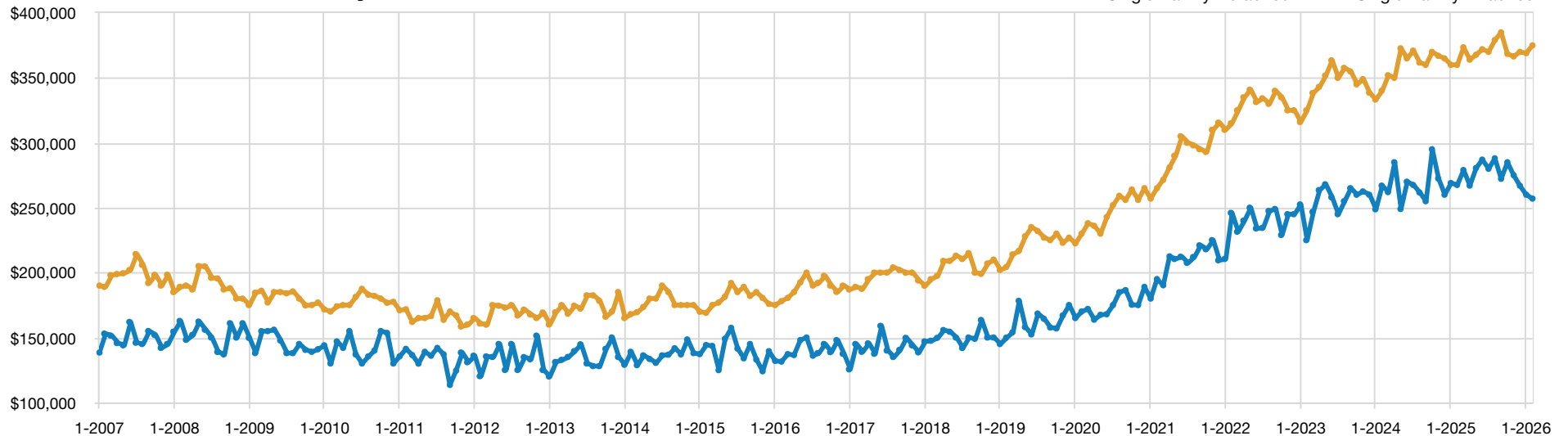
## Year to Date



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%
<b>Feb-2026</b>	<b>\$375,000</b>	<b>+ 4.2%</b>	<b>\$257,000</b>	<b>- 3.9%</b>
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

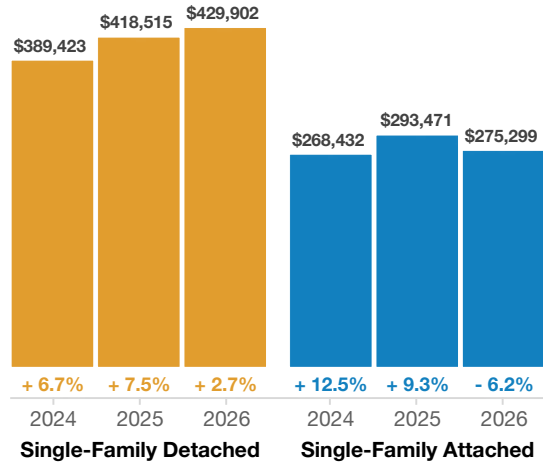


# Average Sales Price

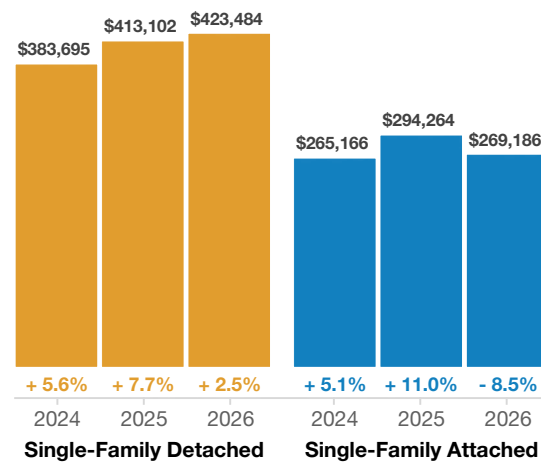
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## February



