

# Monthly Indicators



## January 2025

U.S. existing-home sales advanced for the third straight month, climbing 2.2% to a seasonally adjusted annual rate of 4.24 million units, a 10-month high, according to the National Association of REALTORS® (NAR). Sales were up 9.3% year-over-year, driven largely by purchases of homes priced \$500,000 and above. Month-over-month, sales rose in the South, Northeast, and the West but fell in the Midwest, with all four regions reporting year-over-year gains.

New Listings increased 16.8 percent for Single-Family Detached homes and 44.0 percent for Single-Family Attached homes. Pending Sales increased 10.2 percent for Single-Family Detached homes and 5.1 percent for Single-Family Attached homes. Inventory increased 24.3 percent for Single-Family Detached homes and 69.9 percent for Single-Family Attached homes.

Median Sales Price increased 8.0 percent to \$360,000 for Single-Family Detached homes and 8.9 percent to \$271,000 for Single-Family Attached homes. Days on Market increased 23.7 percent for Single-Family Detached homes and 66.7 percent for Single-Family Attached homes. Months Supply of Inventory increased 18.8 percent for Single-Family Detached homes and 66.7 percent for Single-Family Attached homes.

According to NAR, total housing inventory was 1.15 million units heading into January, a 13.5% decrease from the previous month but a 16.2% increase from the same period one year earlier, for a 3.3-month supply at the current sales pace. Housing supply remains down compared to pre-pandemic levels, and the limited number of homes on the market continues to push sales prices higher nationwide, with the median existing-home price rising 6% year-over-year to \$404,400.

## Quick Facts

<b>1,013</b>	<b>678</b>	<b>\$360,000</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	1-2024	1-2025	% Change	YTD 2024	YTD 2025	% Change
<b>New Listings</b>		775	<b>905</b>	+ 16.8%	775	<b>905</b>	+ 16.8%
<b>Pending Sales</b>		734	<b>809</b>	+ 10.2%	734	<b>809</b>	+ 10.2%
<b>Closed Sales</b>		514	<b>604</b>	+ 17.5%	514	<b>604</b>	+ 17.5%
<b>Days on Market Until Sale</b>		38	<b>47</b>	+ 23.7%	38	<b>47</b>	+ 23.7%
<b>Median Sales Price</b>		\$333,245	<b>\$360,000</b>	+ 8.0%	\$333,245	<b>\$360,000</b>	+ 8.0%
<b>Average Sales Price</b>		\$376,462	<b>\$405,358</b>	+ 7.7%	\$376,462	<b>\$405,358</b>	+ 7.7%
<b>Percent of List Price Received</b>		98.4%	<b>98.3%</b>	- 0.1%	98.4%	<b>98.3%</b>	- 0.1%
<b>Housing Affordability Index</b>		90	<b>81</b>	- 10.0%	90	<b>81</b>	- 10.0%
<b>Inventory of Homes for Sale</b>		1,187	<b>1,475</b>	+ 24.3%	—	—	—
<b>Absorption Rate</b>		1.6	<b>1.9</b>	+ 18.8%	—	—	—

# Single-Family Attached Market Overview

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



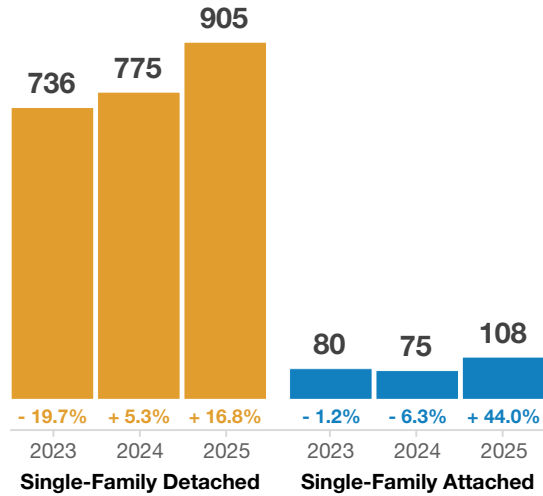
Key Metrics	Historical Sparkbars	1-2024	1-2025	% Change	YTD 2024	YTD 2025	% Change
<b>New Listings</b>		75	<b>108</b>	+ 44.0%	75	<b>108</b>	+ 44.0%
<b>Pending Sales</b>		79	<b>83</b>	+ 5.1%	79	<b>83</b>	+ 5.1%
<b>Closed Sales</b>		54	<b>74</b>	+ 37.0%	54	<b>74</b>	+ 37.0%
<b>Days on Market Until Sale</b>		24	<b>40</b>	+ 66.7%	24	<b>40</b>	+ 66.7%
<b>Median Sales Price</b>		\$248,750	<b>\$271,000</b>	+ 8.9%	\$248,750	<b>\$271,000</b>	+ 8.9%
<b>Average Sales Price</b>		\$261,234	<b>\$295,712</b>	+ 13.2%	\$261,234	<b>\$295,712</b>	+ 13.2%
<b>Percent of List Price Received</b>		98.2%	<b>97.8%</b>	- 0.4%	98.2%	<b>97.8%</b>	- 0.4%
<b>Housing Affordability Index</b>		120	<b>108</b>	- 10.0%	120	<b>108</b>	- 10.0%
<b>Inventory of Homes for Sale</b>		93	<b>158</b>	+ 69.9%	—	—	—
<b>Absorption Rate</b>		1.2	<b>2.0</b>	+ 66.7%	—	—	—

# New Listings

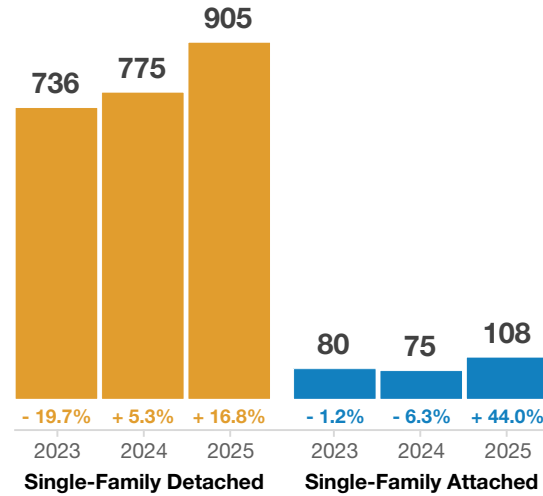
A count of the properties that have been newly listed on the market in a given month.



