

Monthly Indicators



January 2026

U.S. existing-home sales climbed 5.1% month-over-month and 1.4% year-over-year to a seasonally adjusted annual rate of 4.35 million units, the strongest pace in nearly three years, according to the National Association of REALTORS® (NAR). Lower mortgage rates and slower home price growth helped spur buyer activity, and sales increased month-over-month in every region. On an annual basis, sales rose in the South, held steady in the West and Midwest, and declined in the Northeast.

New Listings decreased 13.1 percent for Single-Family Detached homes and 13.1 percent for Single-Family Attached homes. Pending Sales decreased 1.2 percent for Single-Family Detached homes but increased 4.1 percent for Single-Family Attached homes. Inventory increased 1.6 percent for Single-Family Detached homes but decreased 3.6 percent for Single-Family Attached homes.

Median Sales Price increased 2.5 percent to \$369,000 for Single-Family Detached homes but decreased 3.3 percent to \$260,000 for Single-Family Attached homes. Days on Market increased 6.3 percent for Single-Family Detached homes and 47.5 percent for Single-Family Attached homes. Months Supply of Inventory increased 4.8 percent for Single-Family Detached homes but decreased 9.1 percent for Single-Family Attached homes.

Nationally, there were 1.18 million homes for sale heading into January, an 18.1% decline from the previous month but 3.5% higher compared to the same period last year, representing a 3.3-month supply at the current sales pace, according to NAR. Meanwhile, the median existing-home price rose 0.4% from a year ago to \$405,400, reflecting a continued moderation in national price growth.

Quick Facts

889	598	\$369,000
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	1-2025	1-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		916	796	- 13.1%	916	796	- 13.1%
Pending Sales		754	745	- 1.2%	754	745	- 1.2%
Closed Sales		612	534	- 12.7%	612	534	- 12.7%
Days on Market Until Sale		48	51	+ 6.3%	48	51	+ 6.3%
Median Sales Price		\$360,000	\$369,000	+ 2.5%	\$360,000	\$369,000	+ 2.5%
Average Sales Price		\$407,282	\$415,235	+ 2.0%	\$407,282	\$415,235	+ 2.0%
Percent of List Price Received		98.3%	98.3%	0.0%	98.3%	98.3%	0.0%
Housing Affordability Index		86	91	+ 5.8%	86	91	+ 5.8%
Inventory of Homes for Sale		1,591	1,616	+ 1.6%	—	—	—
Absorption Rate		2.1	2.2	+ 4.8%	—	—	—

Single-Family Attached Market Overview

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



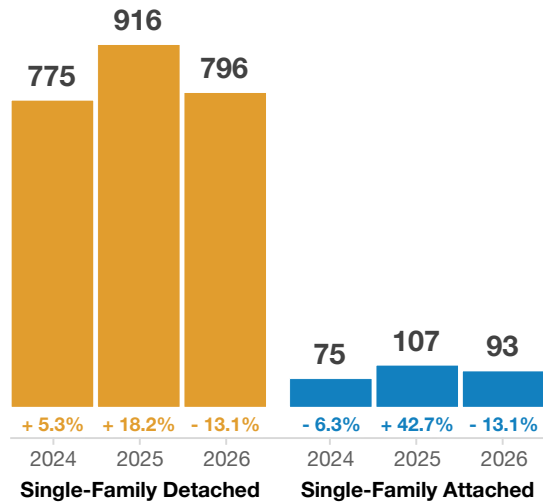
Key Metrics	Historical Sparkbars	1-2025	1-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		107	93	- 13.1%	107	93	- 13.1%
Pending Sales		73	76	+ 4.1%	73	76	+ 4.1%
Closed Sales		75	64	- 14.7%	75	64	- 14.7%
Days on Market Until Sale		40	59	+ 47.5%	40	59	+ 47.5%
Median Sales Price		\$269,000	\$260,000	- 3.3%	\$269,000	\$260,000	- 3.3%
Average Sales Price		\$295,036	\$263,169	- 10.8%	\$295,036	\$263,169	- 10.8%
Percent of List Price Received		97.9%	97.6%	- 0.3%	97.9%	97.6%	- 0.3%
Housing Affordability Index		115	128	+ 11.3%	115	128	+ 11.3%
Inventory of Homes for Sale		167	161	- 3.6%	—	—	—
Absorption Rate		2.2	2.0	- 9.1%	—	—	—

New Listings

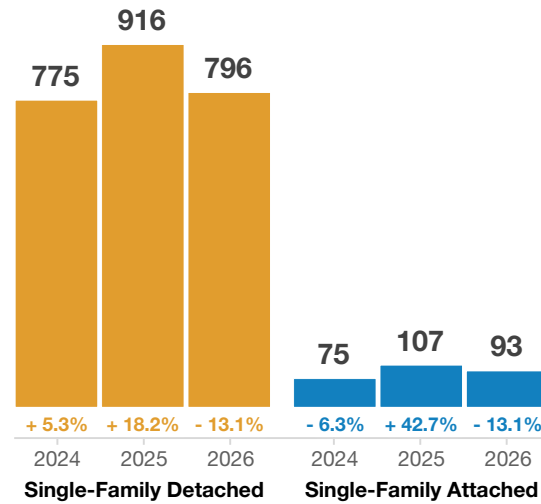
A count of the properties that have been newly listed on the market in a given month.