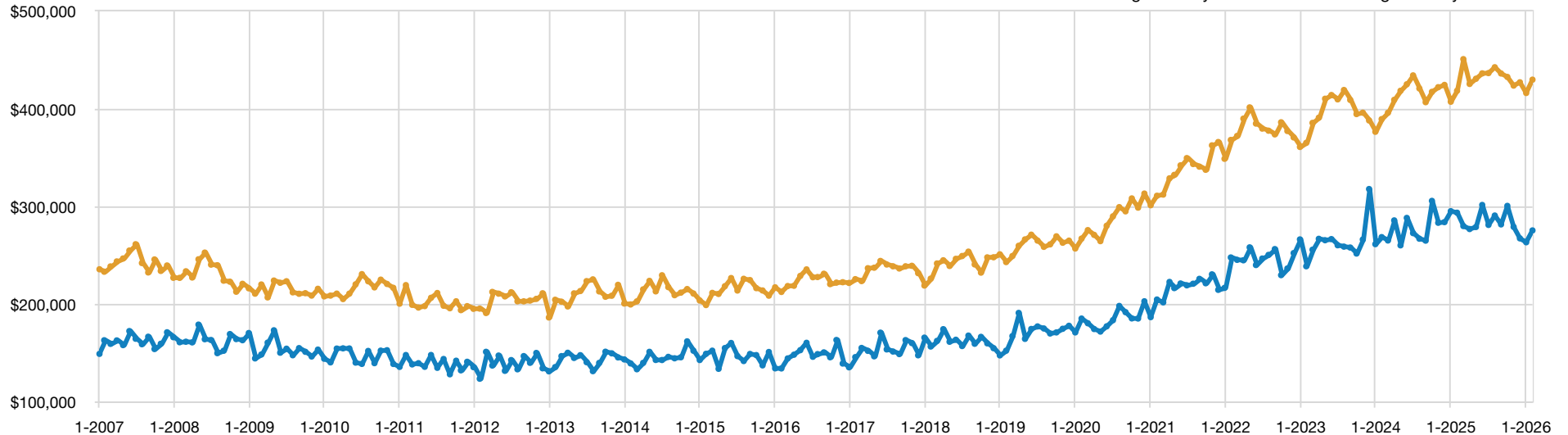
## Year to Date



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%
<b>Feb-2026</b>	<b>\$429,902</b>	<b>+ 2.7%</b>	<b>\$275,299</b>	<b>- 6.2%</b>
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

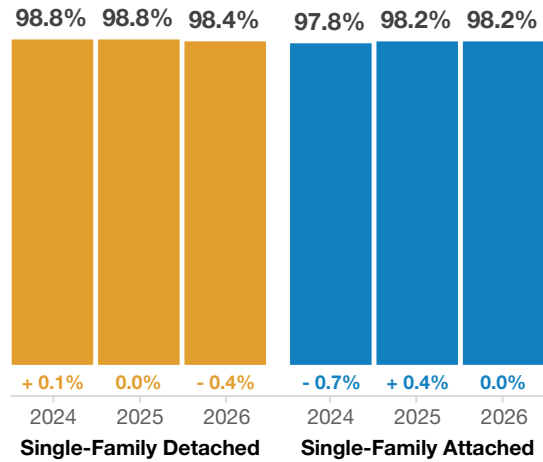


# Percent of List Price Received

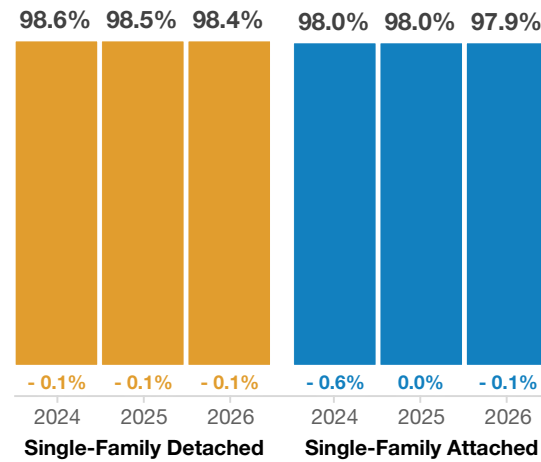
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## February