## January

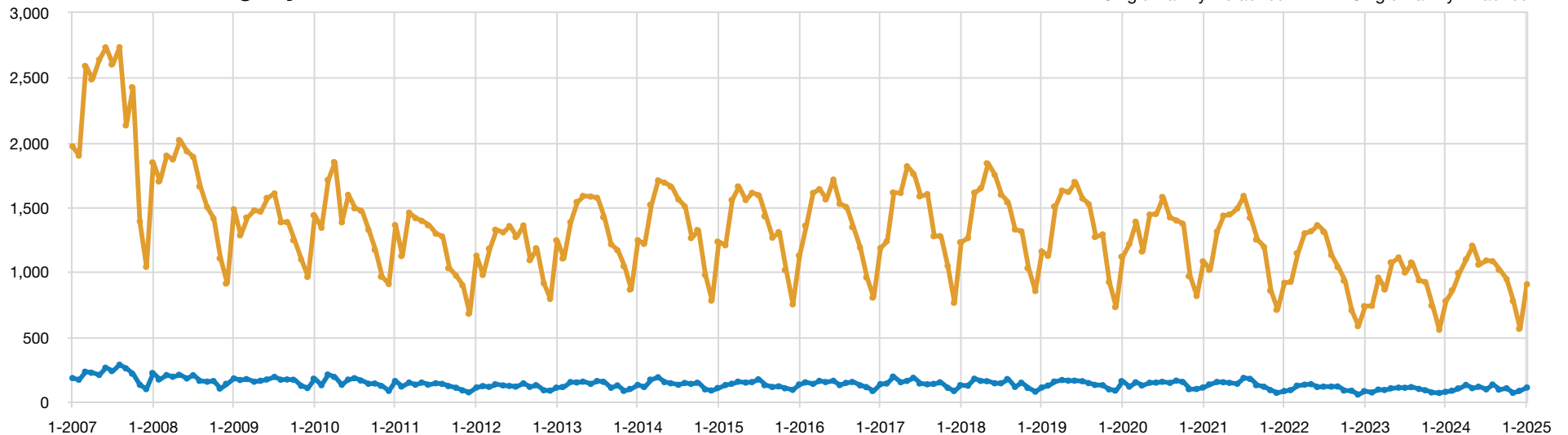


## Year to Date



New Listings	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Feb-2024	858	+ 16.1%	83	+ 18.6%
Mar-2024	992	+ 3.8%	101	+ 9.8%
Apr-2024	1,097	+ 26.8%	128	+ 43.8%
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	1,083	+ 0.9%	131	+ 18.0%
Sep-2024	1,017	+ 8.7%	92	- 5.2%
Oct-2024	945	+ 2.5%	102	+ 17.2%
Nov-2024	776	+ 4.7%	67	- 4.3%
Dec-2024	561	+ 1.3%	82	+ 24.2%
<b>Jan-2025</b>	<b>905</b>	<b>+ 16.8%</b>	<b>108</b>	<b>+ 44.0%</b>
12-Month Avg	965	+ 7.8%	100	+ 12.4%

## Historical New Listings by Month

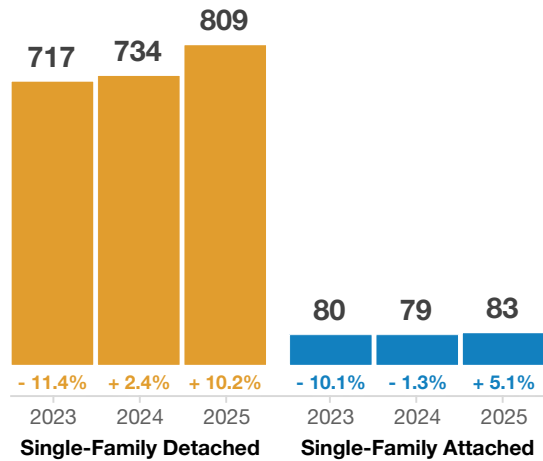


# Pending Sales

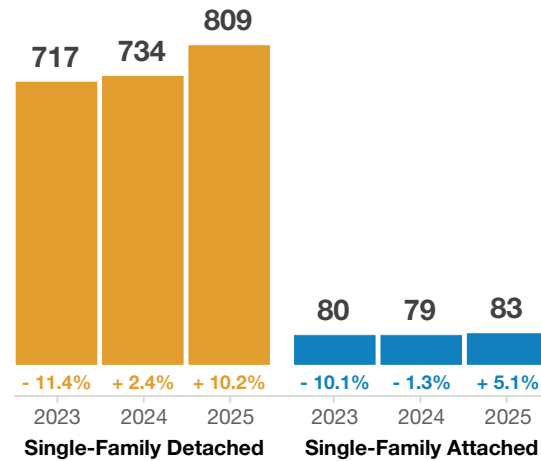
A count of the properties on which offers have been accepted in a given month.



