

Monthly Indicators



February 2025

U.S. existing-home sales fell for the first time since September, slipping 4.9% month-over-month to a seasonally adjusted annual rate of 4.08 million units, according to the National Association of REALTORS® (NAR), as elevated home prices and higher interest rates continue to impact buyer activity. Despite the drop, sales were up 2% compared to the same period last year, marking the fourth consecutive monthly year-over-year increase.

New Listings increased 6.6 percent for Single-Family Detached homes and 13.3 percent for Single-Family Attached homes. Pending Sales increased 15.2 percent for Single-Family Detached homes and 36.1 percent for Single-Family Attached homes. Inventory increased 24.4 percent for Single-Family Detached homes and 61.1 percent for Single-Family Attached homes.

Median Sales Price increased 5.7 percent to \$359,500 for Single-Family Detached homes and 0.2 percent to \$267,500 for Single-Family Attached homes. Days on Market increased 22.0 percent for Single-Family Detached homes but decreased 2.9 percent for Single-Family Attached homes. Months Supply of Inventory increased 17.6 percent for Single-Family Detached homes and 50.0 percent for Single-Family Attached homes.

The limited number of properties for sale has continued to push home prices higher nationwide. At last measure, the national median existing-home price was \$396,900, a 4.8% increase from one year earlier, with prices up in all four regions, according to NAR. Meanwhile, total housing inventory heading into February stood at 1.18 million units, up 3.5% month-over-month and 16.8% year-over-year, for a 3.5-month supply at the current sales pace.

Quick Facts

1,009	711	\$359,500
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	2-2024	2-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		858	915	+ 6.6%	1,633	1,830	+ 12.1%
Pending Sales		669	771	+ 15.2%	1,403	1,533	+ 9.3%
Closed Sales		649	638	- 1.7%	1,163	1,249	+ 7.4%
Days on Market Until Sale		41	50	+ 22.0%	39	49	+ 25.6%
Median Sales Price		\$340,125	\$359,500	+ 5.7%	\$337,000	\$360,000	+ 6.8%
Average Sales Price		\$389,423	\$414,915	+ 6.5%	\$383,695	\$409,756	+ 6.8%
Percent of List Price Received		98.8%	98.8%	0.0%	98.6%	98.6%	0.0%
Housing Affordability Index		86	83	- 3.5%	87	83	- 4.6%
Inventory of Homes for Sale		1,232	1,532	+ 24.4%	—	—	—
Absorption Rate		1.7	2.0	+ 17.6%	—	—	—

Single-Family Attached Market Overview

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



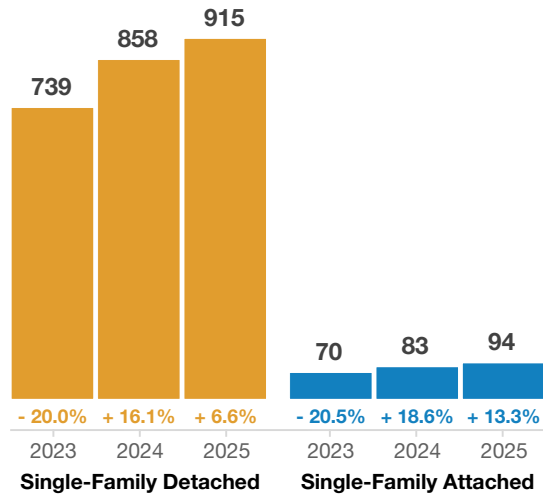
Key Metrics	Historical Sparkbars	2-2024	2-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		83	94	+ 13.3%	158	202	+ 27.8%
Pending Sales		72	98	+ 36.1%	151	174	+ 15.2%
Closed Sales		65	73	+ 12.3%	119	147	+ 23.5%
Days on Market Until Sale		35	34	- 2.9%	30	37	+ 23.3%
Median Sales Price		\$267,000	\$267,500	+ 0.2%	\$265,000	\$268,000	+ 1.1%
Average Sales Price		\$268,432	\$294,008	+ 9.5%	\$265,166	\$294,866	+ 11.2%
Percent of List Price Received		97.8%	98.0%	+ 0.2%	98.0%	97.9%	- 0.1%
Housing Affordability Index		109	111	+ 1.8%	110	111	+ 0.9%
Inventory of Homes for Sale		90	145	+ 61.1%	—	—	—
Absorption Rate		1.2	1.8	+ 50.0%	—	—	—

New Listings

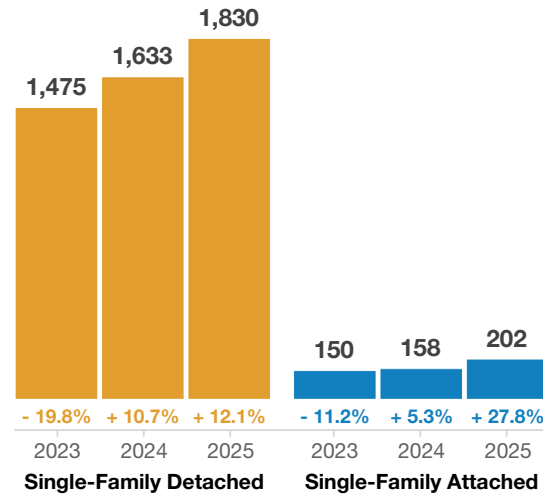
A count of the properties that have been newly listed on the market in a given month.



