

# Monthly Indicators



## March 2026

U.S. existing-home sales unexpectedly rose 1.7% month-over-month to a seasonally adjusted annual rate of 4.09 million, as lower mortgage rates helped boost buyer activity, according to the National Association of REALTORS® (NAR). Monthly sales increased in the Midwest, South, and West but decreased in the Northeast. Sales increased year-over-year in the South, but fell in the Northeast, Midwest, and West.

New Listings decreased 3.9 percent for Single-Family Detached homes and 10.6 percent for Single-Family Attached homes. Pending Sales increased 11.5 percent for Single-Family Detached homes but decreased 7.3 percent for Single-Family Attached homes. Inventory decreased 5.3 percent for Single-Family Detached homes but increased 6.6 percent for Single-Family Attached homes.

Median Sales Price decreased 2.3 percent to \$365,000 for Single-Family Detached homes and 8.6 percent to \$255,000 for Single-Family Attached homes. Days on Market increased 4.4 percent for Single-Family Detached homes but decreased 7.3 percent for Single-Family Attached homes. Months Supply of Inventory decreased 4.5 percent for Single-Family Detached homes but increased 10.5 percent for Single-Family Attached homes.

Data from NAR show that inventory continued to grow nationwide, ticking up 2.4% month-over-month and 4.9% year-over-year to 1.29 million units heading into March, representing a 3.8-month supply at the current sales pace. Meanwhile, home prices increased for the 32nd consecutive month, climbing 0.3% year-over-year to \$398,000.

## Quick Facts

**1,157**

**New Listings**  
All Properties

**859**

**Closed Sales**  
All Properties

**\$365,000**

**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	3-2025	3-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		1,090	<b>1,047</b>	- 3.9%	2,932	<b>2,718</b>	- 7.3%
<b>Pending Sales</b>		876	<b>977</b>	+ 11.5%	2,323	<b>2,387</b>	+ 2.8%
<b>Closed Sales</b>		763	<b>784</b>	+ 2.8%	2,034	<b>1,940</b>	- 4.6%
<b>Days on Market Until Sale</b>		45	<b>47</b>	+ 4.4%	48	<b>50</b>	+ 4.2%
<b>Median Sales Price</b>		\$373,500	<b>\$365,000</b>	- 2.3%	\$365,000	<b>\$369,000</b>	+ 1.1%
<b>Average Sales Price</b>		\$450,938	<b>\$426,754</b>	- 5.4%	\$427,249	<b>\$424,710</b>	- 0.6%
<b>Percent of List Price Received</b>		98.8%	<b>98.5%</b>	- 0.3%	98.6%	<b>98.4%</b>	- 0.2%
<b>Housing Affordability Index</b>		85	<b>89</b>	+ 4.7%	87	<b>88</b>	+ 1.1%
<b>Inventory of Homes for Sale</b>		1,701	<b>1,611</b>	- 5.3%	—	—	—
<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.



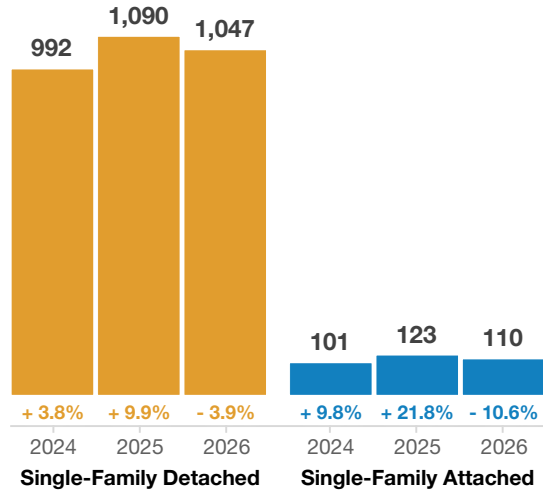
Key Metrics	Historical Sparkbars	3-2025	3-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		123	<b>110</b>	- 10.6%	326	<b>282</b>	- 13.5%
<b>Pending Sales</b>		110	<b>102</b>	- 7.3%	270	<b>238</b>	- 11.9%
<b>Closed Sales</b>		101	<b>75</b>	- 25.7%	249	<b>202</b>	- 18.9%
<b>Days on Market Until Sale</b>		41	<b>38</b>	- 7.3%	38	<b>47</b>	+ 23.7%
<b>Median Sales Price</b>		\$279,000	<b>\$255,000</b>	- 8.6%	\$273,000	<b>\$260,000</b>	- 4.8%
<b>Average Sales Price</b>		\$279,794	<b>\$266,042</b>	- 4.9%	\$288,395	<b>\$268,019</b>	- 7.1%
<b>Percent of List Price Received</b>		98.4%	<b>98.1%</b>	- 0.3%	98.2%	<b>98.0%</b>	- 0.2%
<b>Housing Affordability Index</b>		114	<b>127</b>	+ 11.4%	116	<b>125</b>	+ 7.8%
<b>Inventory of Homes for Sale</b>		151	<b>161</b>	+ 6.6%	—	—	—
<b>Absorption Rate</b>		1.9	<b>2.1</b>	+ 10.5%	—	—	—

# New Listings

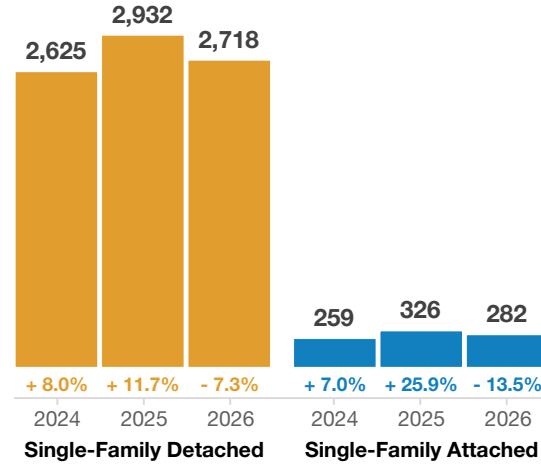
A count of the properties that have been newly listed on the market in a given month.