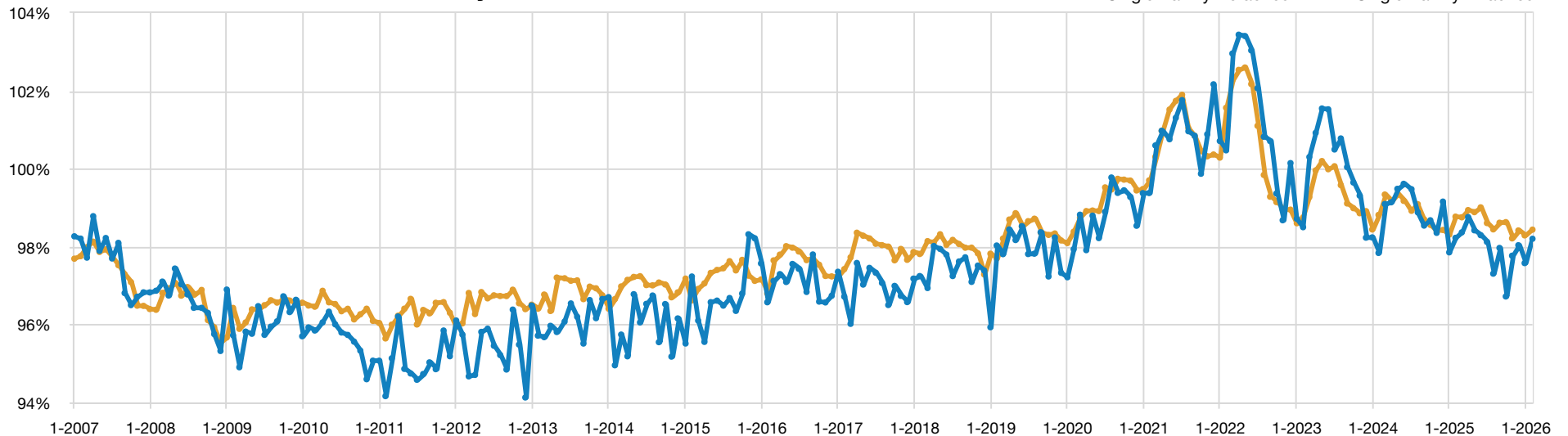
## Year to Date



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%
<b>Feb-2026</b>	<b>98.4%</b>	<b>-0.4%</b>	<b>98.2%</b>	<b>0.0%</b>
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

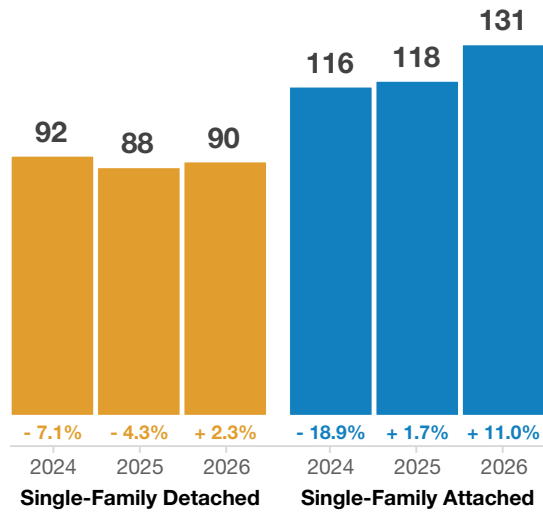


# Housing Affordability Index

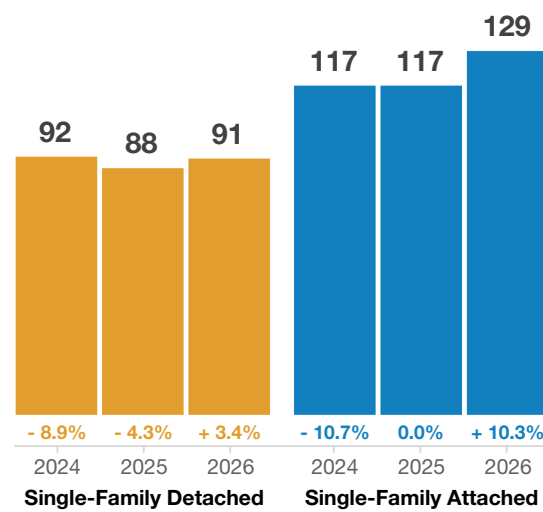
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## February