## January

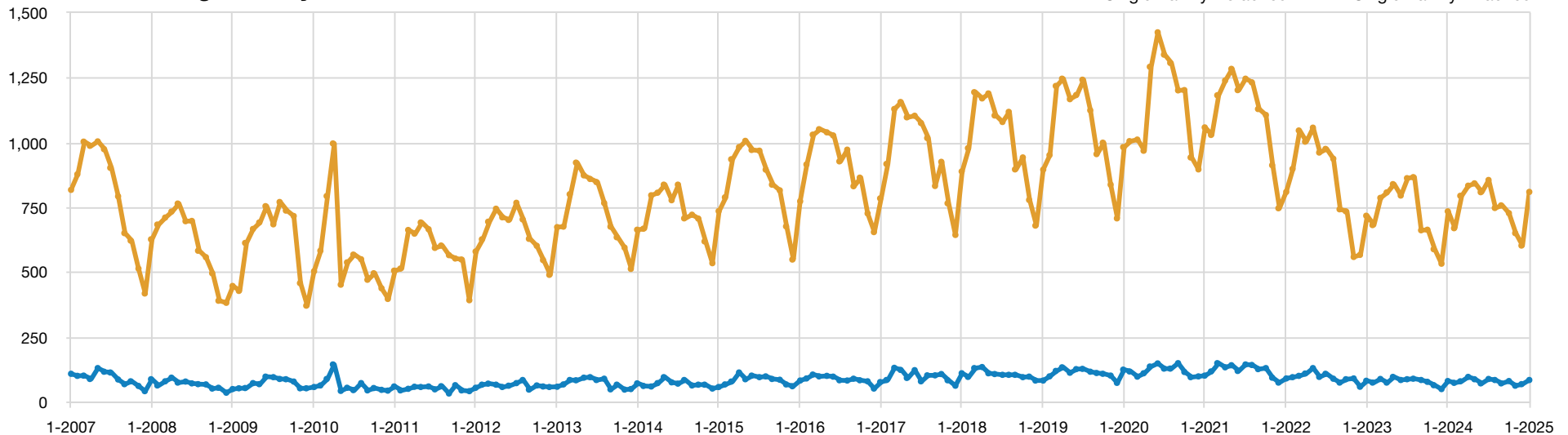


## Year to Date



Pending Sales	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Feb-2024	669	- 1.8%	72	- 1.4%
Mar-2024	794	+ 1.0%	78	- 10.3%
Apr-2024	833	+ 3.2%	95	+ 30.1%
May-2024	842	+ 0.4%	86	- 9.5%
Jun-2024	808	+ 1.6%	70	- 15.7%
Jul-2024	855	- 0.8%	87	+ 1.2%
Aug-2024	747	- 13.7%	83	- 5.7%
Sep-2024	757	+ 14.5%	70	- 15.7%
Oct-2024	727	+ 9.7%	79	+ 3.9%
Nov-2024	650	+ 10.5%	61	- 3.2%
Dec-2024	602	+ 13.2%	67	+ 39.6%
<b>Jan-2025</b>	<b>809</b>	<b>+ 10.2%</b>	<b>83</b>	<b>+ 5.1%</b>
12-Month Avg	758	+ 3.1%	78	0.0%

## Historical Pending Sales by Month

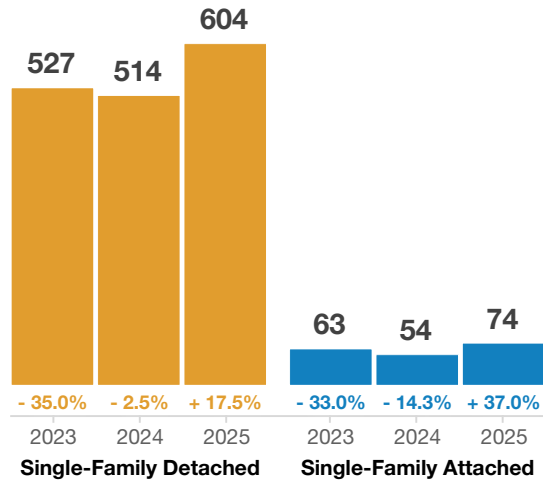


# Closed Sales

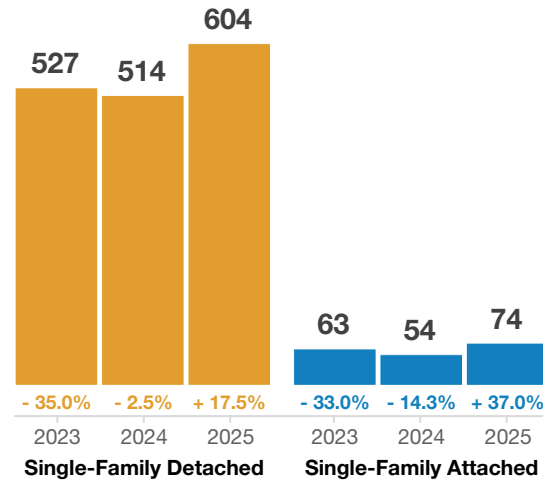
A count of the actual sales that closed in a given month.



## January

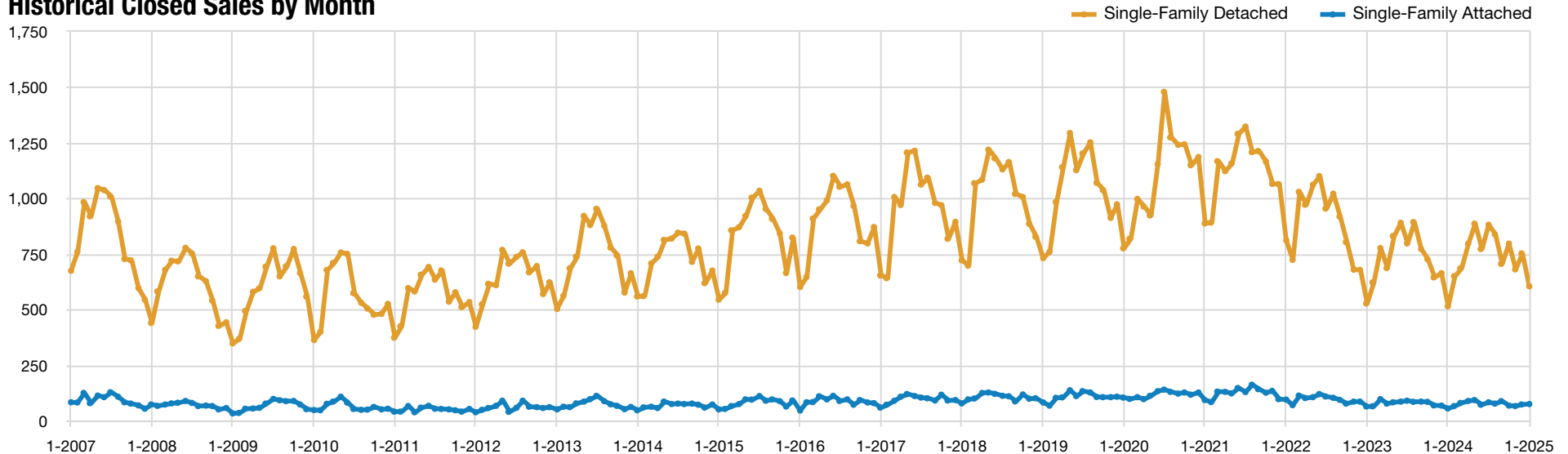


## Year to Date



Closed Sales	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Feb-2024	649	+ 4.3%	65	+ 1.6%
Mar-2024	685	- 11.7%	79	- 17.7%
Apr-2024	796	+ 16.0%	88	+ 15.8%
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	752	+ 13.4%	72	+ 7.5%
<b>Jan-2025</b>	<b>604</b>	<b>+ 17.5%</b>	<b>74</b>	<b>+ 37.0%</b>
12-Month Avg	754	+ 2.7%	77	- 1.3%