## March

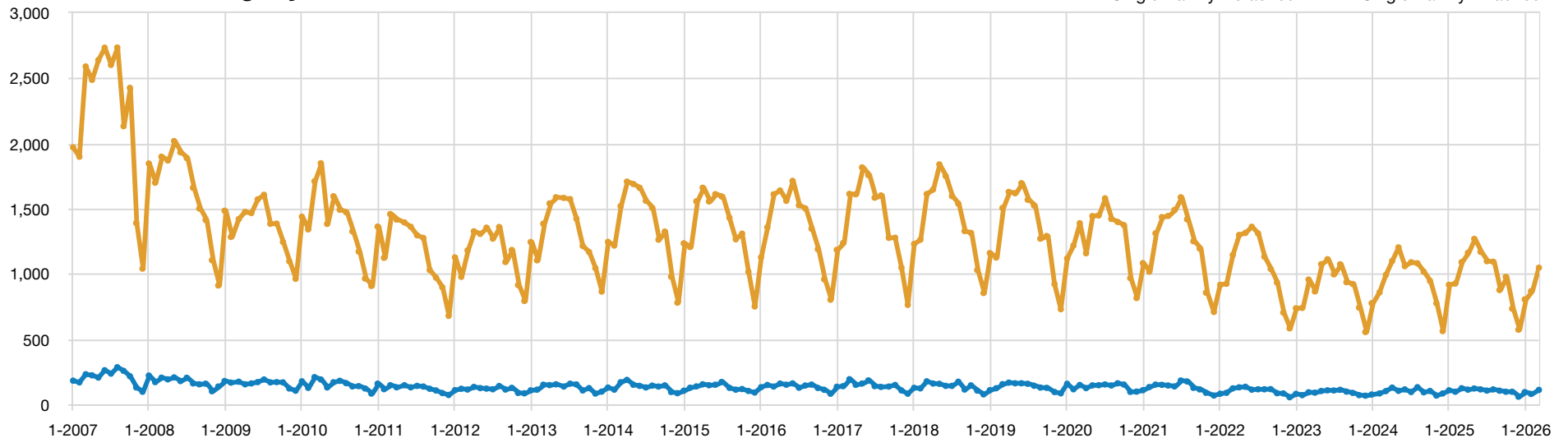


## Year to Date



New Listings	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Apr-2025	1,161	+ 5.6%	112	- 12.5%
May-2025	1,268	+ 5.4%	121	+ 17.5%
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	876	- 13.8%	104	+ 13.0%
Oct-2025	977	+ 3.4%	96	- 5.9%
Nov-2025	733	- 5.4%	96	+ 43.3%
Dec-2025	572	+ 2.0%	58	- 30.1%
Jan-2026	804	- 12.2%	93	- 13.1%
Feb-2026	867	- 6.4%	79	- 17.7%
<b>Mar-2026</b>	<b>1,047</b>	<b>- 3.9%</b>	<b>110</b>	<b>- 10.6%</b>
12-Month Avg	972	- 0.8%	100	- 2.9%

## Historical New Listings by Month

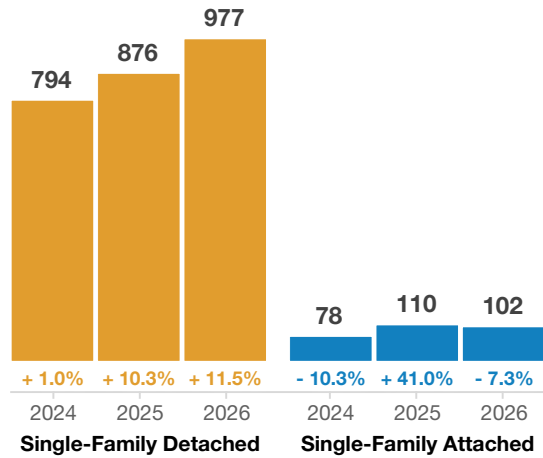


# Pending Sales

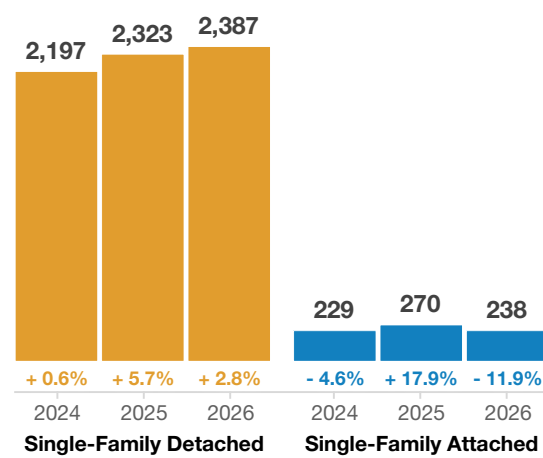
A count of the properties on which offers have been accepted in a given month.