February

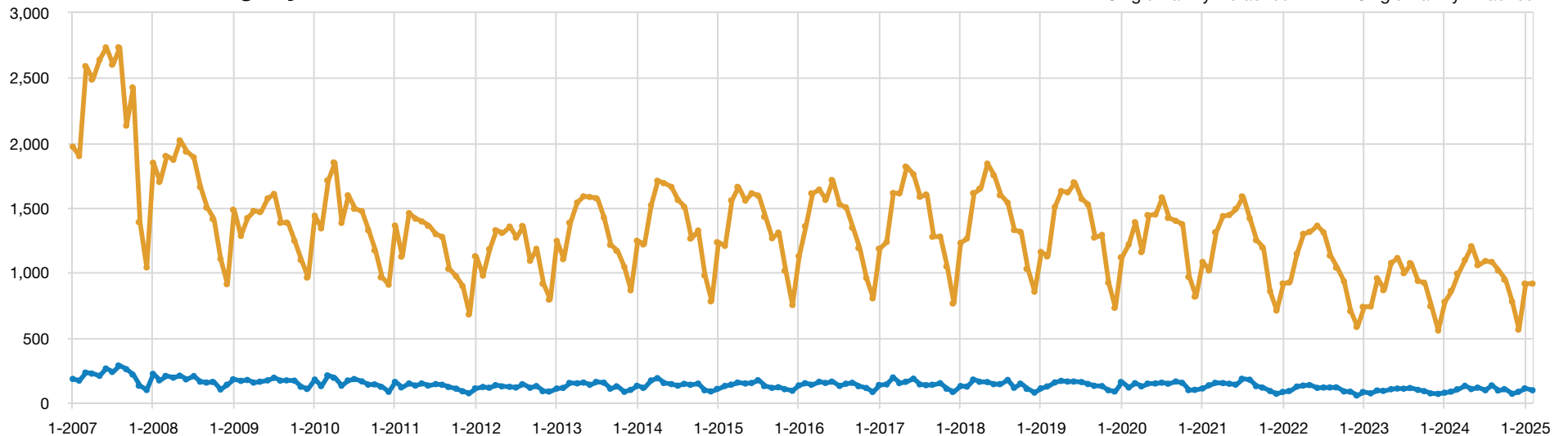


Year to Date



New Listings	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Mar-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	1,082	+ 0.8%	131	+ 18.0%
Sep-2024	1,017	+ 8.7%	92	- 5.2%
Oct-2024	946	+ 2.6%	102	+ 17.2%
Nov-2024	776	+ 4.7%	67	- 4.3%
Dec-2024	561	+ 1.3%	82	+ 24.2%
Jan-2025	915	+ 18.1%	108	+ 44.0%
Feb-2025	915	+ 6.6%	94	+ 13.3%
12-Month Avg	971	+ 7.3%	101	+ 12.2%

Historical New Listings by Month

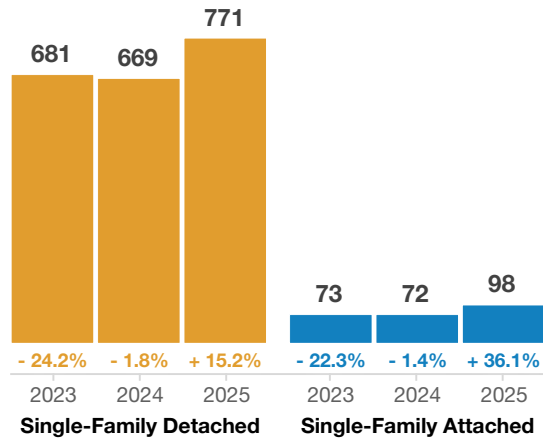


Pending Sales

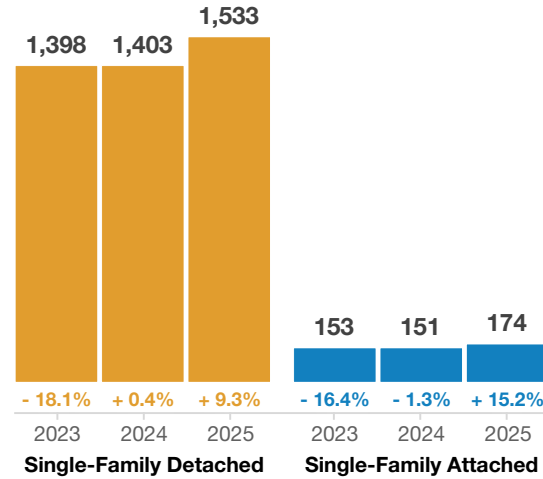
A count of the properties on which offers have been accepted in a given month.