January

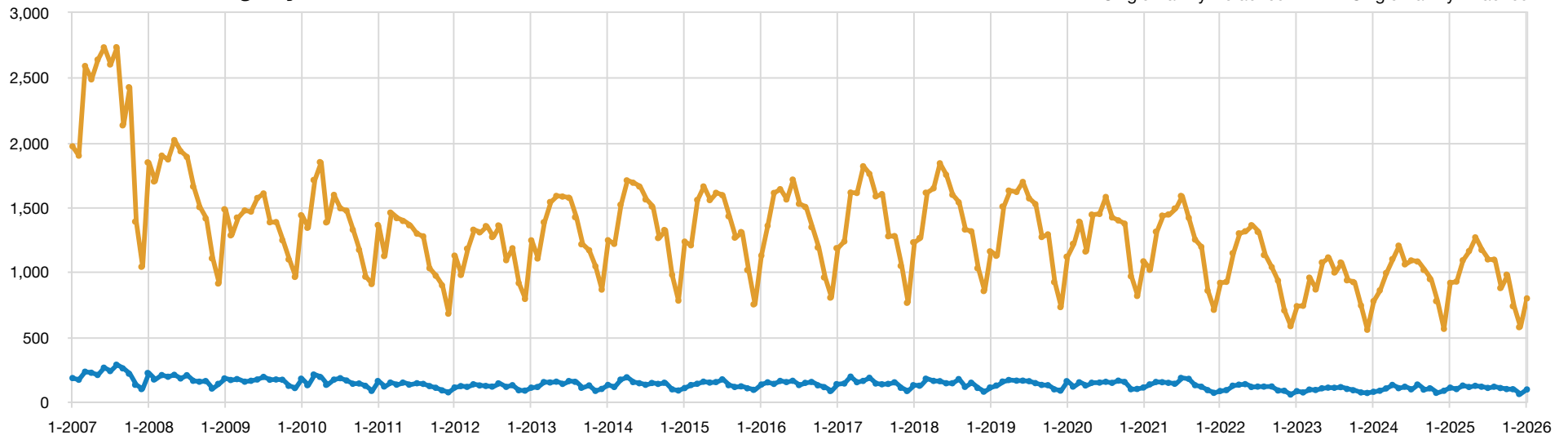


Year to Date



New Listings	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%	105	+ 11.7%
Aug-2025	1,095	+ 1.3%	114	- 13.0%
Sep-2025	876	- 13.8%	104	+ 13.0%
Oct-2025	979	+ 3.6%	96	- 5.9%
Nov-2025	736	- 5.0%	95	+ 41.8%
Dec-2025	574	+ 2.3%	58	- 30.1%
Jan-2026	796	- 13.1%	93	- 13.1%
12-Month Avg	981	+ 1.6%	103	+ 3.0%

Historical New Listings by Month

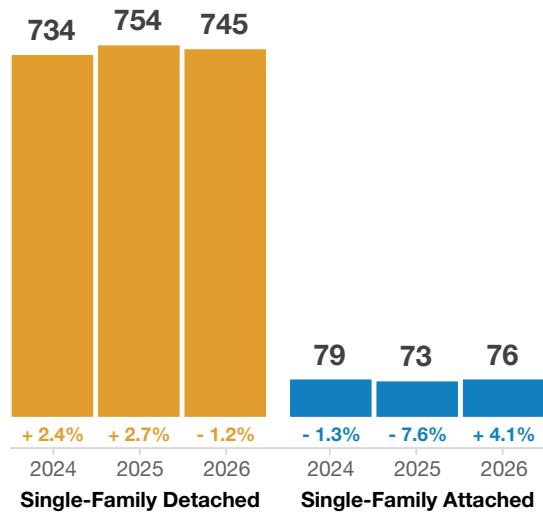


Pending Sales

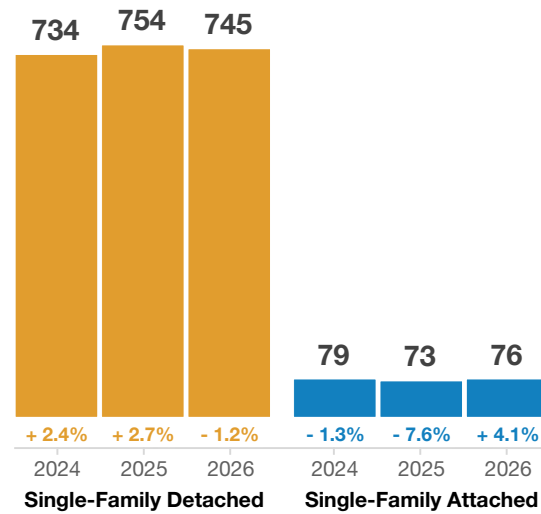
A count of the properties on which offers have been accepted in a given month.



January

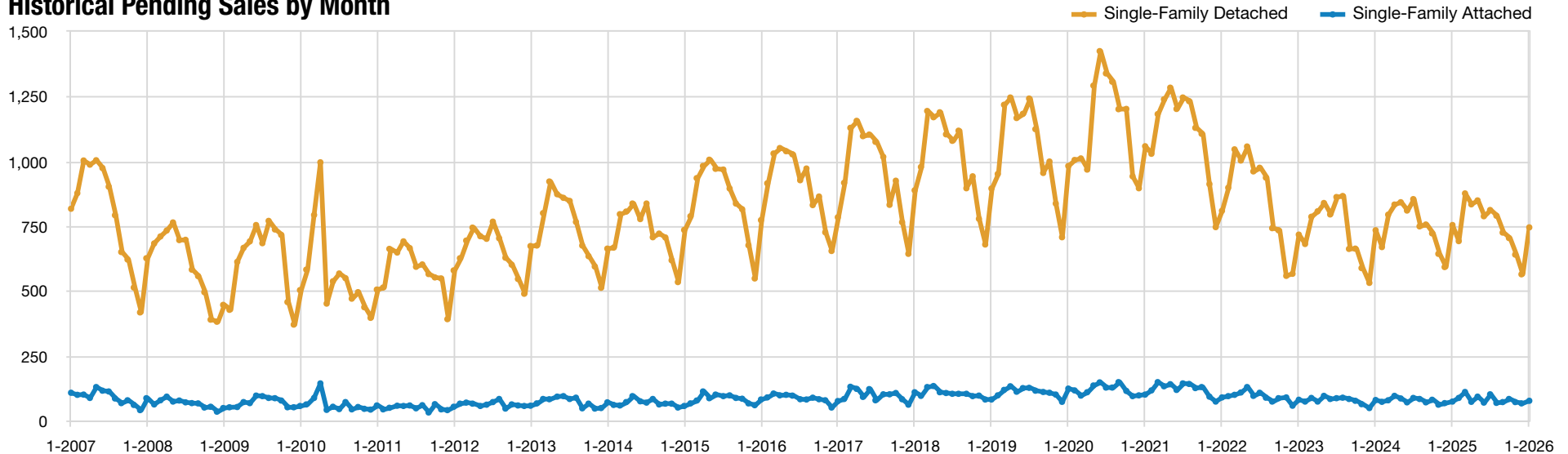


Year to Date



Pending Sales	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Feb-2025	692	+ 3.4%	87	+ 20.8%
Mar-2025	876	+ 10.3%	110	+ 41.0%
Apr-2025	834	+ 0.1%	72	- 24.2%
May-2025	849	+ 0.8%	92	+ 8.2%
Jun-2025	788	- 2.7%	69	- 1.4%
Jul-2025	812	- 4.9%	101	+ 16.1%
Aug-2025	790	+ 5.5%	68	- 18.1%
Sep-2025	725	- 4.1%	71	+ 1.4%
Oct-2025	704	- 2.5%	83	+ 3.8%
Nov-2025	640	- 0.5%	71	+ 16.4%
Dec-2025	564	- 4.7%	66	- 1.5%
Jan-2026	745	- 1.2%	76	+ 4.1%
12-Month Avg	752	0.0%	81	+ 5.2%