## Historical Closed Sales by Month

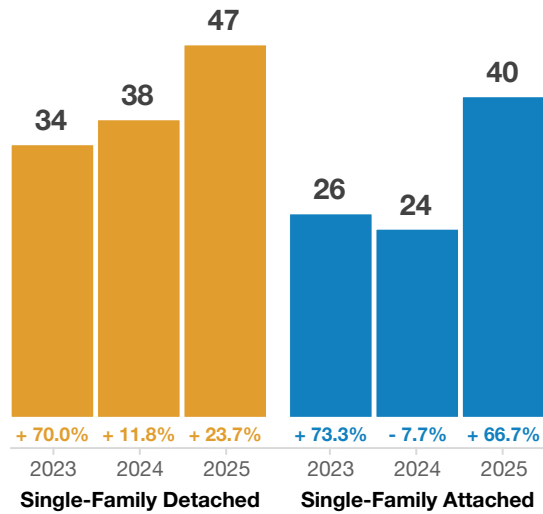


# Days on Market Until Sale

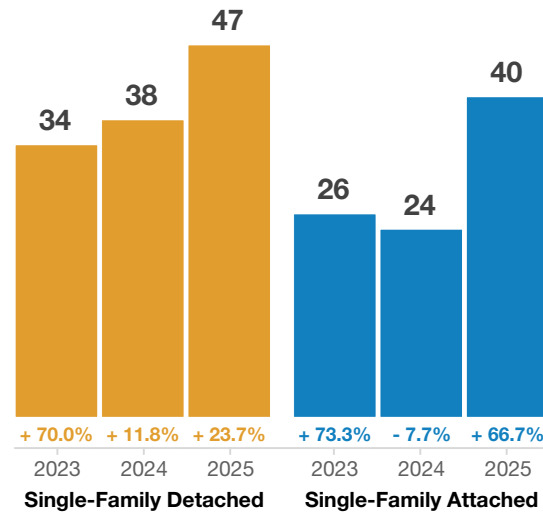
Average number of days between when a property is listed and when an offer is accepted in a given month.



## January



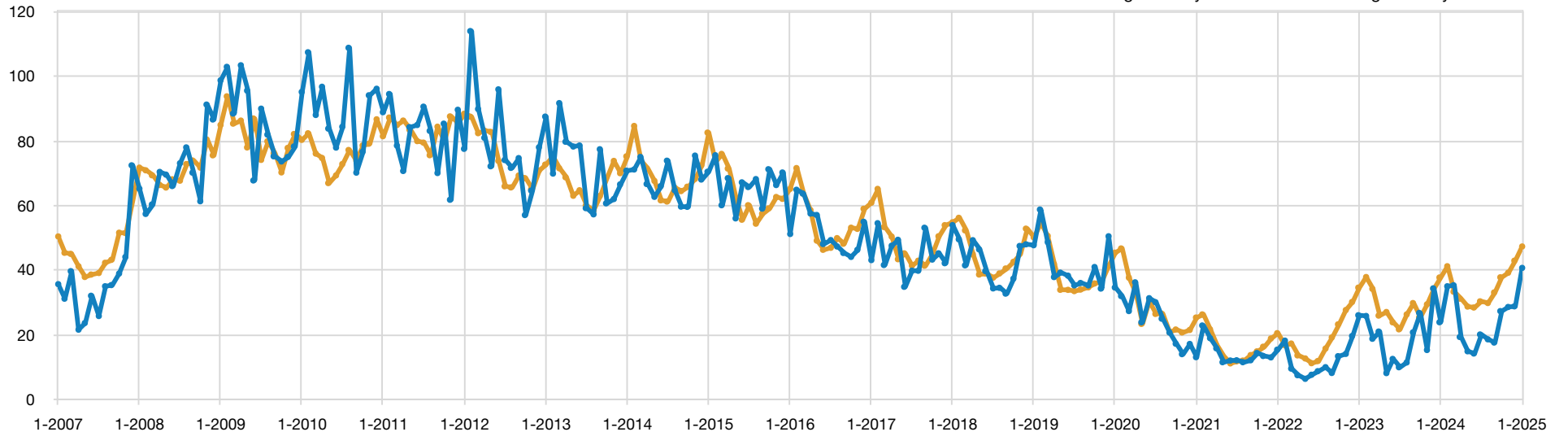
## Year to Date



Days on Market	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Feb-2024	41	+ 7.9%	35	+ 34.6%
Mar-2024	33	- 2.9%	35	+ 84.2%
Apr-2024	31	+ 19.2%	19	- 9.5%
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%	29	- 14.7%
<b>Jan-2025</b>	<b>47</b>	<b>+ 23.7%</b>	<b>40</b>	<b>+ 66.7%</b>
12-Month Avg*	35	+ 20.4%	24	+ 33.0%

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

## Historical Days on Market Until Sale by Month

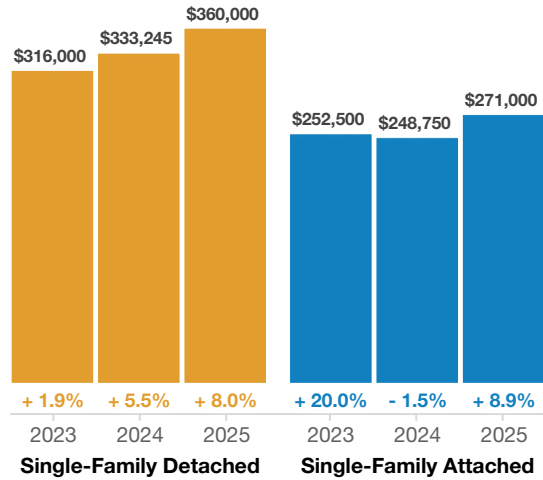


# Median Sales Price

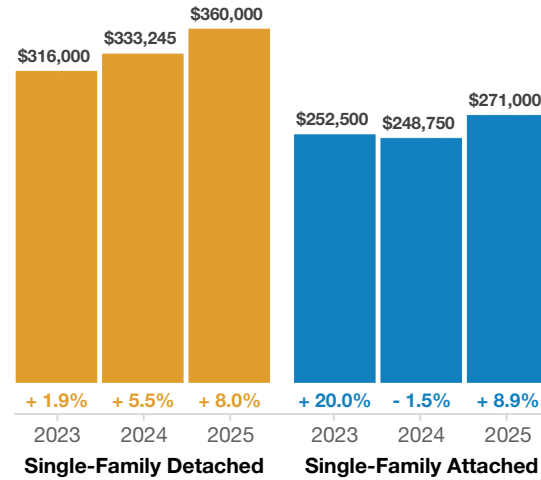
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## January