February

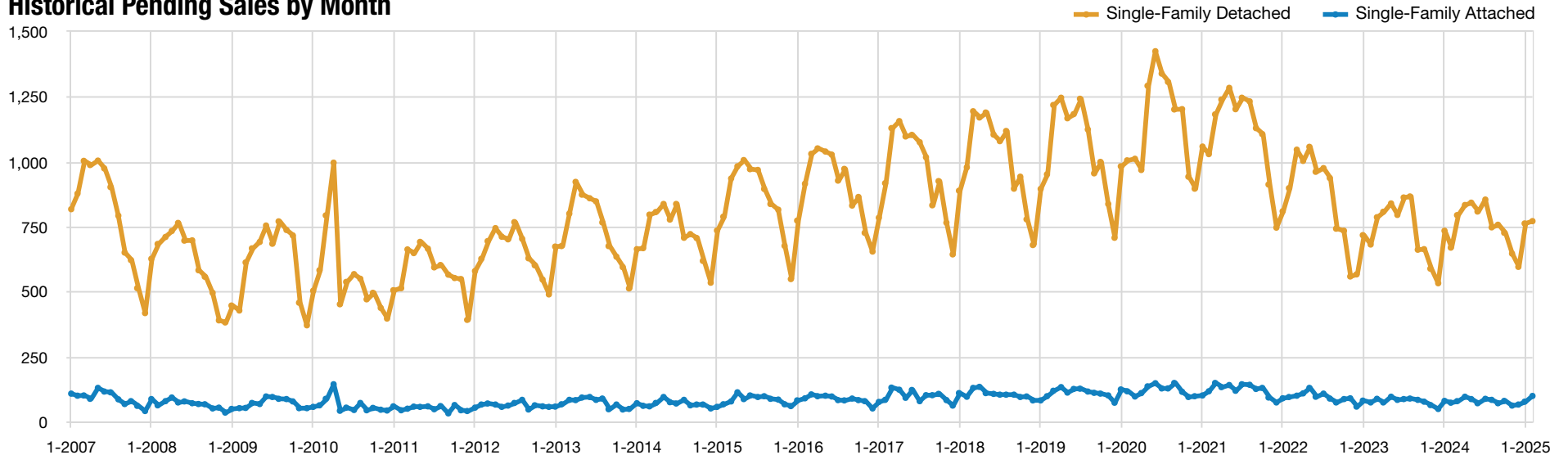


Year to Date



Pending Sales	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Mar-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	854	- 0.9%	87	+ 1.2%
Aug-2024	747	- 13.7%	83	- 5.7%
Sep-2024	757	+ 14.5%	70	- 15.7%
Oct-2024	726	+ 9.5%	79	+ 3.9%
Nov-2024	646	+ 9.9%	61	- 3.2%
Dec-2024	595	+ 11.8%	65	+ 35.4%
Jan-2025	762	+ 3.8%	76	- 3.8%
Feb-2025	771	+ 15.2%	98	+ 36.1%
12-Month Avg	761	+ 3.7%	79	+ 1.3%

Historical Pending Sales by Month

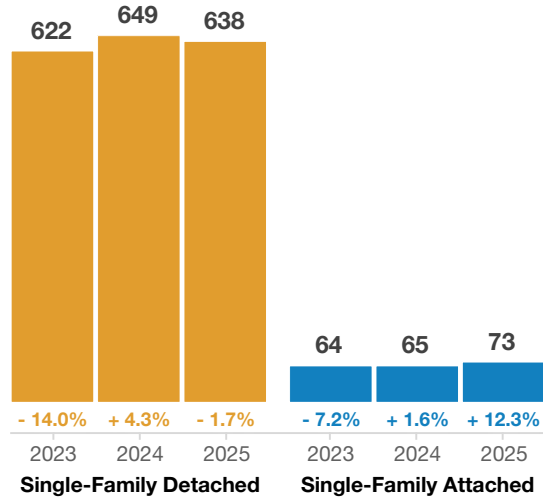


Closed Sales

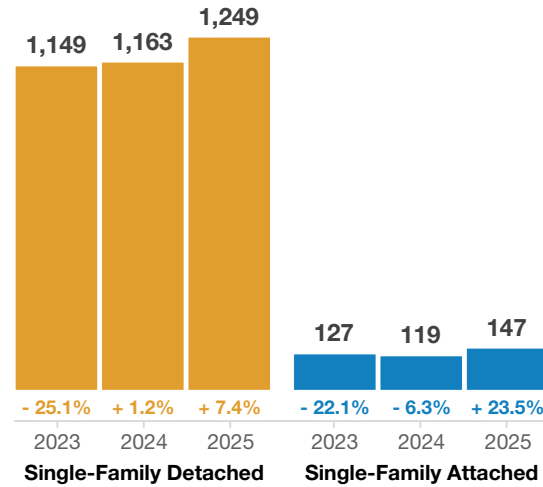
A count of the actual sales that closed in a given month.



February

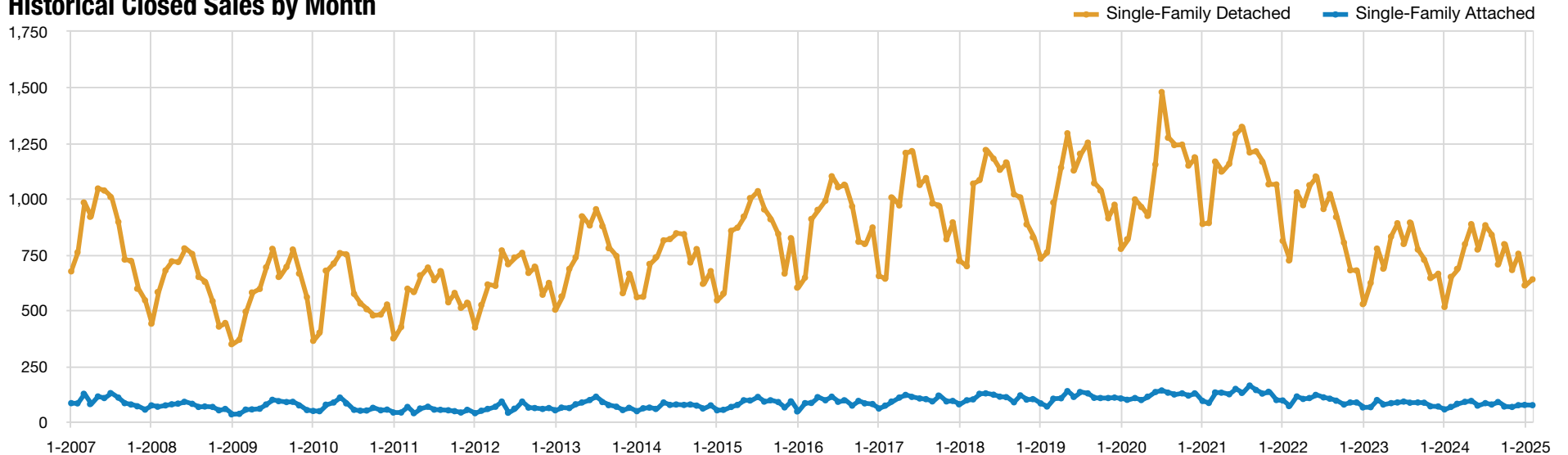


Year to Date



Closed Sales	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Mar-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	753	+ 13.6%	73	+ 9.0%
Jan-2025	611	+ 18.9%	74	+ 37.0%
Feb-2025	638	- 1.7%	73	+ 12.3%
12-Month Avg	753	+ 2.2%	77	- 1.3%