## March

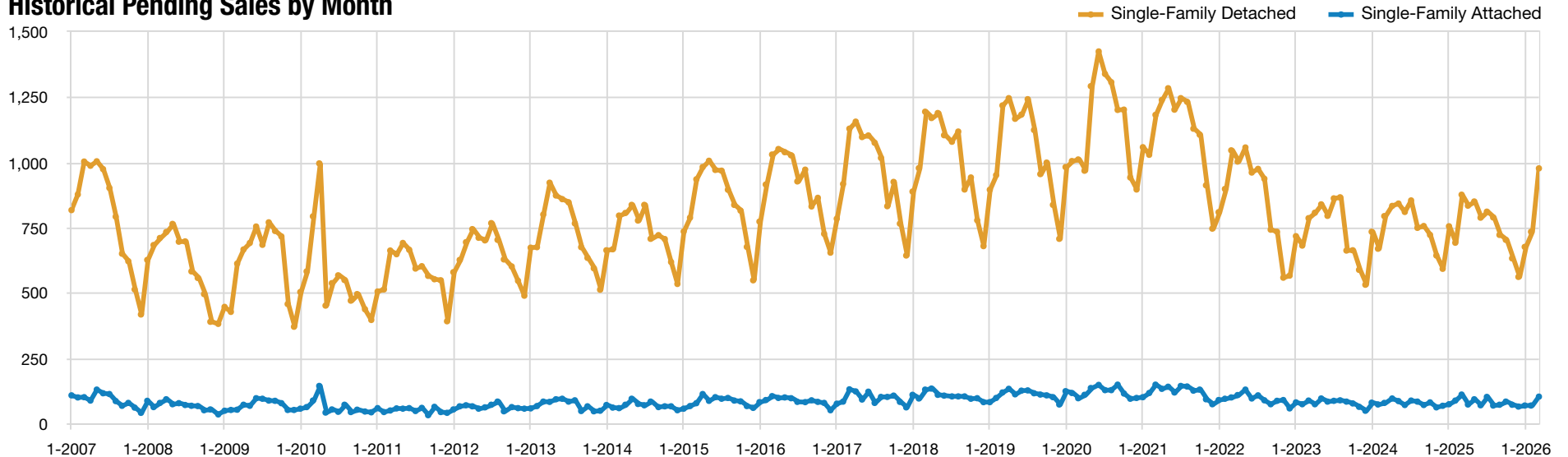


## Year to Date



Pending Sales	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	789	+ 5.3%	68	- 18.1%
Sep-2025	722	- 4.5%	71	+ 1.4%
Oct-2025	703	- 2.6%	83	+ 3.8%
Nov-2025	632	- 1.7%	71	+ 16.4%
Dec-2025	561	- 5.2%	64	- 4.5%
Jan-2026	676	- 10.5%	68	- 6.8%
Feb-2026	734	+ 6.1%	68	- 21.8%
<b>Mar-2026</b>	<b>977</b>	<b>+ 11.5%</b>	<b>102</b>	<b>- 7.3%</b>
12-Month Avg	756	- 0.5%	77	- 4.9%

## Historical Pending Sales by Month

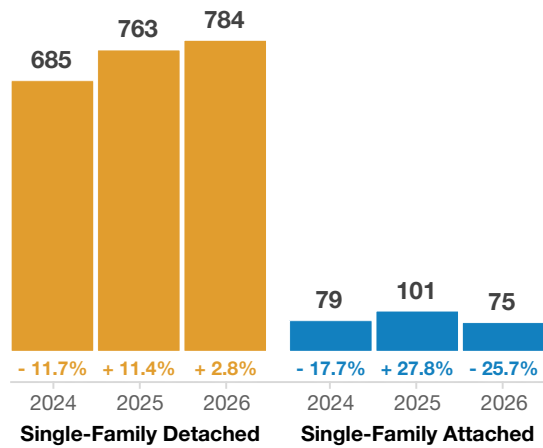


# Closed Sales

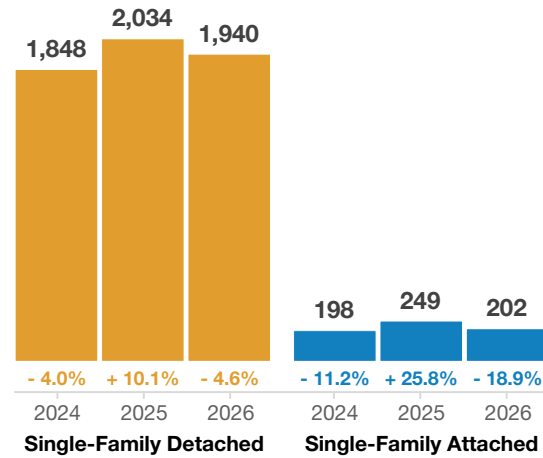
A count of the actual sales that closed in a given month.



## March

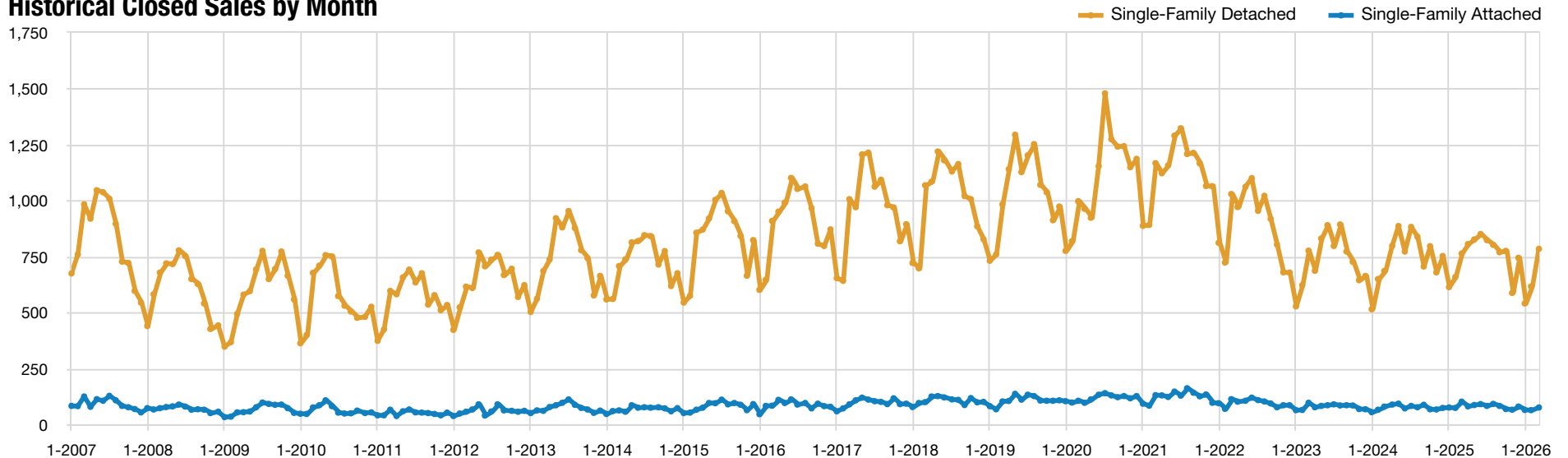


## Year to Date



Closed Sales	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	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	616	- 6.4%	63	- 13.7%
<b>Mar-2026</b>	<b>784</b>	<b>+ 2.8%</b>	<b>75</b>	<b>- 25.7%</b>
12-Month Avg	743	- 2.5%	77	- 2.5%

## Historical Closed Sales by Month

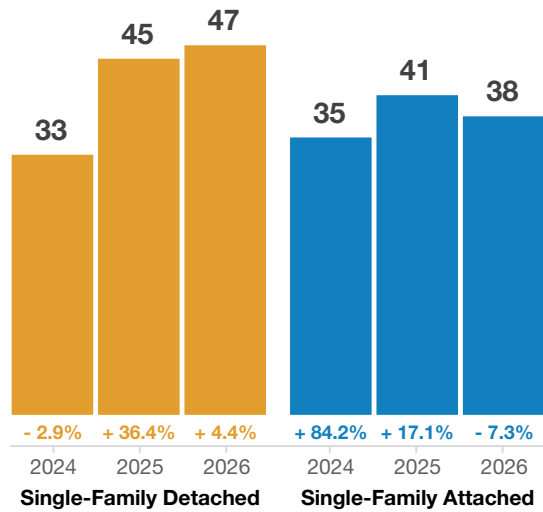


# Days on Market Until Sale

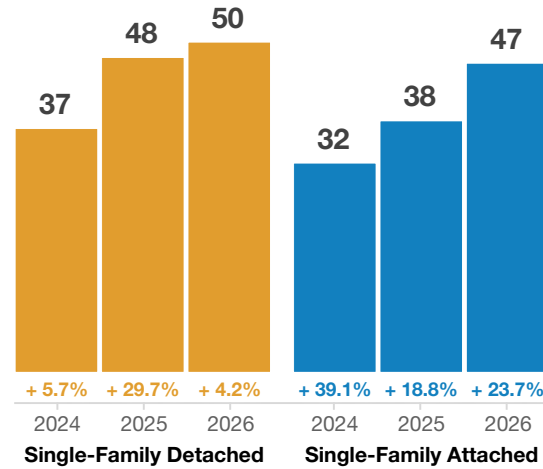
Average number of days between when a property is listed and when an offer is accepted in a given month.