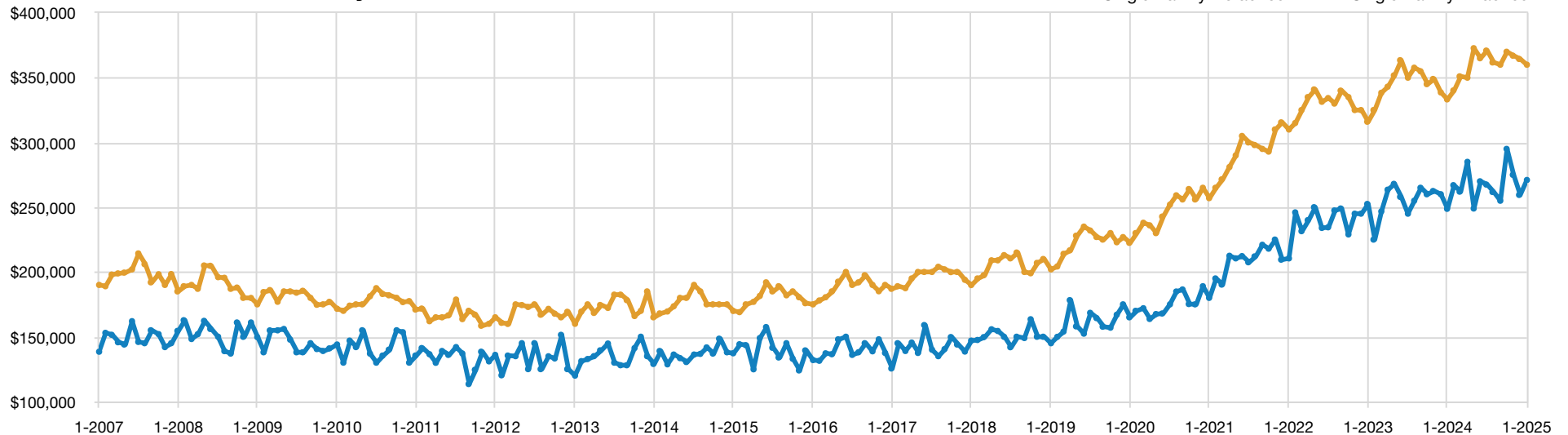
## Year to Date



Median Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Feb-2024	\$340,125	+ 4.7%	\$267,000	+ 18.7%
Mar-2024	\$351,000	+ 3.7%	\$262,000	+ 6.2%
Apr-2024	\$350,000	+ 2.0%	\$285,000	+ 8.2%
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	\$364,445	+ 7.6%	\$259,500	- 0.2%
<b>Jan-2025</b>	<b>\$360,000</b>	<b>+ 8.0%</b>	<b>\$271,000</b>	<b>+ 8.9%</b>
12-Month Avg*	\$362,000	+ 4.3%	\$268,500	+ 7.0%

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

## Historical Median Sales Price by Month



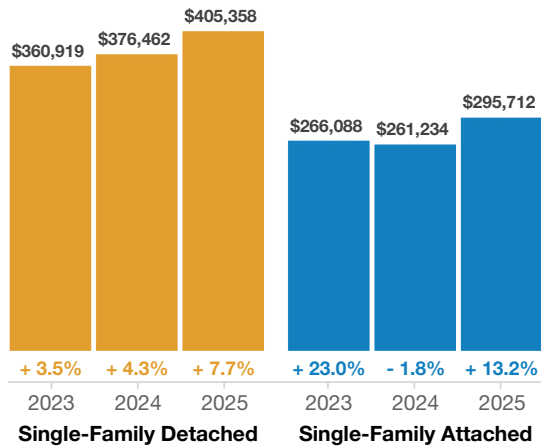


# Average Sales Price

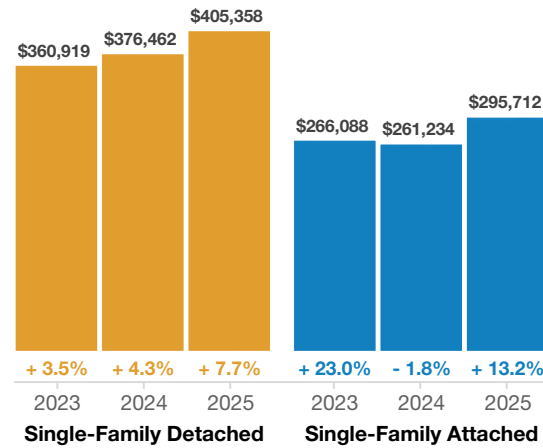
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## January



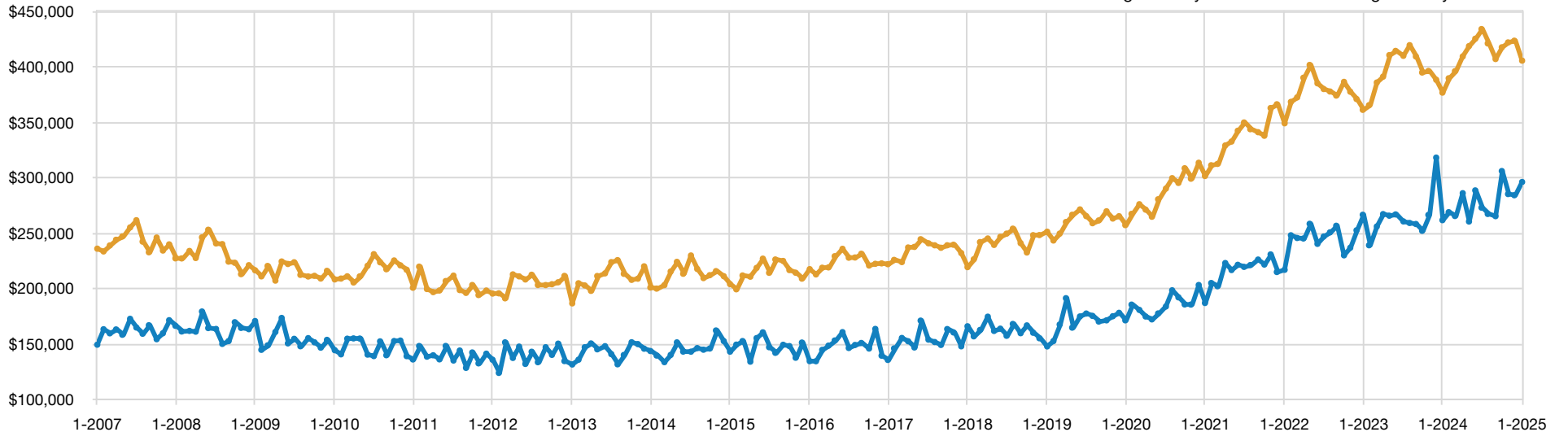
## Year to Date



Avg. Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Feb-2024	\$389,423	+ 6.7%	\$268,432	+ 12.5%
Mar-2024	\$395,822	+ 2.7%	\$264,995	+ 3.7%
Apr-2024	\$409,154	+ 4.7%	\$285,581	+ 7.1%
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	\$423,375	+ 9.1%	\$283,753	- 10.7%
<b>Jan-2025</b>	<b>\$405,358</b>	<b>+ 7.7%</b>	<b>\$295,712</b>	<b>+ 13.2%</b>
12-Month Avg*	\$414,932	+ 4.1%	\$277,629	+ 5.5%