Historical Closed Sales by Month

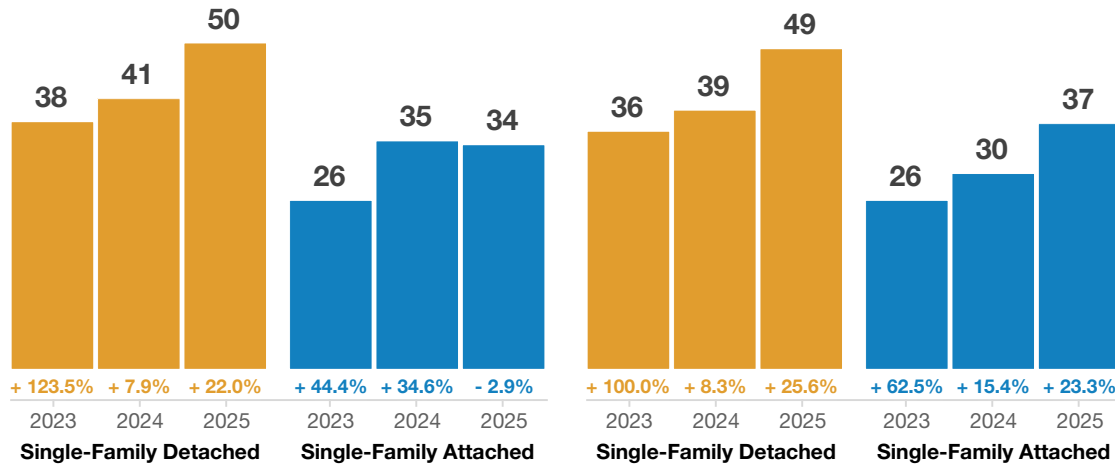


Days on Market Until Sale

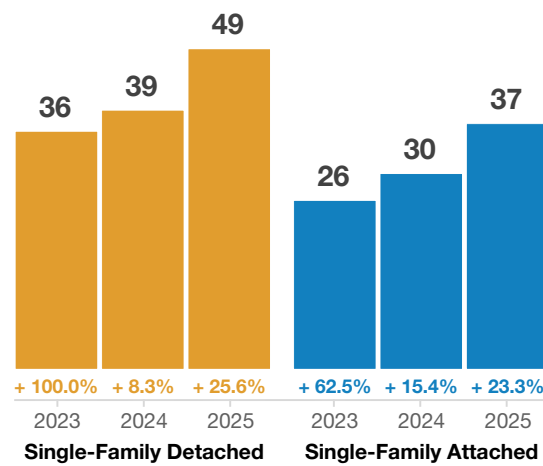
Average number of days between when a property is listed and when an offer is accepted in a given month.



February



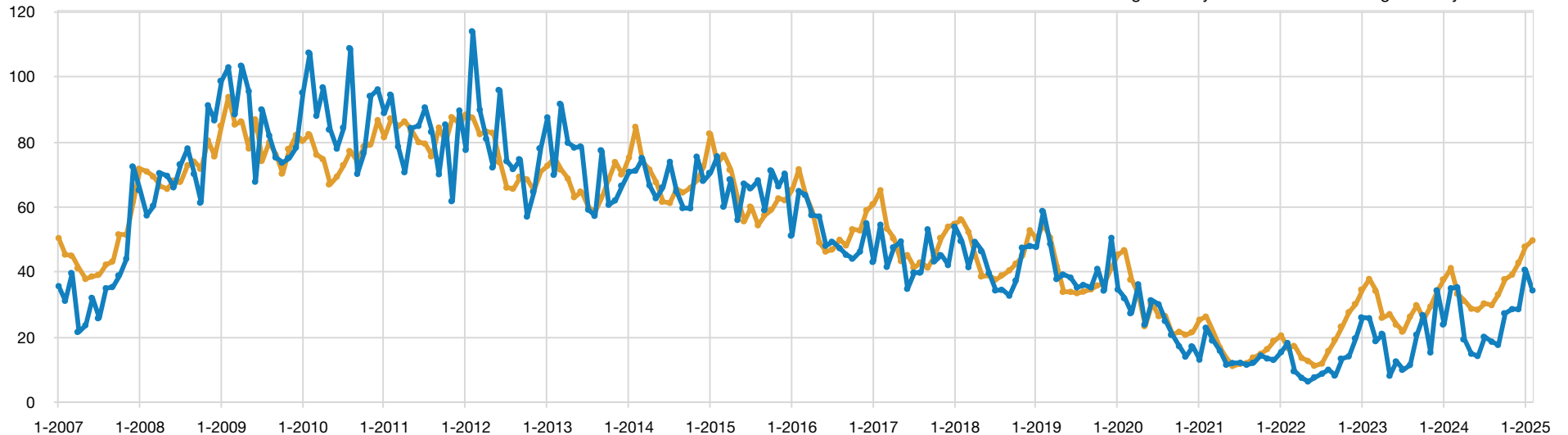
Year to Date



Days on Market	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%	28	- 17.6%
Jan-2025	48	+ 26.3%	40	+ 66.7%
Feb-2025	50	+ 22.0%	34	- 2.9%
12-Month Avg*	35	+ 21.5%	24	+ 28.6%