## March



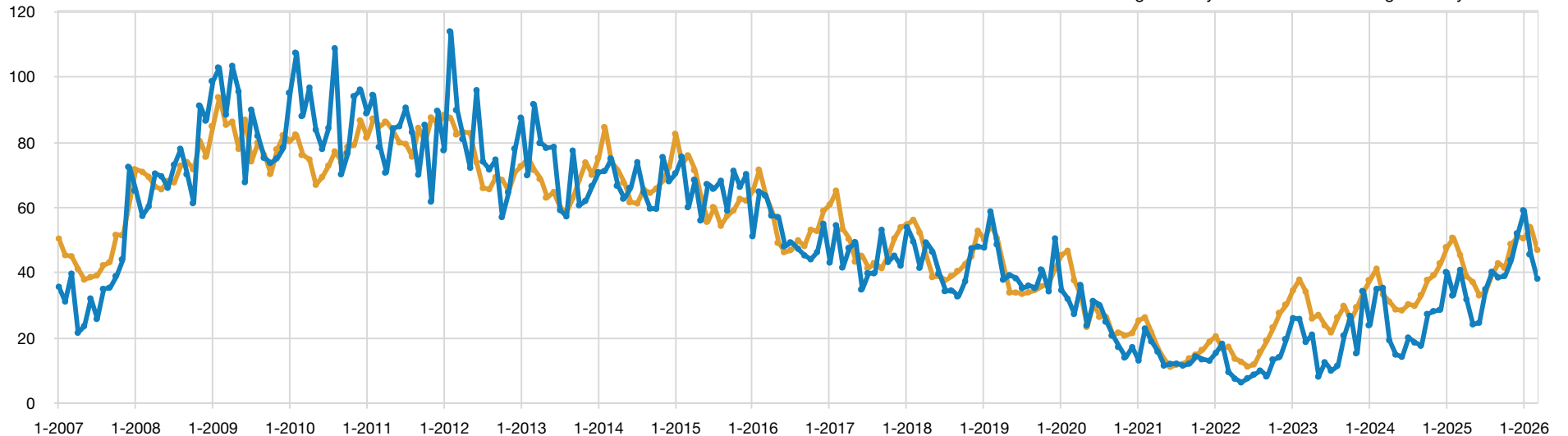
## Year to Date



Days on Market	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Feb-2026	54	+ 5.9%	45	+ 36.4%
<b>Mar-2026</b>	<b>47</b>	<b>+ 4.4%</b>	<b>38</b>	<b>- 7.3%</b>
12-Month Avg*	42	+ 16.5%	38	+ 53.3%

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

## Historical Days on Market Until Sale by Month

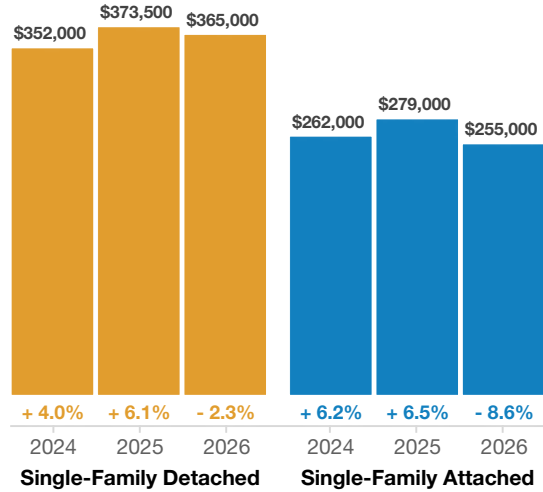


# Median Sales Price

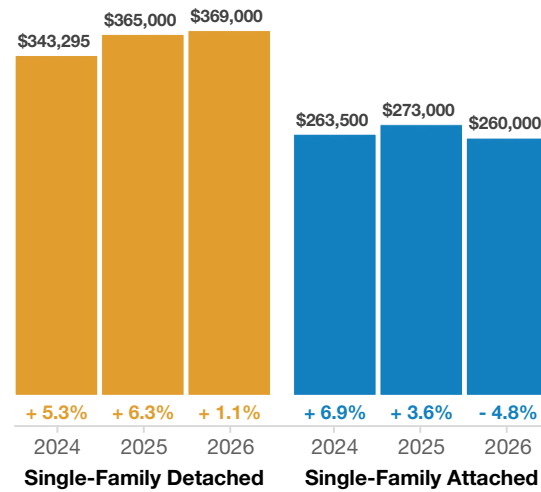
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## March