Historical Pending Sales by Month

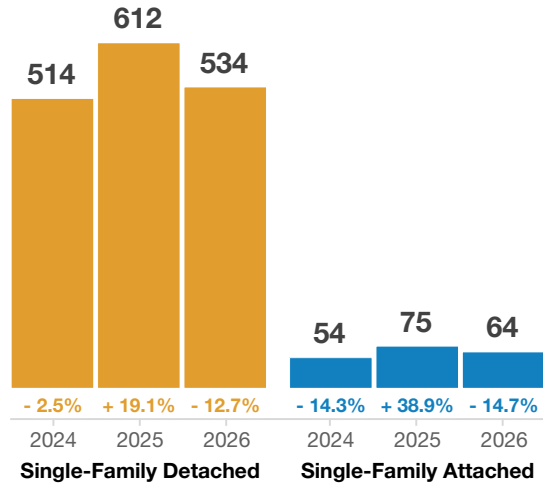


Closed Sales

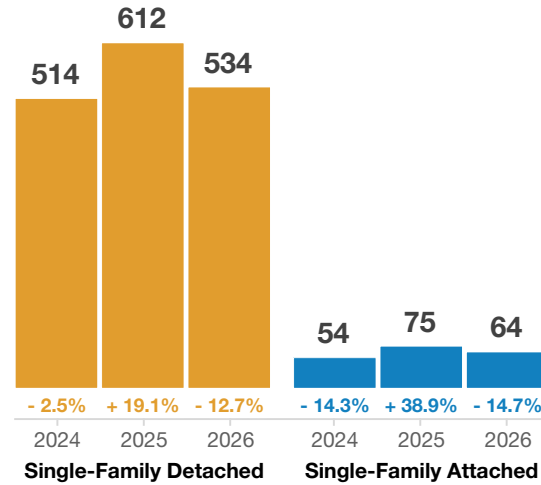
A count of the actual sales that closed in a given month.



January

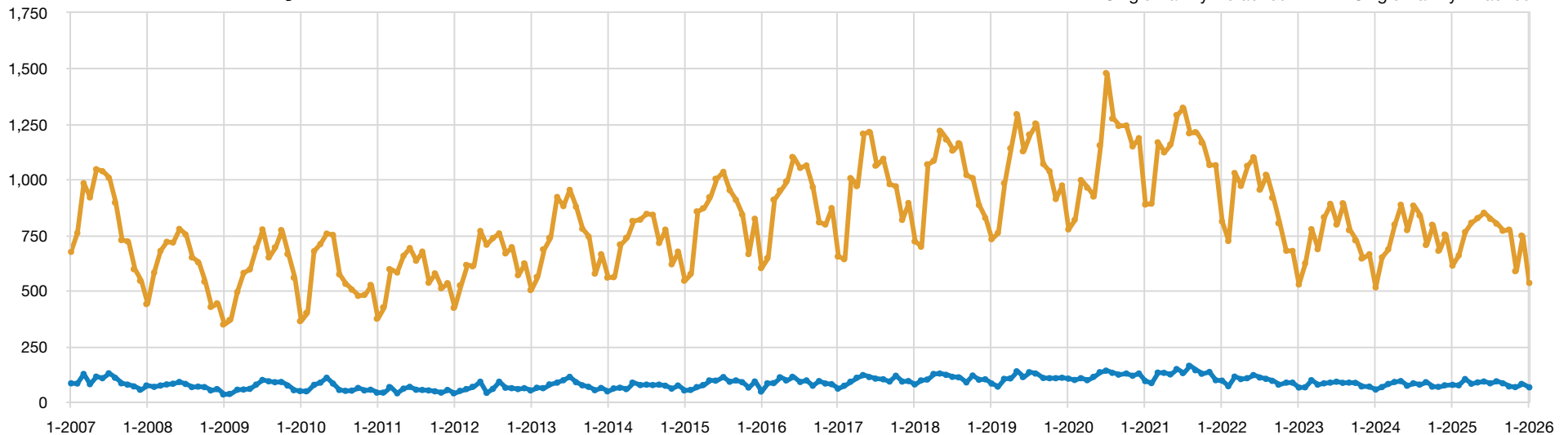


Year to Date



Closed Sales	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	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	774	- 2.8%	68	+ 1.5%
Nov-2025	587	- 13.5%	65	- 1.5%
Dec-2025	747	- 0.7%	79	+ 8.2%
Jan-2026	534	- 12.7%	64	- 14.7%
12-Month Avg	745	- 1.2%	80	+ 3.9%