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

Historical Days on Market Until Sale by Month

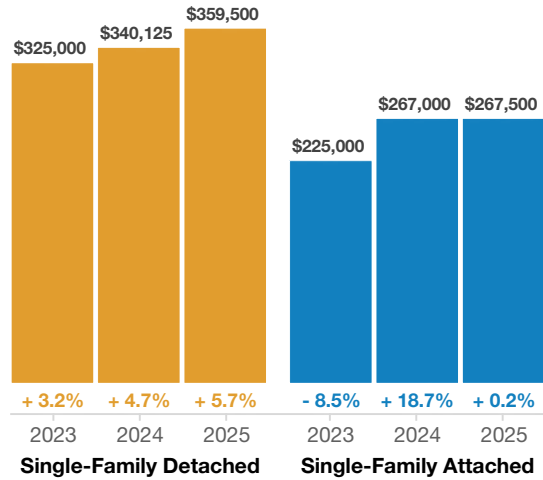


Median Sales Price

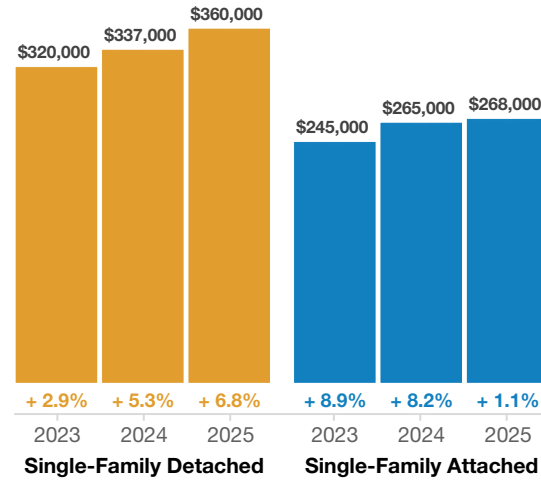
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



February



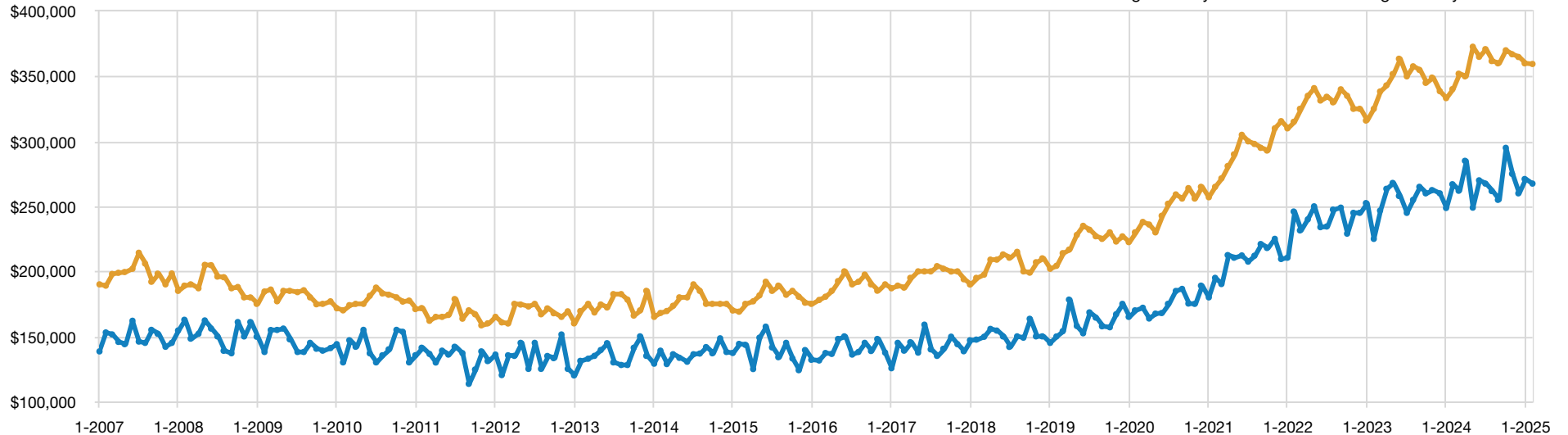
Year to Date



Median Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Mar-2024	\$352,000	+ 4.0%	\$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	\$364,890	+ 7.8%	\$260,000	0.0%
Jan-2025	\$360,000	+ 8.0%	\$271,000	+ 8.9%
Feb-2025	\$359,500	+ 5.7%	\$267,500	+ 0.2%
12-Month Avg*	\$363,138	+ 4.0%	\$268,000	+ 5.1%

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

Historical Median Sales Price by Month

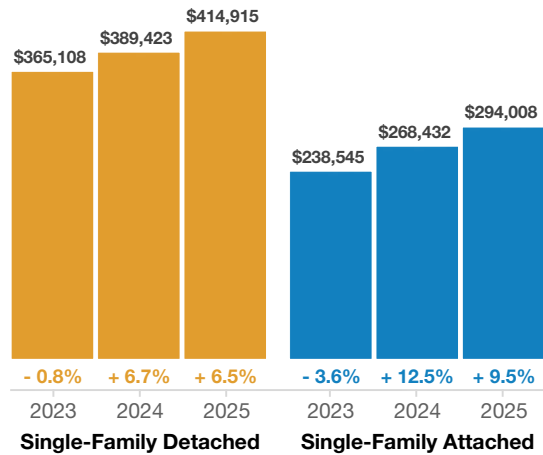


Average Sales Price

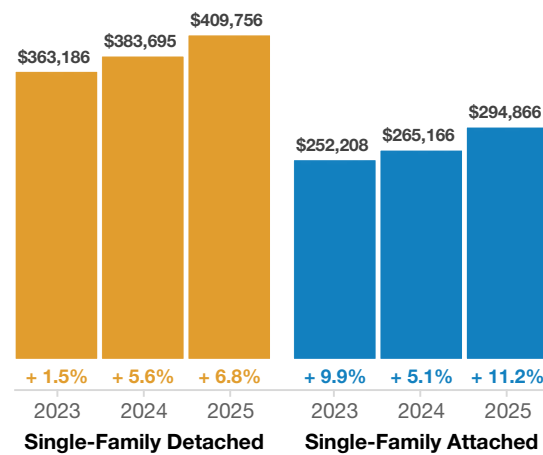
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