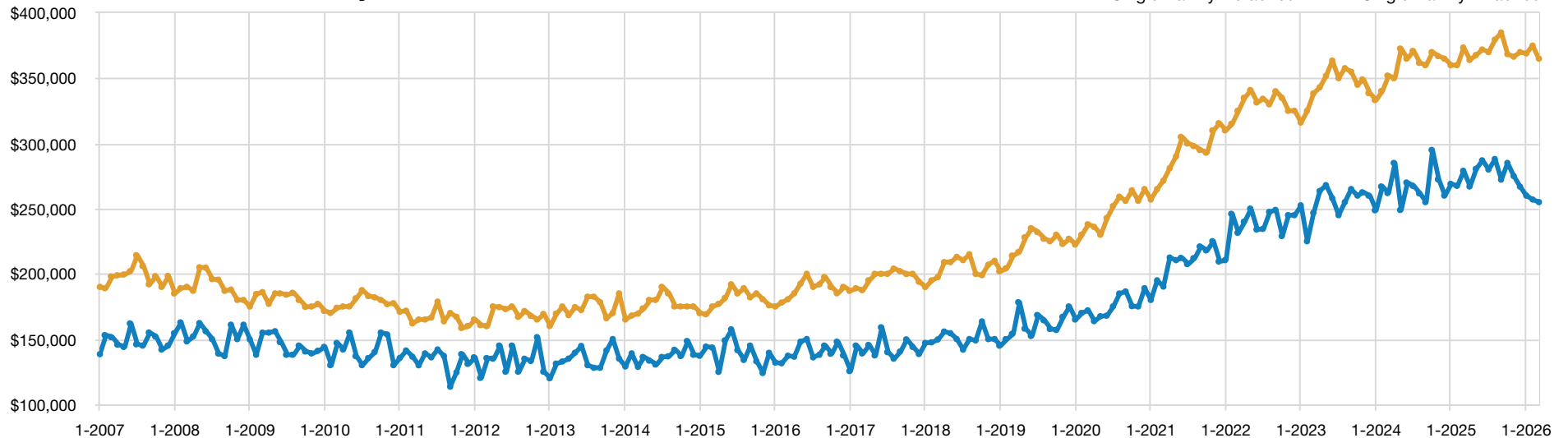
## Year to Date



Median Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	\$379,540	+ 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	\$375,000	+ 4.2%	\$257,000	- 3.9%
<b>Mar-2026</b>	<b>\$365,000</b>	<b>- 2.3%</b>	<b>\$255,000</b>	<b>- 8.6%</b>
12-Month Avg*	\$370,000	+ 1.4%	\$272,000	+ 0.7%

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

## Historical Median Sales Price by Month

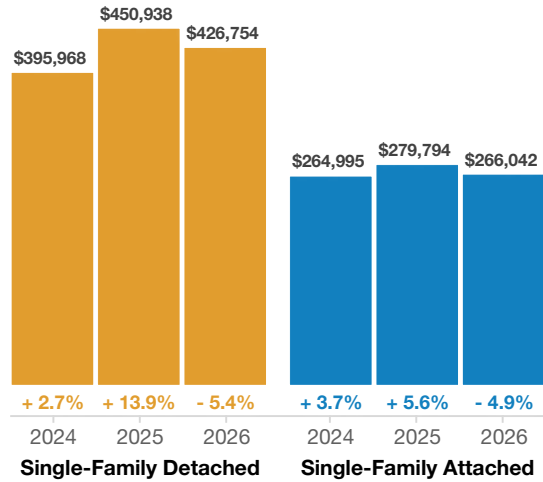


# Average Sales Price

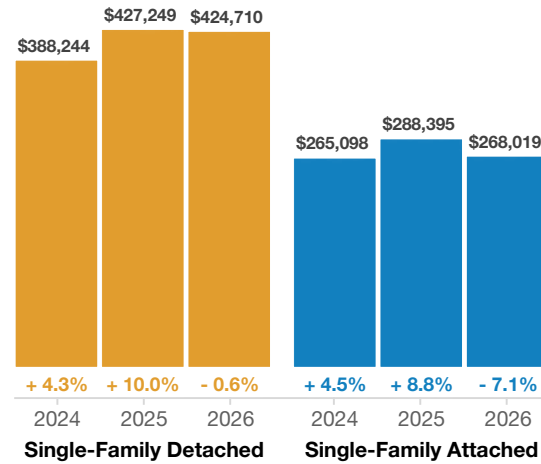
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## March



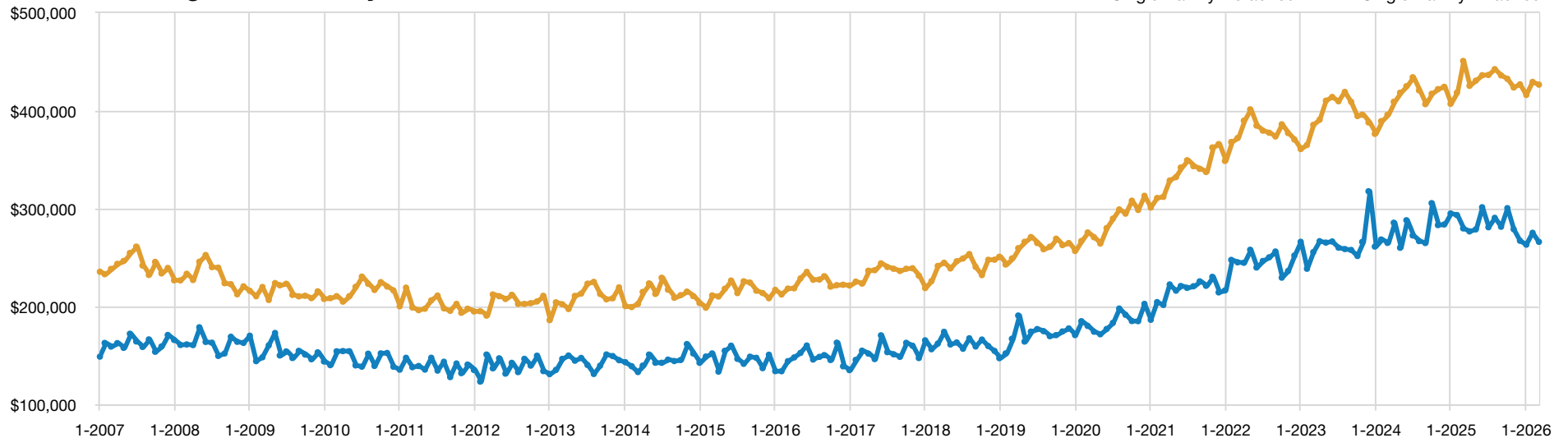
## Year to Date



Avg. Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	\$442,569	+ 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	\$429,537	+ 2.6%	\$275,299	- 6.2%
<b>Mar-2026</b>	<b>\$426,754</b>	<b>- 5.4%</b>	<b>\$266,042</b>	<b>- 4.9%</b>
12-Month Avg*	\$430,995	+ 2.2%	\$280,666	+ 0.0%