Historical Closed Sales by Month

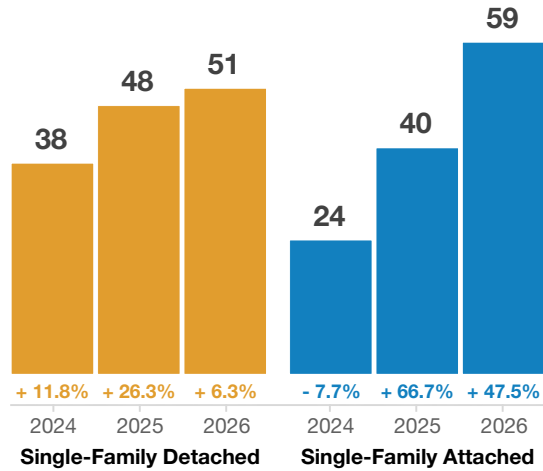


Days on Market Until Sale

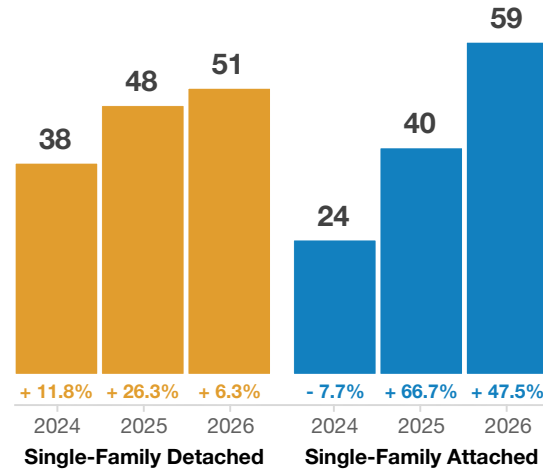
Average number of days between when a property is listed and when an offer is accepted in a given month.



January



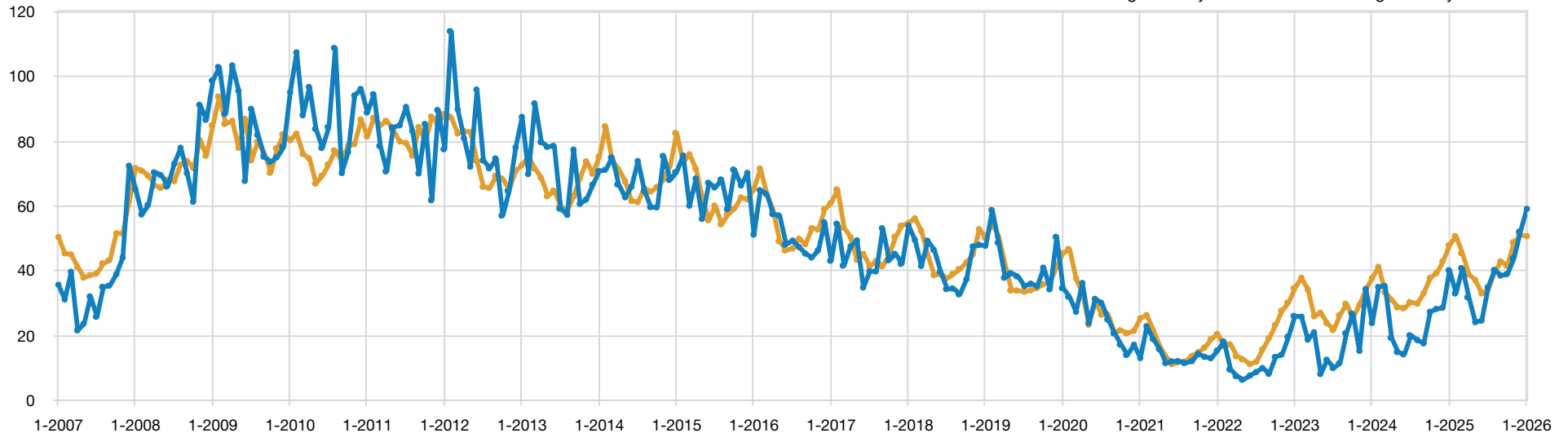
Year to Date



Days on Market	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%	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	51	+ 6.3%	59	+ 47.5%
12-Month Avg*	42	+ 21.3%	38	+ 55.7%

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

Historical Days on Market Until Sale by Month

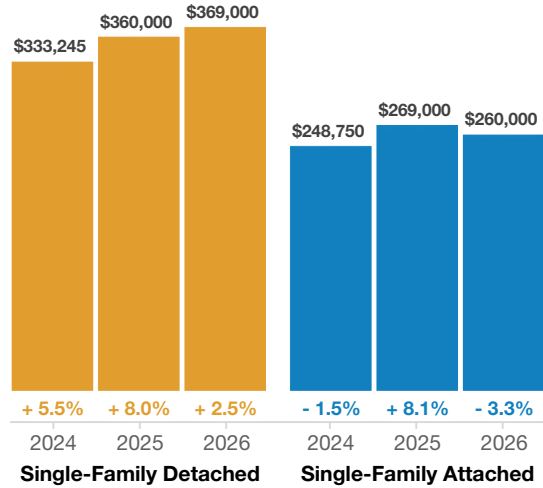


Median Sales Price

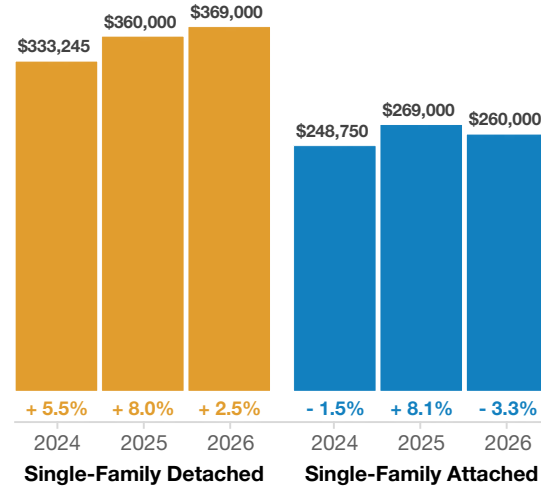
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