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

## Historical Average Sales Price by Month

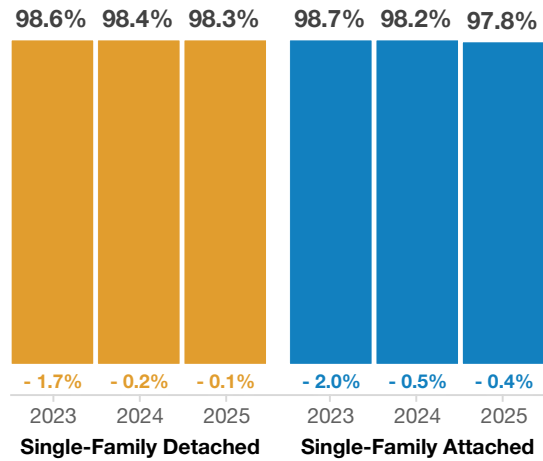


# Percent of List Price Received

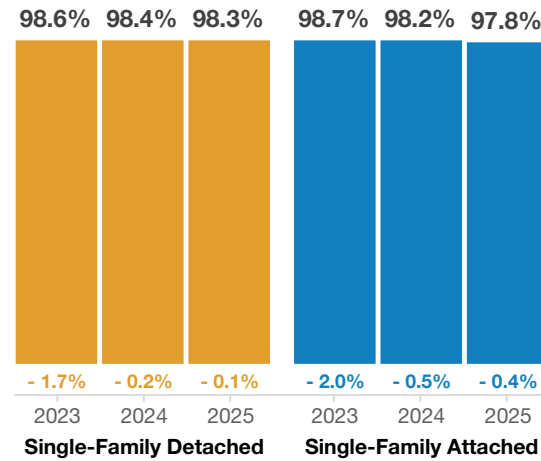
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## January



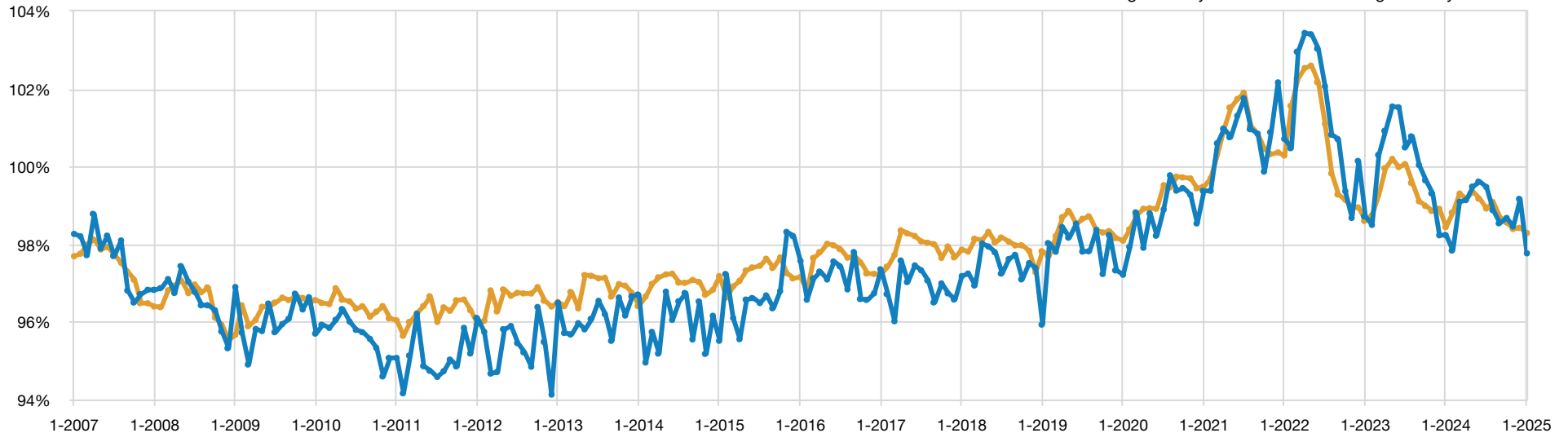
## Year to Date



Pct. of List Price Received	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Feb-2024	98.8%	+ 0.1%	97.8%	- 0.7%
Mar-2024	99.3%	0.0%	99.1%	- 1.2%
Apr-2024	99.2%	- 0.8%	99.1%	- 1.8%
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%
<b>Jan-2025</b>	<b>98.3%</b>	<b>- 0.1%</b>	<b>97.8%</b>	<b>- 0.4%</b>
12-Month Avg*	98.9%	- 0.5%	98.9%	- 1.2%