February



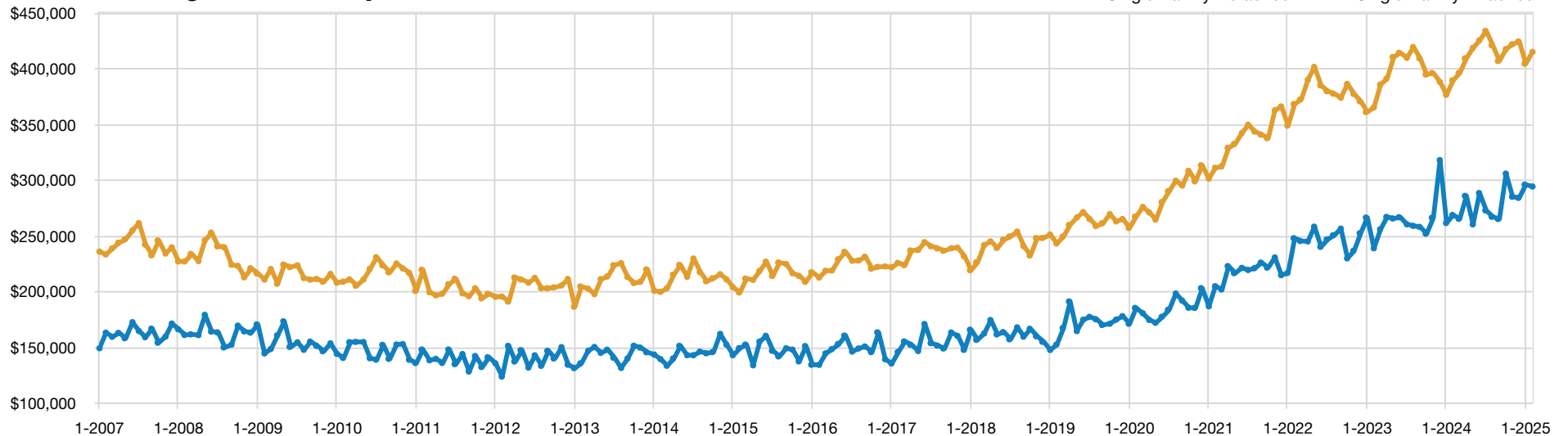
Year to Date



Avg. Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Mar-2024	\$395,968	+ 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	\$424,340	+ 9.3%	\$283,839	- 10.7%
Jan-2025	\$404,370	+ 7.4%	\$295,712	+ 13.2%
Feb-2025	\$414,915	+ 6.5%	\$294,008	+ 9.5%
12-Month Avg*	\$416,781	+ 4.1%	\$279,577	+ 5.4%

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

Historical Average Sales Price by Month

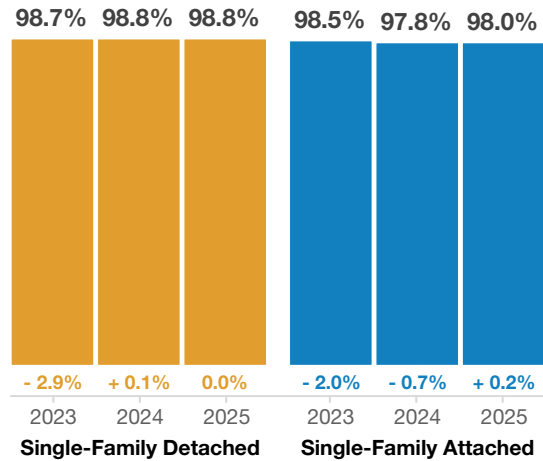


Percent of List Price Received

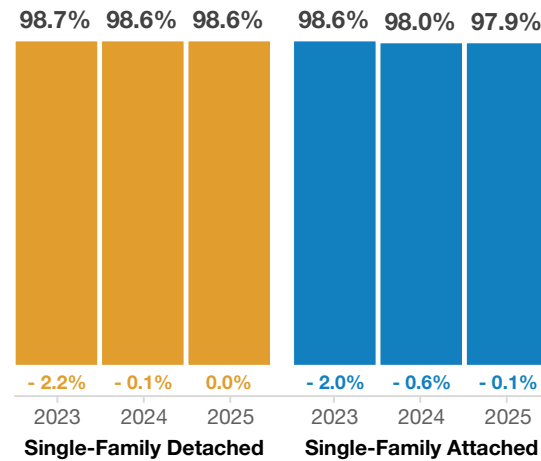
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