January



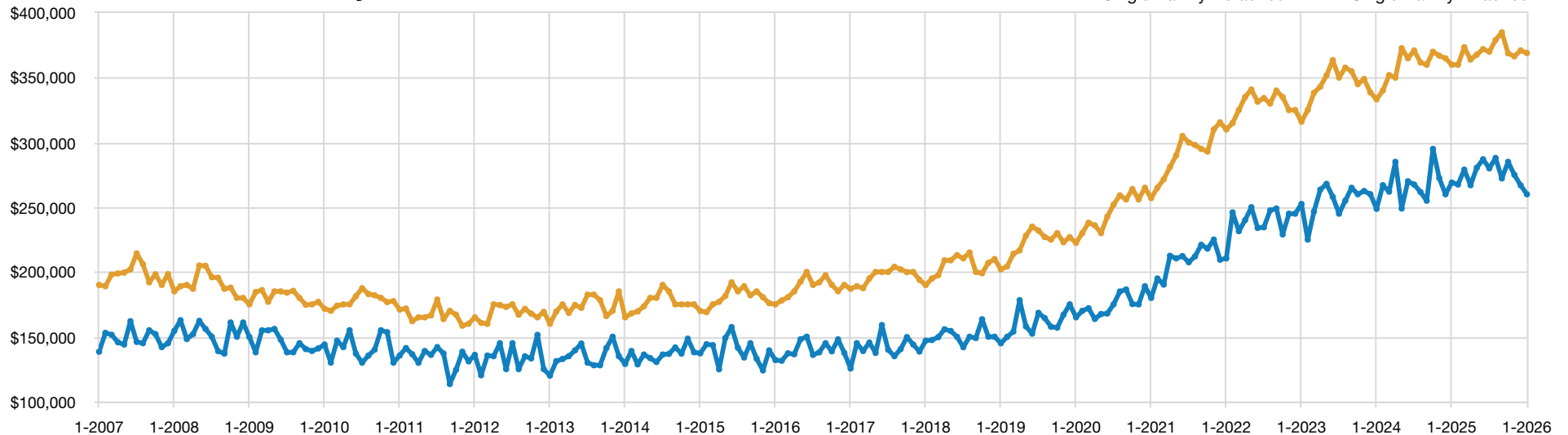
Year to Date



Median Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	\$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	\$368,750	- 0.3%	\$285,000	- 3.4%
Nov-2025	\$366,500	- 0.1%	\$275,000	+ 0.9%
Dec-2025	\$371,000	+ 1.7%	\$266,900	+ 2.7%
Jan-2026	\$369,000	+ 2.5%	\$260,000	- 3.3%
12-Month Avg*	\$370,000	+ 2.2%	\$275,000	+ 2.6%

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

Historical Median Sales Price by Month

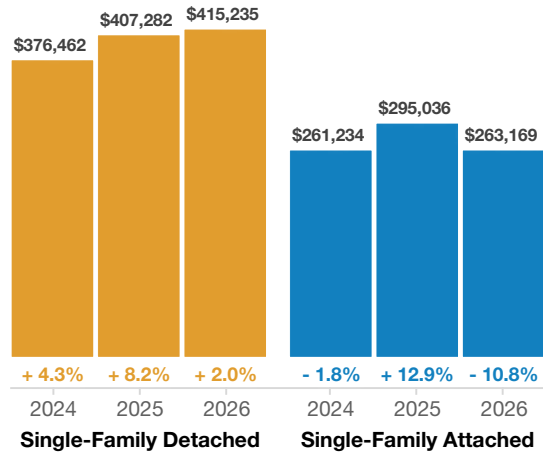


Average Sales Price

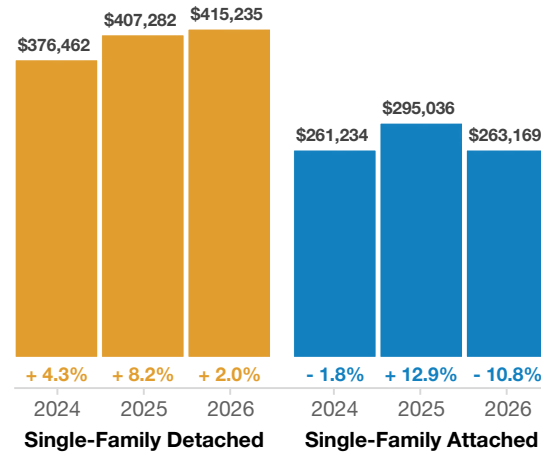
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



January



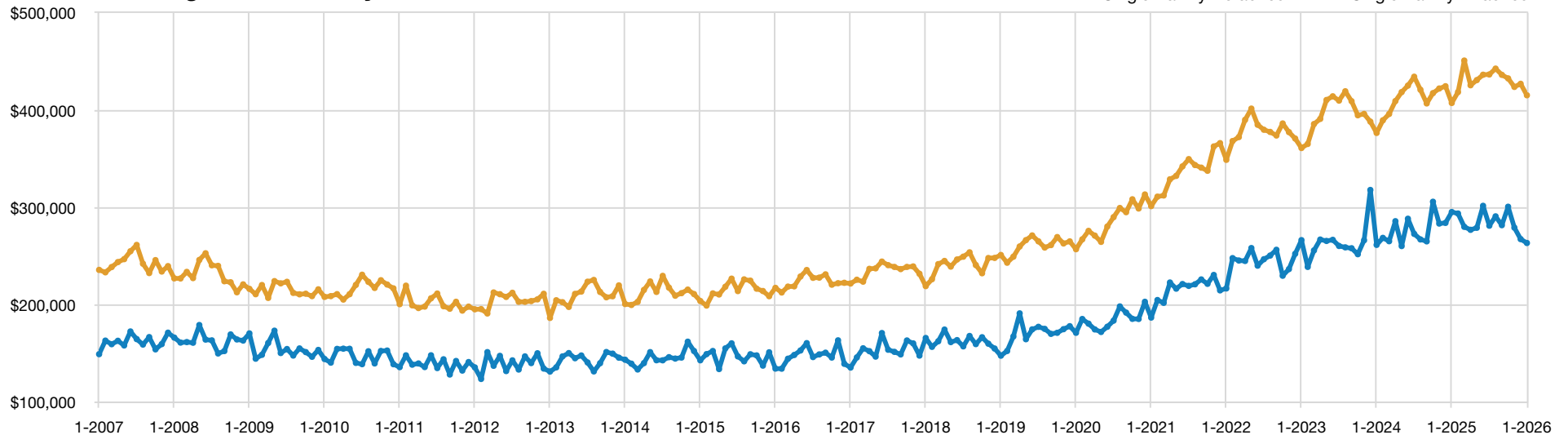
Year to Date



Avg. Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	\$430,834	+ 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	\$432,581	+ 3.6%	\$300,463	- 1.7%
Nov-2025	\$423,829	+ 0.4%	\$278,955	- 1.5%
Dec-2025	\$427,014	+ 0.6%	\$267,160	- 5.9%
Jan-2026	\$415,235	+ 2.0%	\$263,169	- 10.8%
12-Month Avg*	\$432,191	+ 4.1%	\$283,040	+ 2.0%