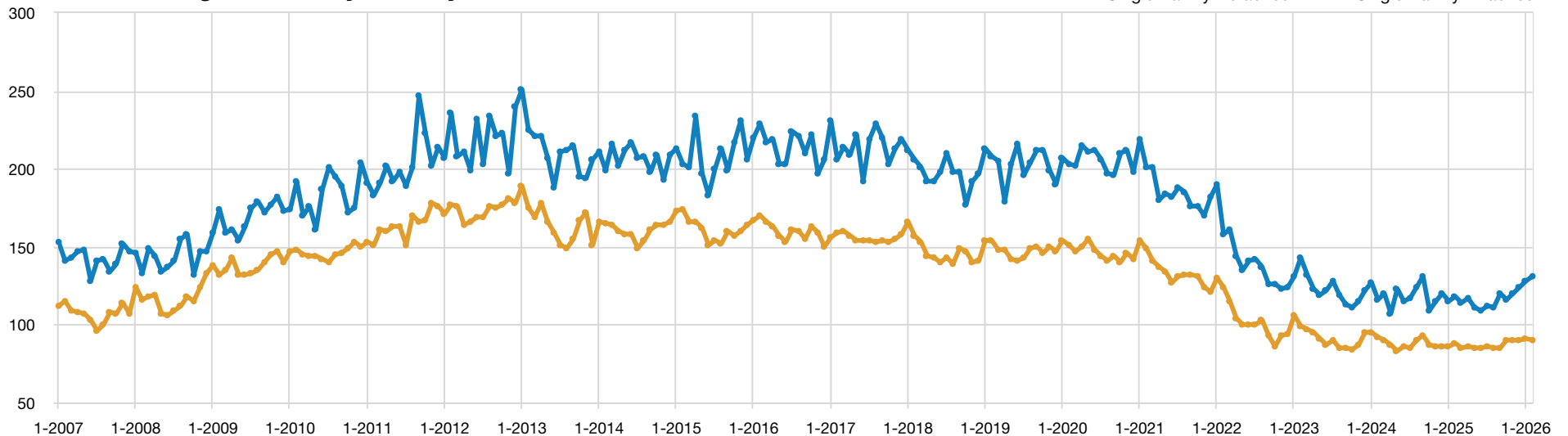


## Year to Date



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%
<b>Feb-2026</b>	<b>90</b>	<b>+ 2.3%</b>	<b>131</b>	<b>+ 11.0%</b>
12-Month Avg	87	0.0%	118	0.0%