February



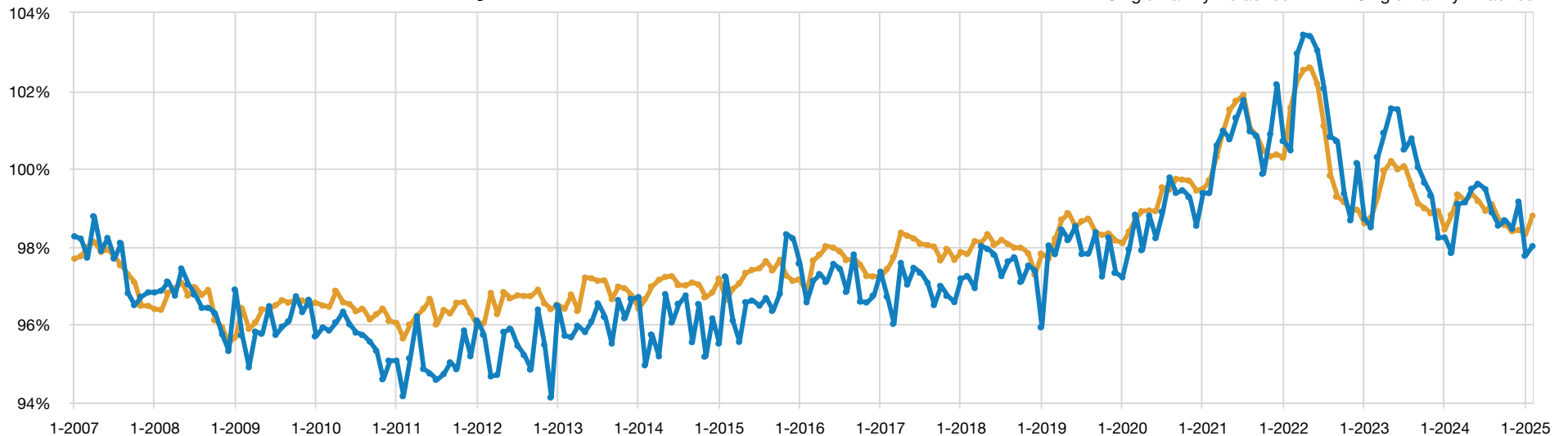
Year to Date



Pct. of List Price Received	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Jan-2025	98.3%	- 0.1%	97.8%	- 0.4%
Feb-2025	98.8%	0.0%	98.0%	+ 0.2%
12-Month Avg*	98.9%	- 0.5%	98.9%	- 1.2%

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

Historical Percent of List Price Received by Month

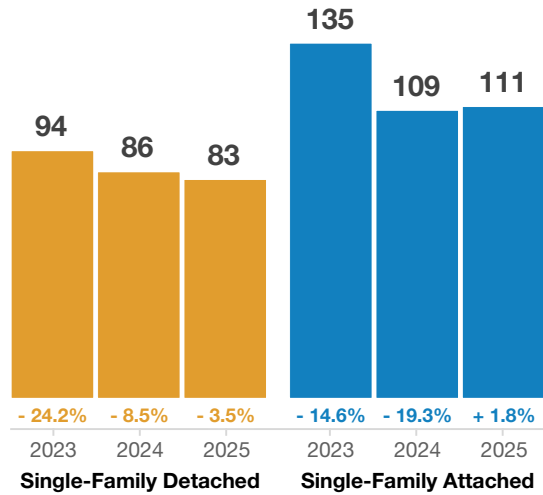


Housing Affordability Index

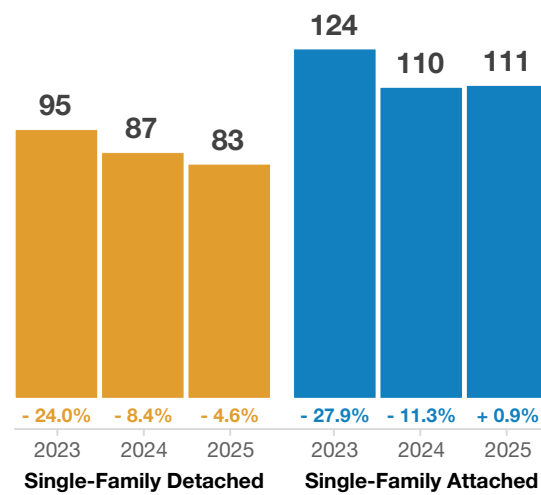


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

February

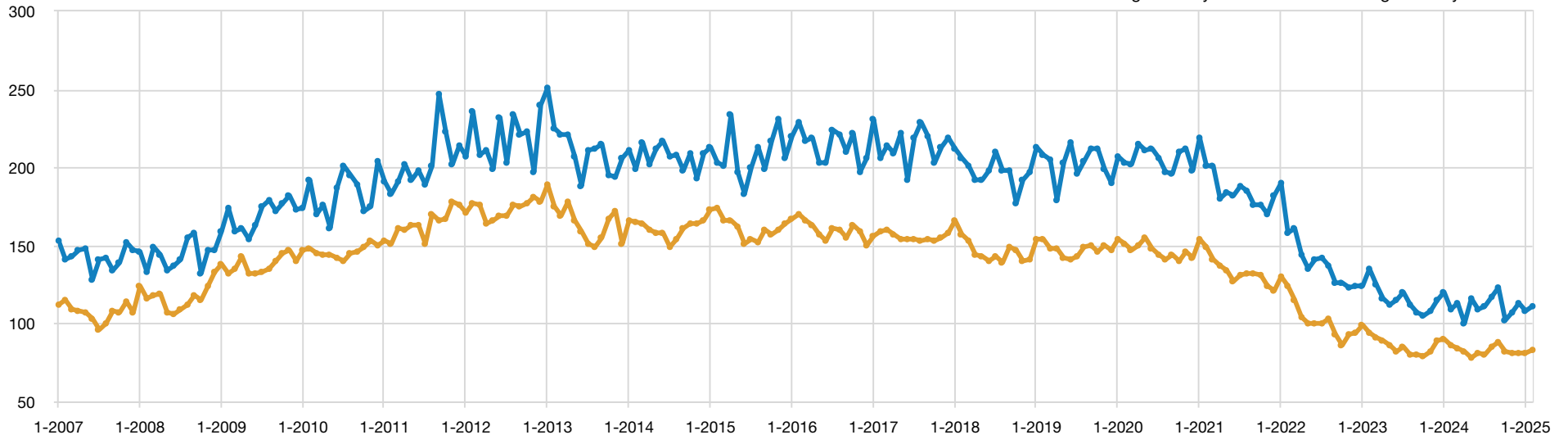


Year to Date



Affordability Index	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Mar-2024	84	-7.7%	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%
Jan-2025	81	-10.0%	108	-10.0%
Feb-2025	83	-3.5%	111	+1.8%
12-Month Avg	82	-3.5%	111	-2.6%