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

Historical Average Sales Price by Month

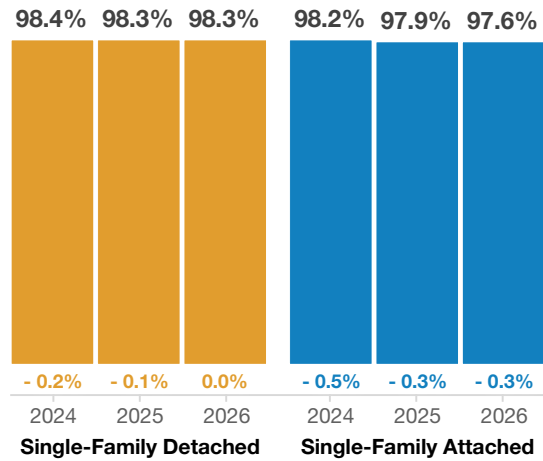


Percent of List Price Received

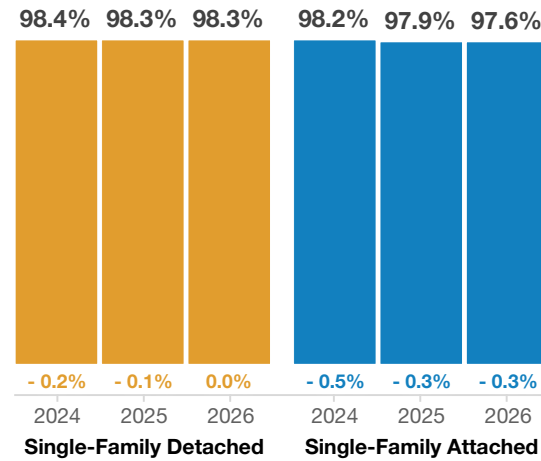
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



January



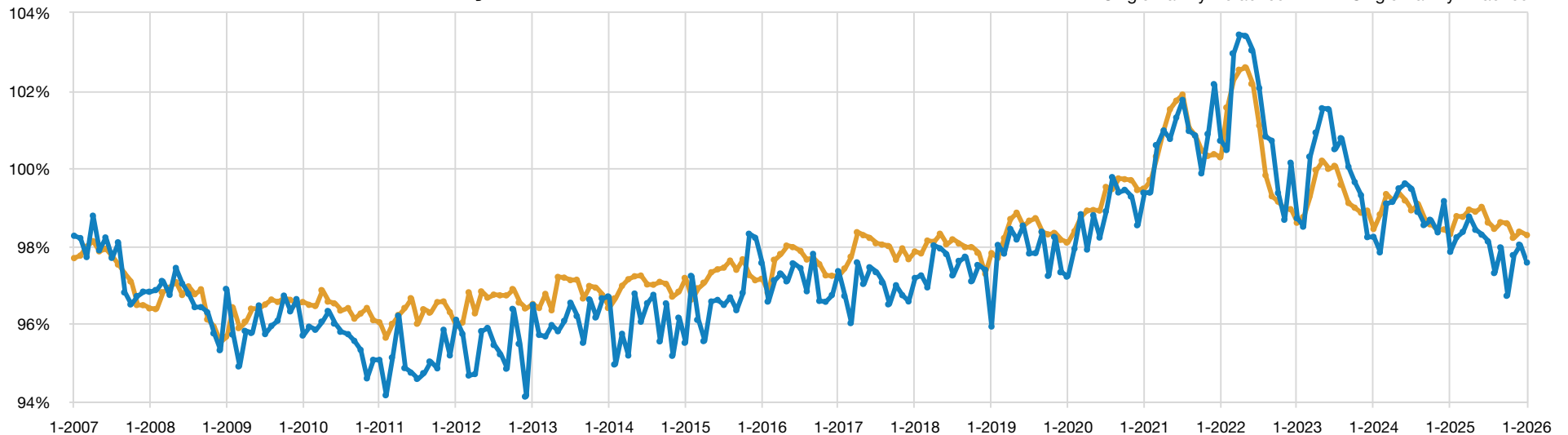
Year to Date



Pct. of List Price Received	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	98.9%	- 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%
12-Month Avg*	98.6%	- 0.2%	98.0%	- 0.9%

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

Historical Percent of List Price Received by Month

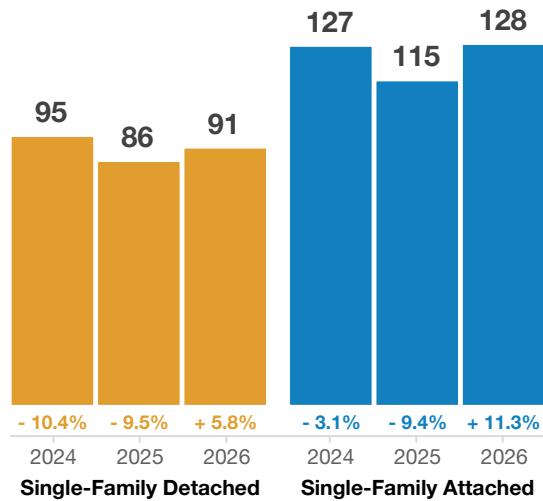


Housing Affordability Index

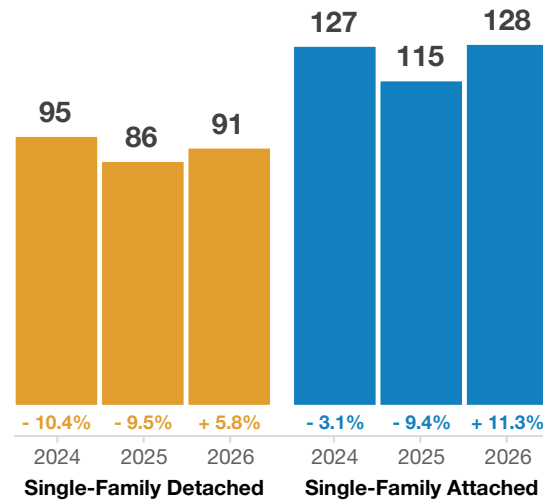
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