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

## Historical Average Sales Price by Month

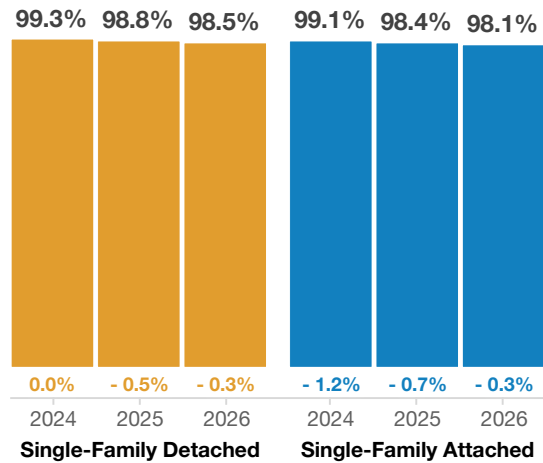


# Percent of List Price Received

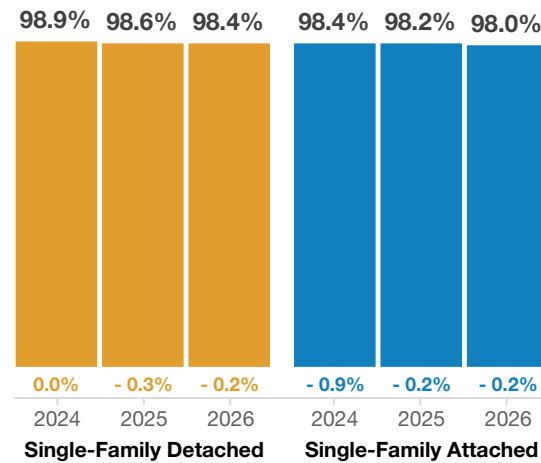
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## March



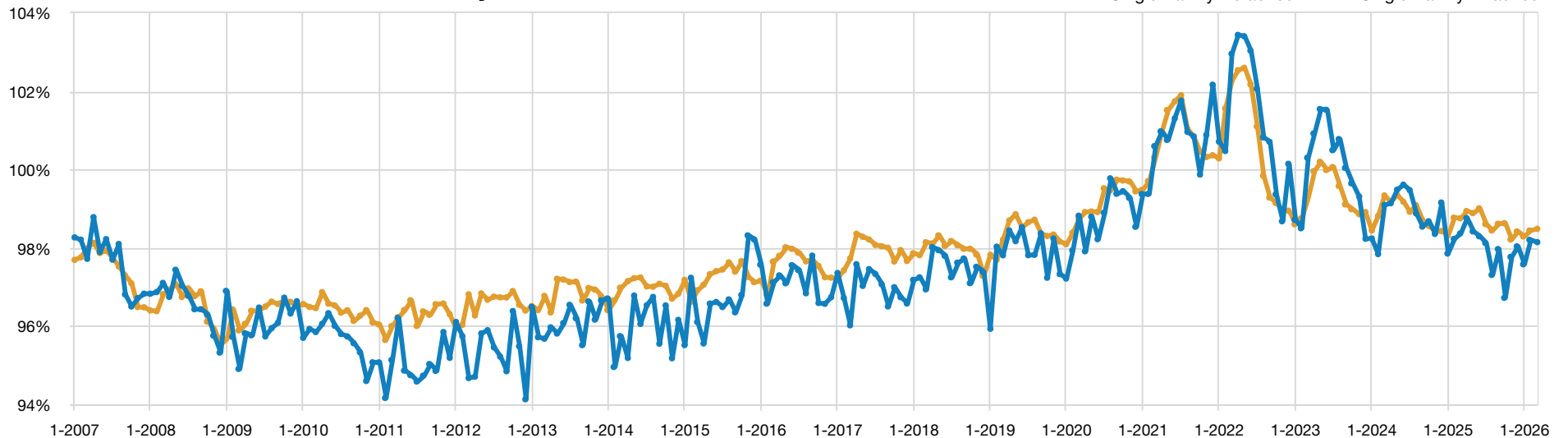
## Year to Date



Pct. of List Price Received	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Feb-2026	98.4%	- 0.4%	98.2%	0.0%
<b>Mar-2026</b>	<b>98.5%</b>	<b>- 0.3%</b>	<b>98.1%</b>	<b>- 0.3%</b>
12-Month Avg*	98.6%	- 0.2%	98.0%	- 0.9%

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

## Historical Percent of List Price Received by Month

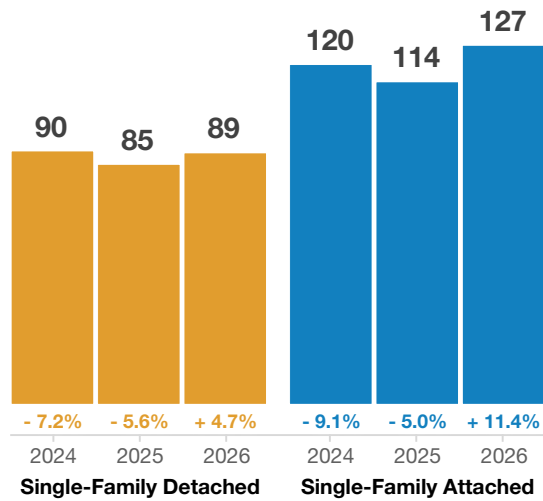


# Housing Affordability Index

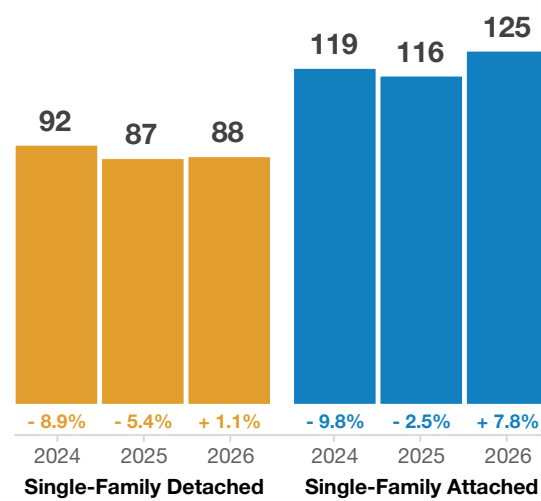
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## March