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

## Historical Percent of List Price Received by Month

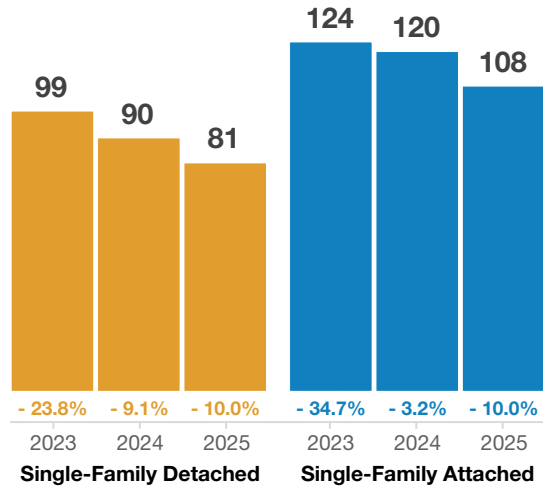


# Housing Affordability Index

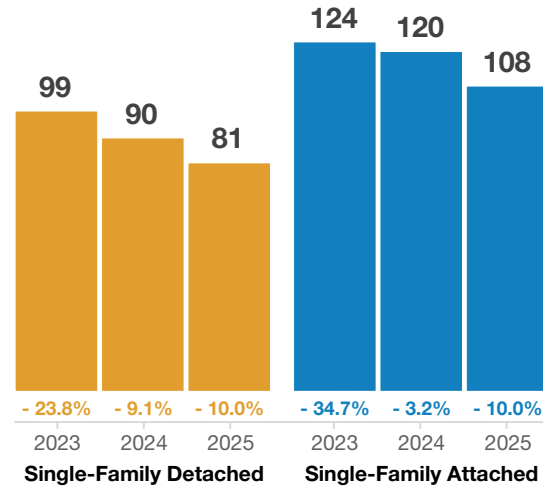


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

## January

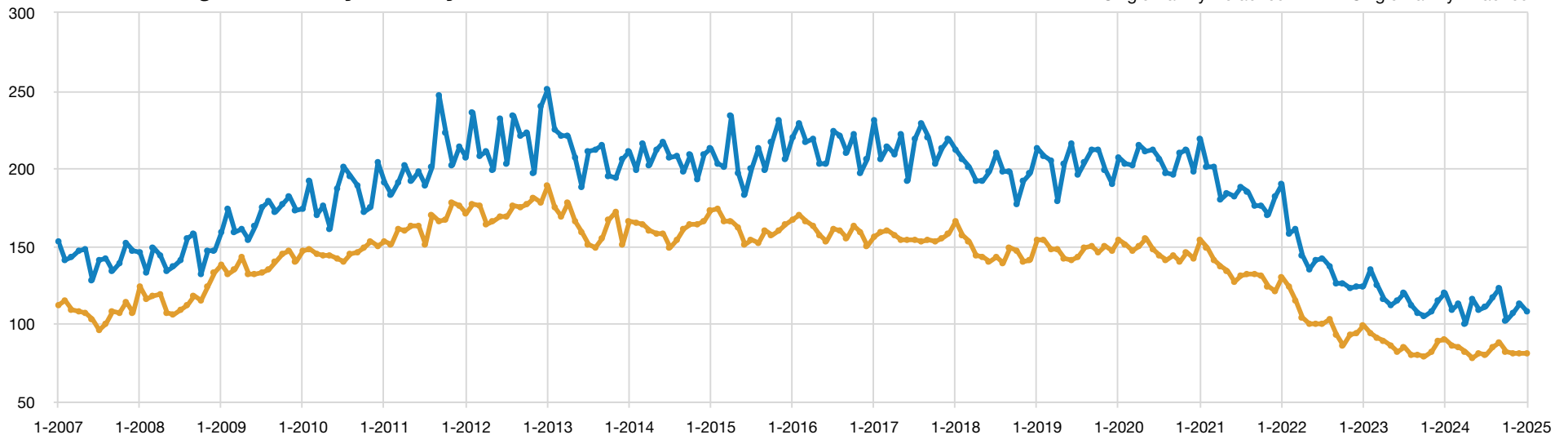


## Year to Date



Affordability Index	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Feb-2024	86	- 8.5%	109	- 19.3%
Mar-2024	85	- 6.6%	113	- 9.6%
Apr-2024	82	- 7.9%	100	- 13.8%
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%
<b>Jan-2025</b>	<b>81</b>	<b>- 10.0%</b>	<b>108</b>	<b>- 10.0%</b>
12-Month Avg	83	- 3.5%	111	- 4.3%

## Historical Housing Affordability Index by Month

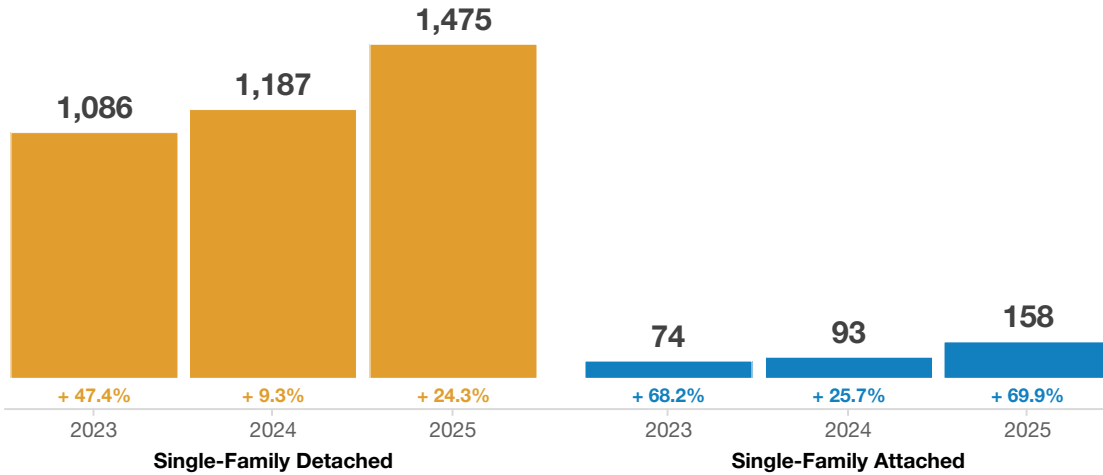


# Inventory of Homes for Sale

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

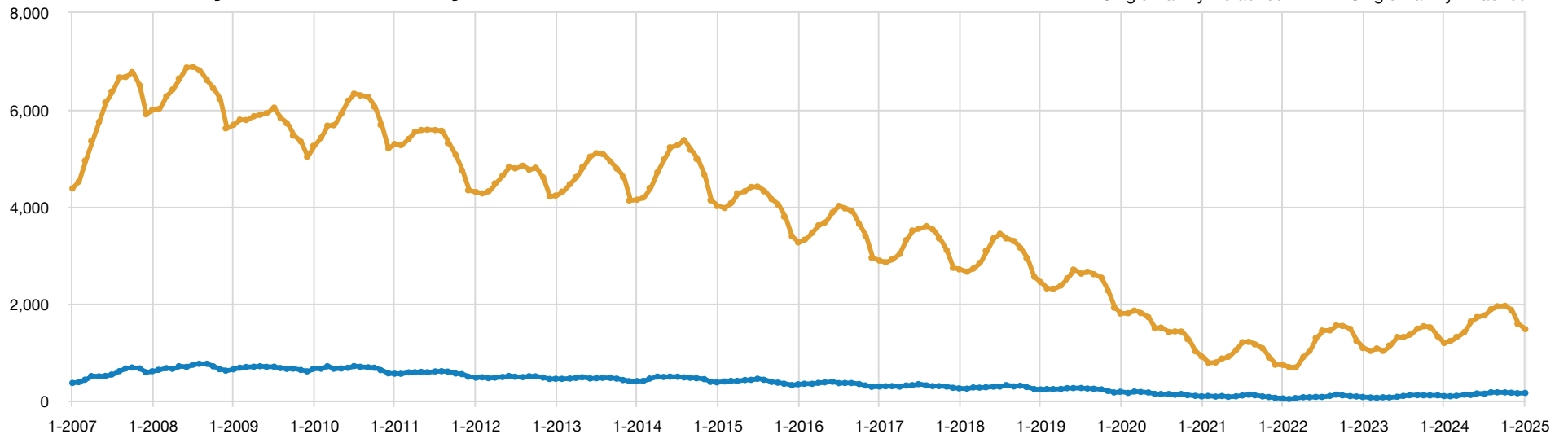


## January



Homes for Sale	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Feb-2024	1,231	+ 20.1%	90	+ 40.6%
Mar-2024	1,315	+ 22.2%	99	+ 73.7%
Apr-2024	1,415	+ 38.0%	122	+ 82.1%
May-2024	1,629	+ 43.3%	116	+ 78.5%
Jun-2024	1,723	+ 31.4%	147	+ 86.1%
Jul-2024	1,758	+ 34.1%	142	+ 47.9%
Aug-2024	1,885	+ 38.6%	171	+ 54.1%
Sep-2024	1,945	+ 31.1%	170	+ 51.8%
Oct-2024	1,955	+ 27.4%	169	+ 55.0%
Nov-2024	1,870	+ 23.7%	162	+ 51.4%
Dec-2024	1,584	+ 19.7%	152	+ 40.7%
<b>Jan-2025</b>	<b>1,475</b>	<b>+ 24.3%</b>	<b>158</b>	<b>+ 69.9%</b>
12-Month Avg	1,649	+ 29.4%	142	+ 59.6%