January

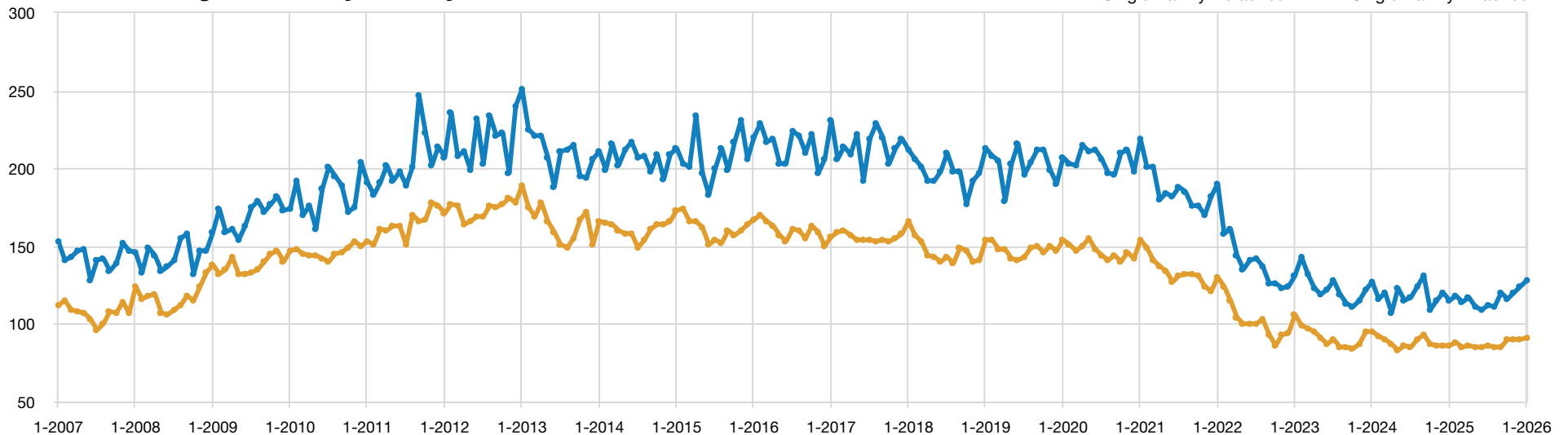


Year to Date



Affordability Index	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Feb-2025	88	- 4.3%	118	+ 1.7%
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%
12-Month Avg	87	- 1.1%	117	- 0.8%