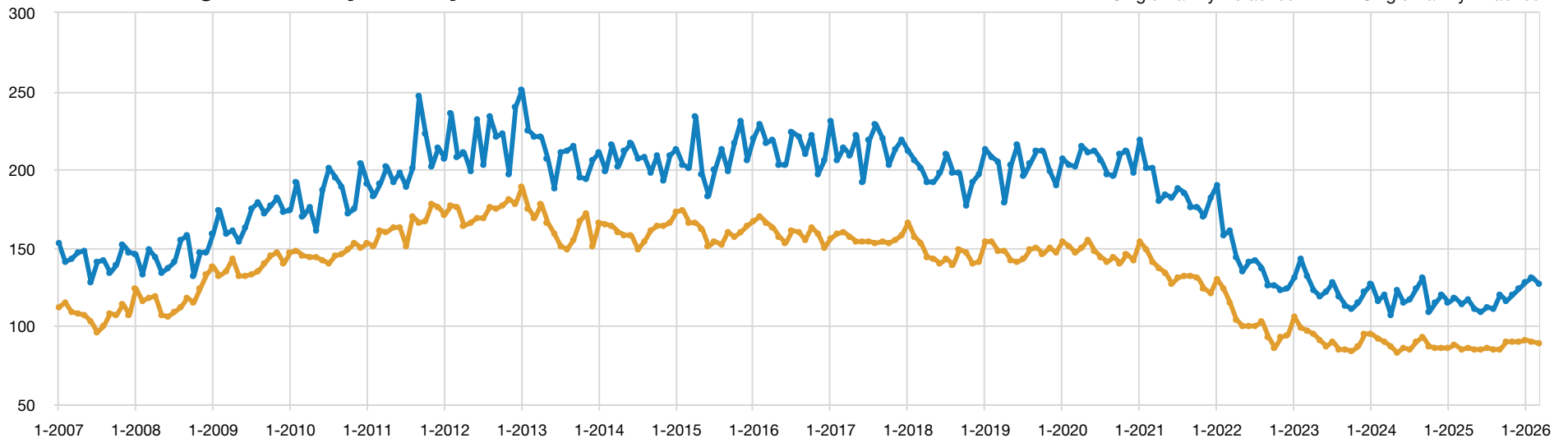


## Year to Date



Affordability Index	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Feb-2026	90	+ 2.3%	131	+ 11.0%
<b>Mar-2026</b>	<b>89</b>	<b>+ 4.7%</b>	<b>127</b>	<b>+ 11.4%</b>
12-Month Avg	88	+ 1.1%	119	+ 1.7%

## Historical Housing Affordability Index by Month

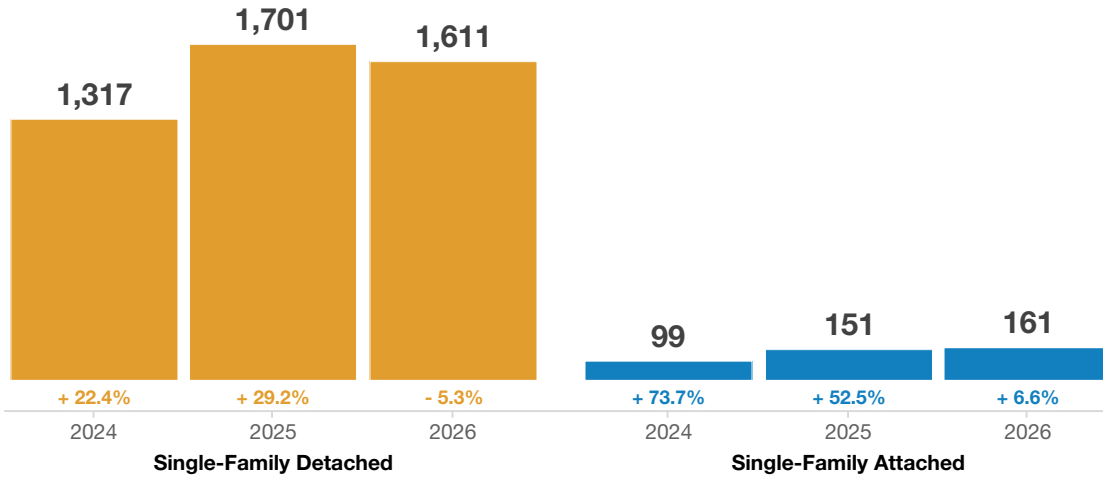


# Inventory of Homes for Sale

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

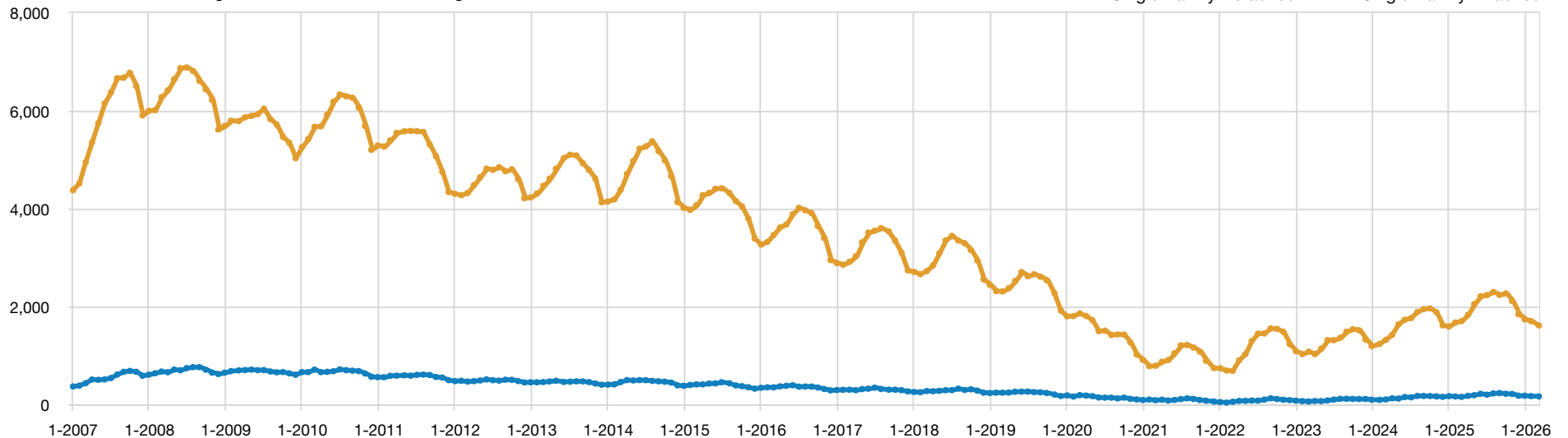


## March



Homes for Sale	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Apr-2025	1,830	+ 28.9%	173	+ 41.8%
May-2025	2,048	+ 25.3%	186	+ 59.0%
Jun-2025	2,207	+ 27.7%	214	+ 44.6%
Jul-2025	2,232	+ 26.6%	196	+ 38.0%
Aug-2025	2,294	+ 21.6%	222	+ 29.8%
Sep-2025	2,236	+ 14.8%	229	+ 34.7%
Oct-2025	2,266	+ 15.6%	215	+ 28.0%
Nov-2025	2,110	+ 12.1%	210	+ 30.4%
Dec-2025	1,843	+ 14.3%	175	+ 15.1%
Jan-2026	1,734	+ 9.0%	175	+ 4.8%
Feb-2026	1,699	+ 1.7%	167	+ 5.0%
<b>Mar-2026</b>	<b>1,611</b>	<b>- 5.3%</b>	<b>161</b>	<b>+ 6.6%</b>
12-Month Avg	2,009	+ 15.9%	194	+ 27.6%