## Historical Housing Affordability Index by Month

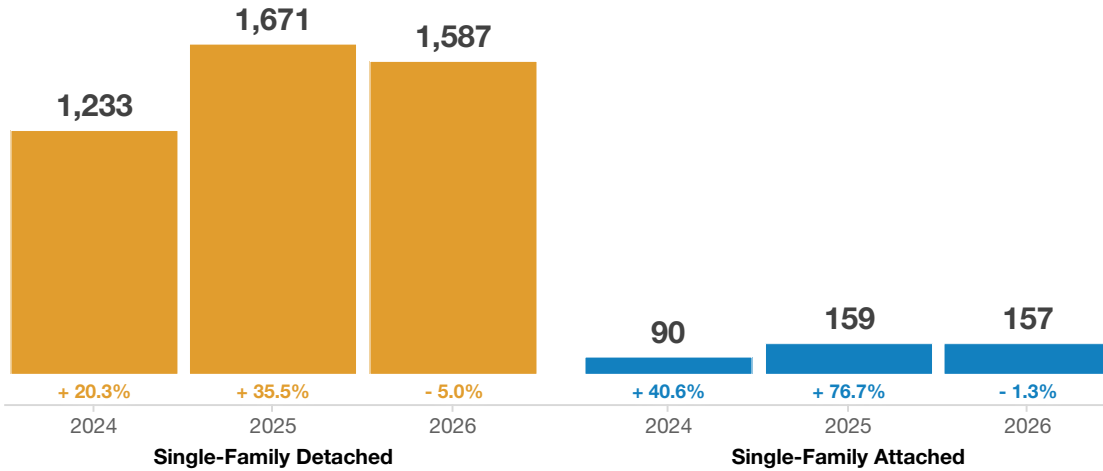


# Inventory of Homes for Sale

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

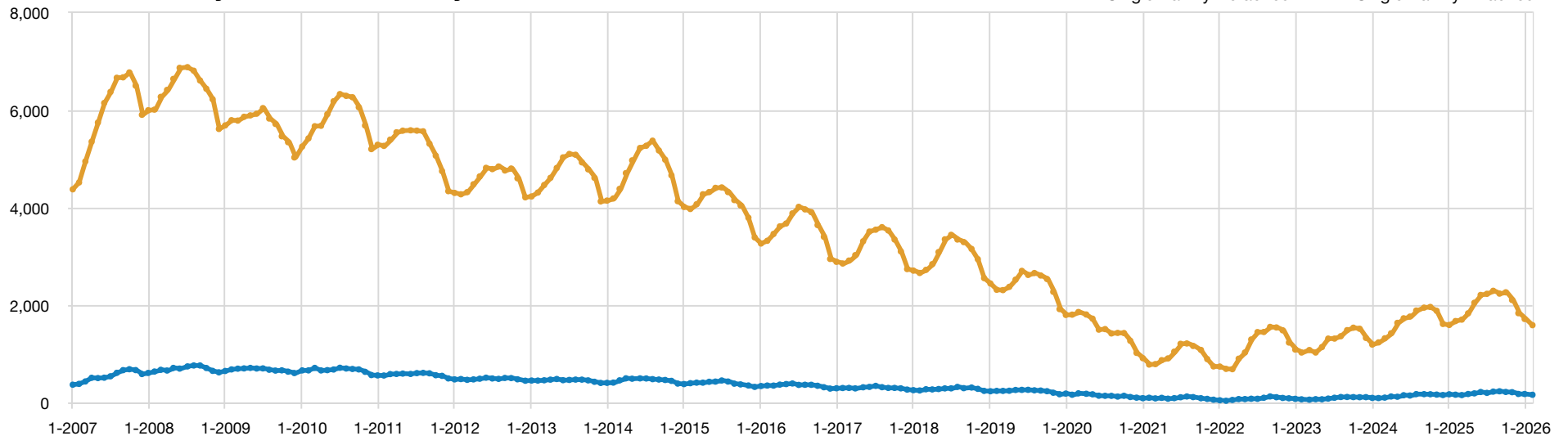


## February



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%
<b>Feb-2026</b>	<b>1,587</b>	<b>- 5.0%</b>	<b>157</b>	<b>- 1.3%</b>
12-Month Avg	2,004	+ 17.8%	192	+ 29.7%

## Historical Inventory of Homes for Sale by Month

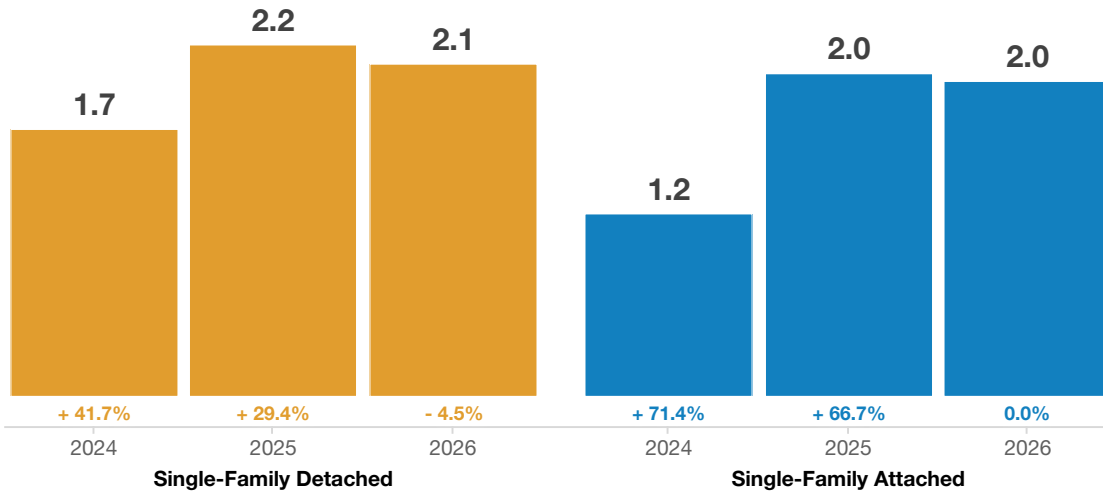


# Absorption Rate

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%
<b>Feb-2026</b>	<b>2.1</b>	<b>- 4.5%</b>	<b>2.0</b>	<b>0.0%</b>
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