Historical Housing Affordability Index by Month

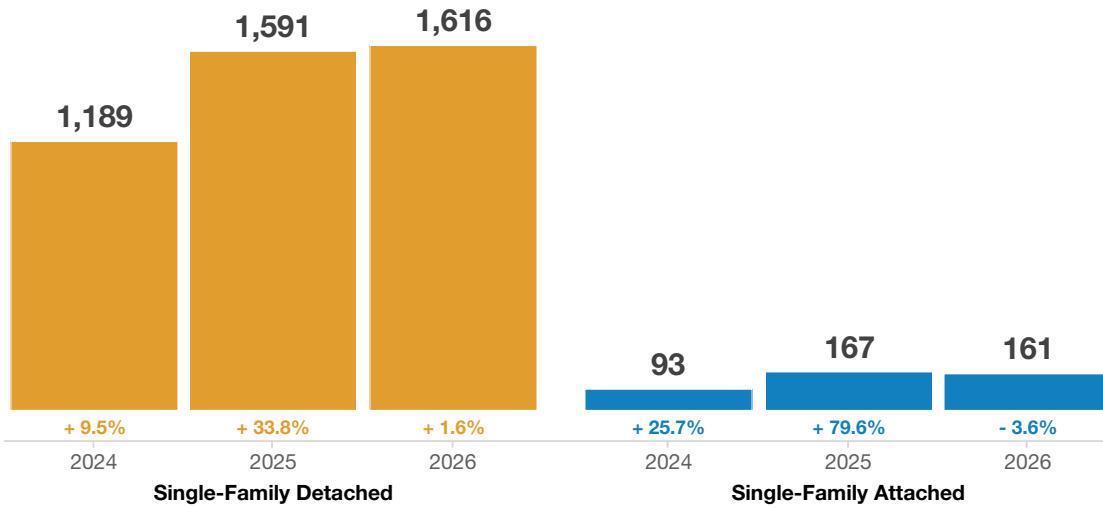


Inventory of Homes for Sale

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

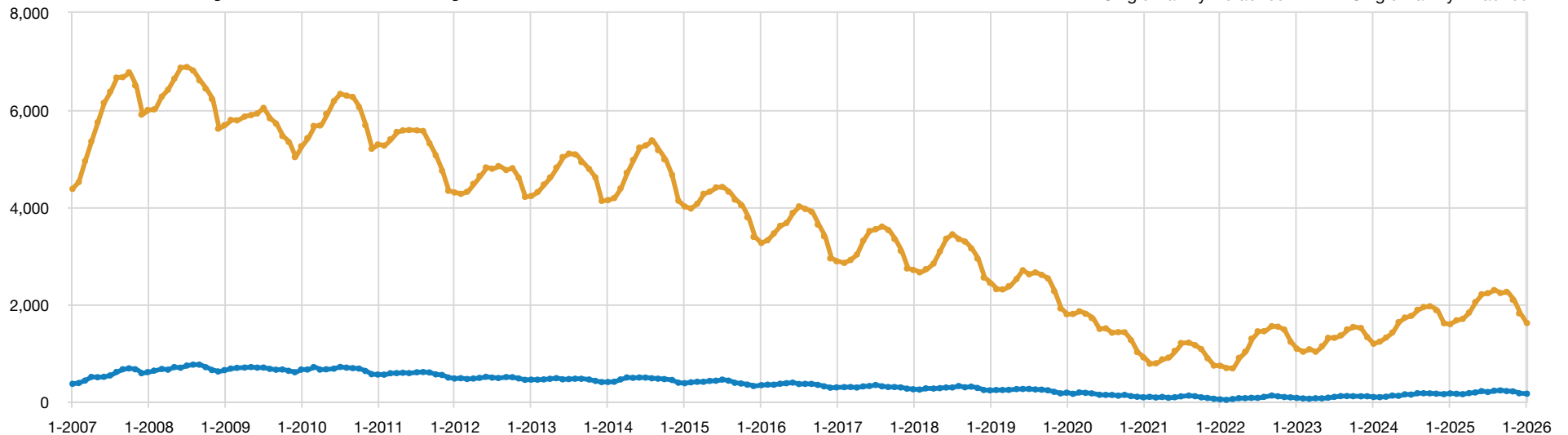


January



Homes for Sale	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Feb-2025	1,671	+ 35.5%	159	+ 76.7%
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	2,230	+ 26.5%	196	+ 38.0%
Aug-2025	2,294	+ 21.6%	222	+ 29.8%
Sep-2025	2,234	+ 14.7%	229	+ 34.7%
Oct-2025	2,257	+ 15.1%	215	+ 28.0%
Nov-2025	2,094	+ 11.3%	208	+ 29.2%
Dec-2025	1,814	+ 12.5%	170	+ 11.8%
Jan-2026	1,616	+ 1.6%	161	- 3.6%
12-Month Avg	2,000	+ 20.1%	190	+ 33.8%

Historical Inventory of Homes for Sale by Month

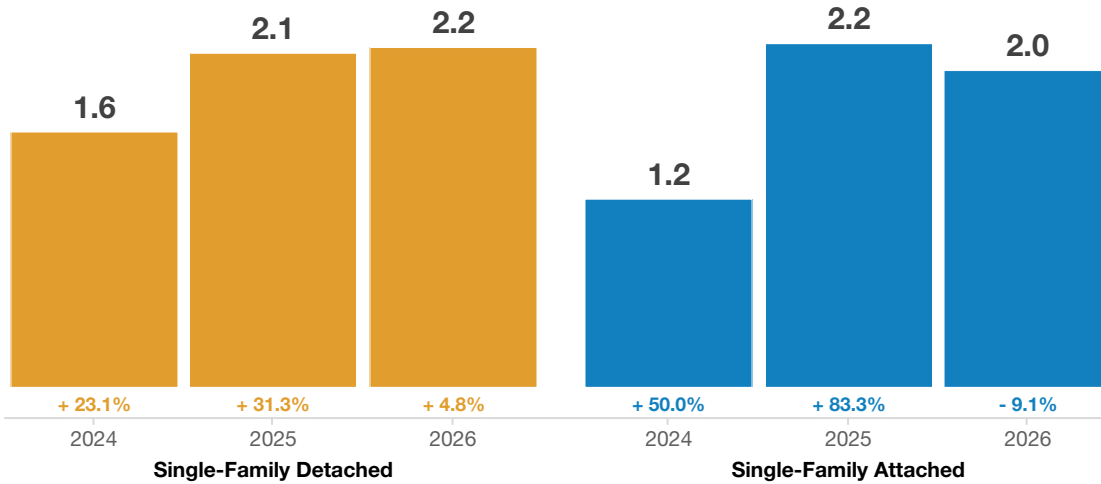


Absorption Rate

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.



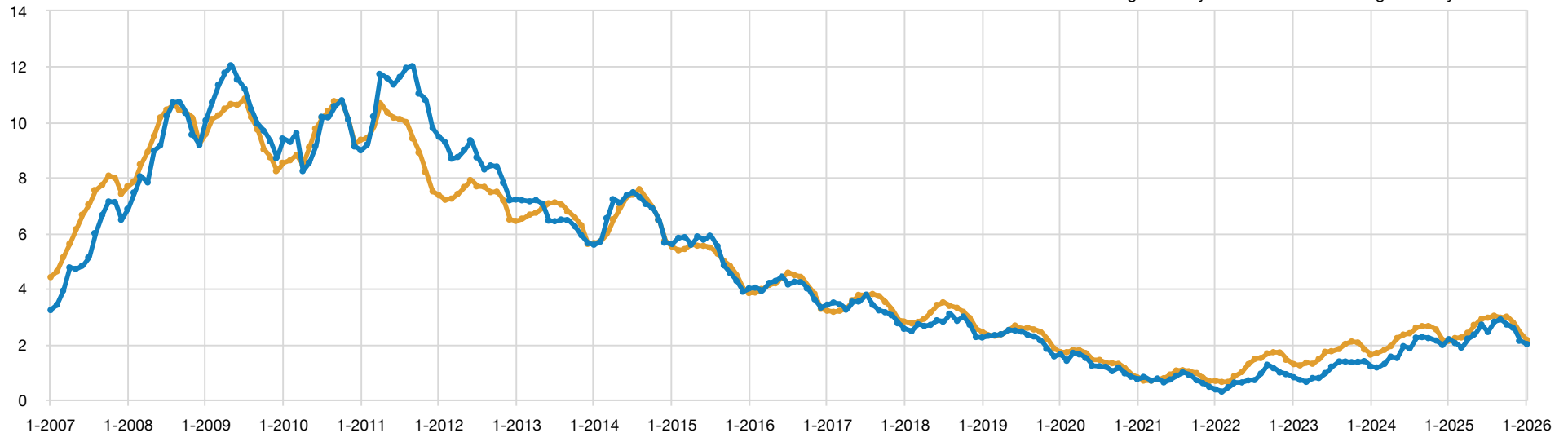
January



Months Supply	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	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%	2.1	+ 5.0%
Jan-2026	2.2	+ 4.8%	2.0	- 9.1%
12-Month Avg*	2.6	+ 17.3%	2.4	+ 29.1%

* Months Supply for all properties from February 2025 through January 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	1-2025	1-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,023	889	- 13.1%	1,023	889	- 13.1%
Pending Sales		827	821	- 0.7%	827	821	- 0.7%
Closed Sales		687	598	- 13.0%	687	598	- 13.0%
Days on Market Until Sale		47	51	+ 8.5%	47	51	+ 8.5%
Median Sales Price		\$348,750	\$352,000	+ 0.9%	\$348,750	\$352,000	+ 0.9%
Average Sales Price		\$395,028	\$398,933	+ 1.0%	\$395,028	\$398,933	+ 1.0%
Percent of List Price Received		98.3%	98.2%	- 0.1%	98.3%	98.2%	- 0.1%
Housing Affordability Index		89	95	+ 6.7%	89	95	+ 6.7%
Inventory of Homes for Sale		1,758	1,777	+ 1.1%	—	—	—
Absorption Rate		2.1	2.1	0.0%	—	—	—