## Historical Inventory of Homes for Sale by Month

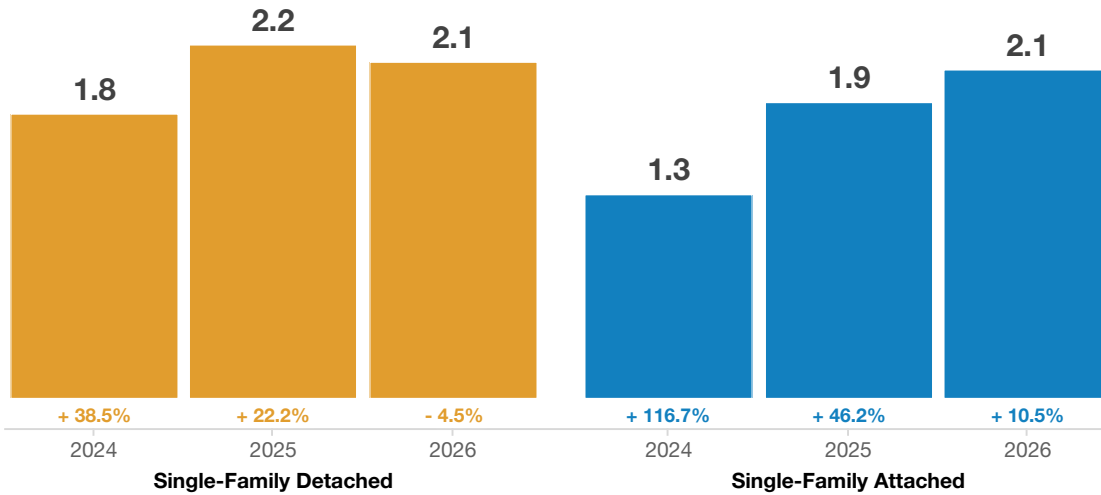


# Absorption Rate

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.



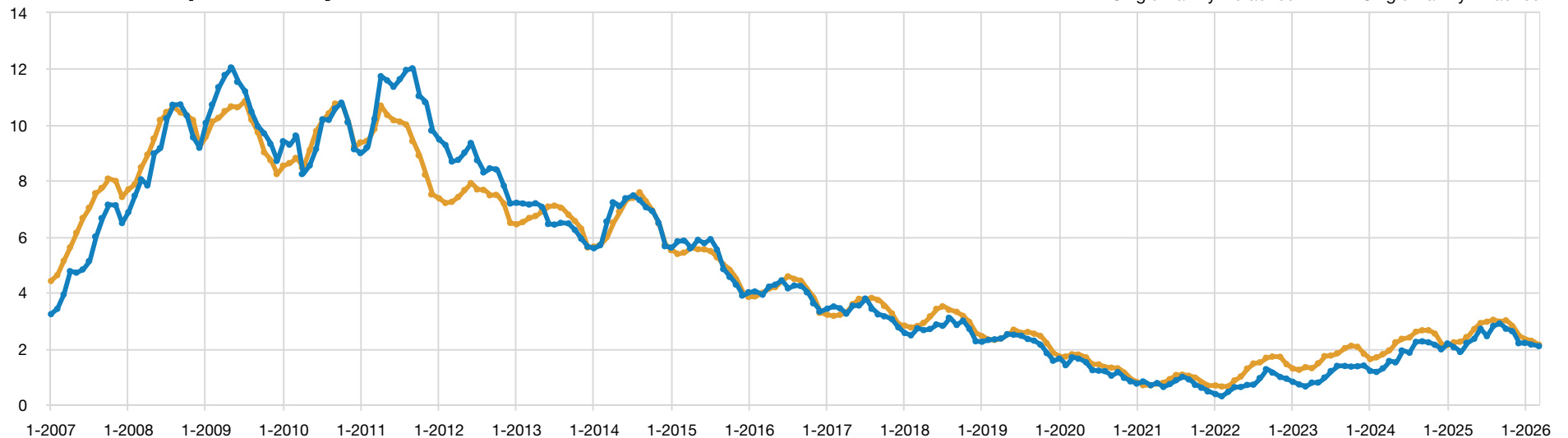
## March



Months Supply	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	2.5	+ 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%
<b>Mar-2026</b>	<b>2.1</b>	<b>- 4.5%</b>	<b>2.1</b>	<b>+ 10.5%</b>
12-Month Avg*	2.7	+ 13.9%	2.4	+ 23.6%

\* Months Supply for all properties from April 2025 through March 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	3-2025	3-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		1,213	<b>1,157</b>	- 4.6%	3,258	<b>3,000</b>	- 7.9%
<b>Pending Sales</b>		986	<b>1,079</b>	+ 9.4%	2,593	<b>2,625</b>	+ 1.2%
<b>Closed Sales</b>		864	<b>859</b>	- 0.6%	2,283	<b>2,142</b>	- 6.2%
<b>Days on Market Until Sale</b>		45	<b>46</b>	+ 2.2%	47	<b>50</b>	+ 6.4%
<b>Median Sales Price</b>		\$359,777	<b>\$357,500</b>	- 0.6%	\$353,990	<b>\$359,000</b>	+ 1.4%
<b>Average Sales Price</b>		\$430,909	<b>\$412,722</b>	- 4.2%	\$412,098	<b>\$409,927</b>	- 0.5%
<b>Percent of List Price Received</b>		98.7%	<b>98.5%</b>	- 0.2%	98.6%	<b>98.4%</b>	- 0.2%
<b>Housing Affordability Index</b>		89	<b>91</b>	+ 2.2%	90	<b>91</b>	+ 1.1%
<b>Inventory of Homes for Sale</b>		1,852	<b>1,772</b>	- 4.3%	—	—	—
<b>Absorption Rate</b>		2.2	<b>2.1</b>	- 4.5%	—	—	—