## Historical Inventory of Homes for Sale by Month

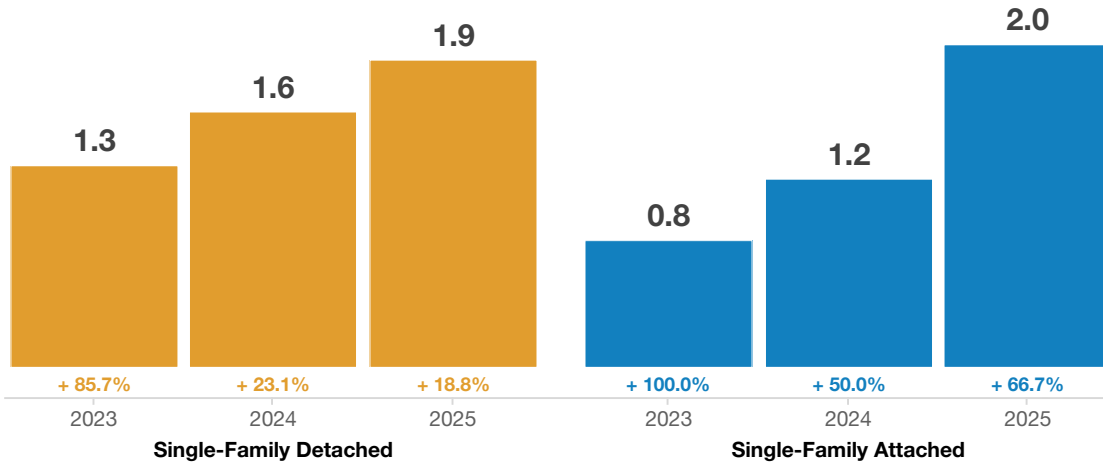


# Absorption Rate

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.



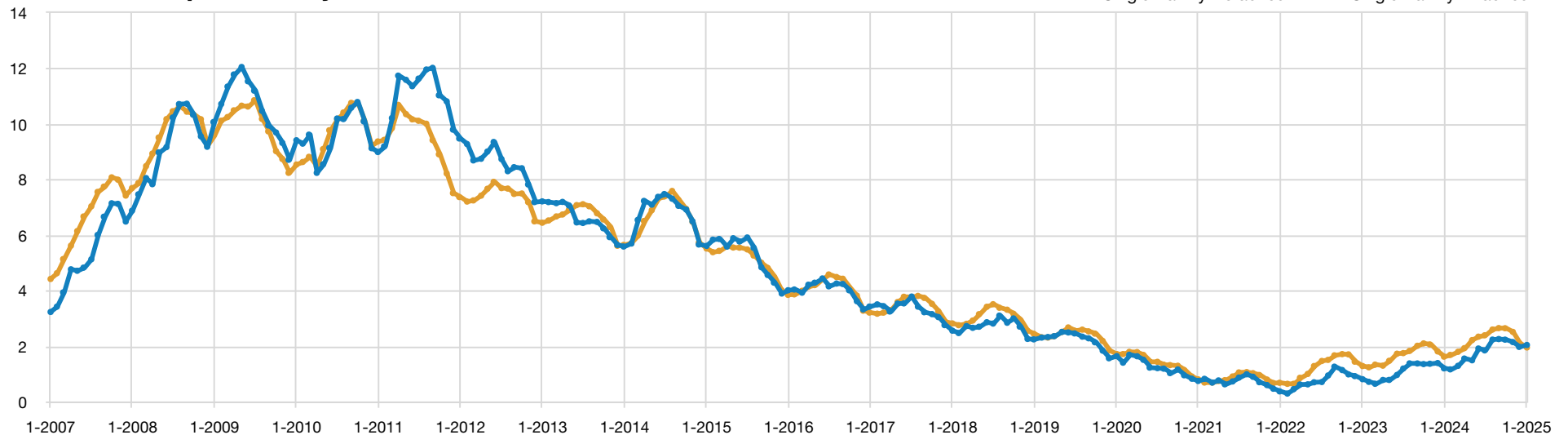
## January



Months Supply	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Feb-2024	1.7	+ 41.7%	1.2	+ 71.4%
Mar-2024	1.8	+ 38.5%	1.3	+ 116.7%
Apr-2024	1.9	+ 46.2%	1.5	+ 87.5%
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%	2.2	+ 57.1%
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%
<b>Jan-2025</b>	<b>1.9</b>	<b>+ 18.8%</b>	<b>2.0</b>	<b>+ 66.7%</b>
12-Month Avg*	2.2	+ 32.6%	1.8	+ 68.8%

\* Months Supply for all properties from February 2024 through January 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	1-2024	1-2025	% Change	YTD 2024	YTD 2025	% Change
<b>New Listings</b>		850	<b>1,013</b>	+ 19.2%	850	<b>1,013</b>	+ 19.2%
<b>Pending Sales</b>		813	<b>892</b>	+ 9.7%	813	<b>892</b>	+ 9.7%
<b>Closed Sales</b>		568	<b>678</b>	+ 19.4%	568	<b>678</b>	+ 19.4%
<b>Days on Market Until Sale</b>		36	<b>46</b>	+ 27.8%	36	<b>46</b>	+ 27.8%
<b>Median Sales Price</b>		\$325,000	<b>\$349,000</b>	+ 7.4%	\$325,000	<b>\$349,000</b>	+ 7.4%
<b>Average Sales Price</b>		\$365,507	<b>\$393,391</b>	+ 7.6%	\$365,507	<b>\$393,391</b>	+ 7.6%
<b>Percent of List Price Received</b>		98.4%	<b>98.2%</b>	- 0.2%	98.4%	<b>98.2%</b>	- 0.2%
<b>Housing Affordability Index</b>		92	<b>84</b>	- 8.7%	92	<b>84</b>	- 8.7%
<b>Inventory of Homes for Sale</b>		1,280	<b>1,633</b>	+ 27.6%	—	—	—
<b>Absorption Rate</b>		1.6	<b>2.0</b>	+ 25.0%	—	—	—