Historical Housing Affordability Index by Month

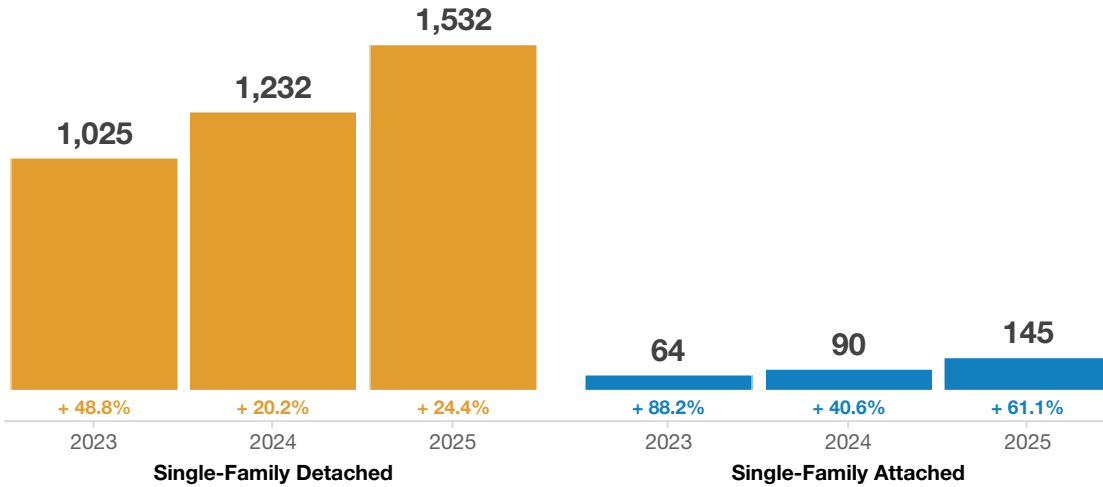


Inventory of Homes for Sale

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

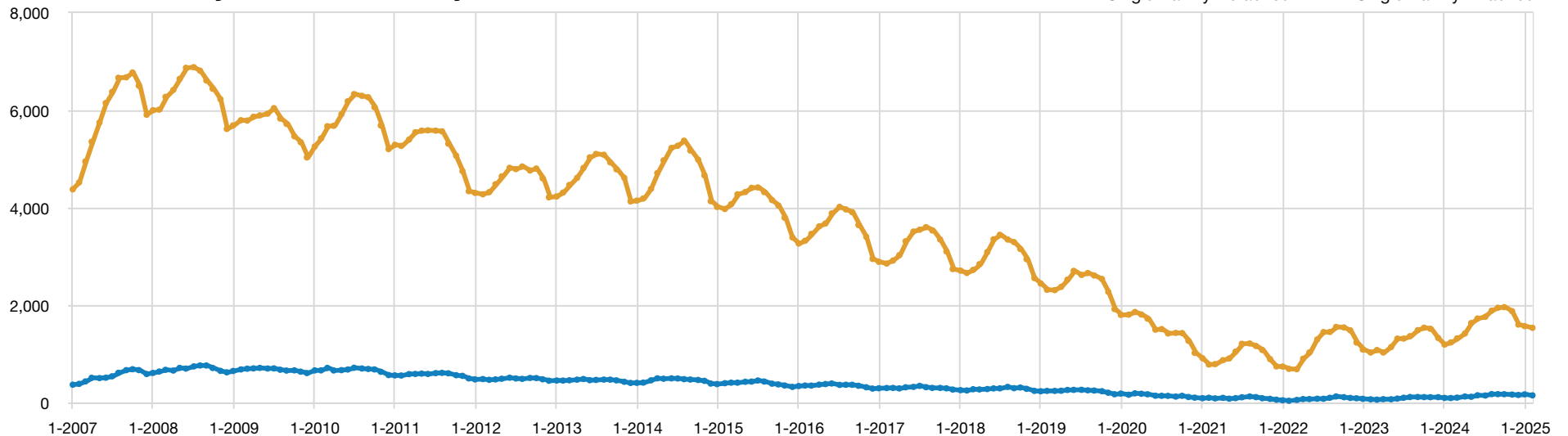


February



Homes for Sale	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Mar-2024	1,316	+ 22.3%	99	+ 73.7%
Apr-2024	1,416	+ 38.1%	122	+ 82.1%
May-2024	1,630	+ 43.4%	116	+ 78.5%
Jun-2024	1,724	+ 31.5%	147	+ 86.1%
Jul-2024	1,759	+ 34.2%	142	+ 47.9%
Aug-2024	1,885	+ 38.6%	171	+ 54.1%
Sep-2024	1,945	+ 31.1%	170	+ 51.8%
Oct-2024	1,957	+ 27.5%	169	+ 55.0%
Nov-2024	1,875	+ 23.9%	162	+ 51.4%
Dec-2024	1,599	+ 20.8%	153	+ 41.7%
Jan-2025	1,567	+ 31.9%	166	+ 78.5%
Feb-2025	1,532	+ 24.4%	145	+ 61.1%
12-Month Avg	1,684	+ 30.4%	147	+ 61.5%

Historical Inventory of Homes for Sale by Month

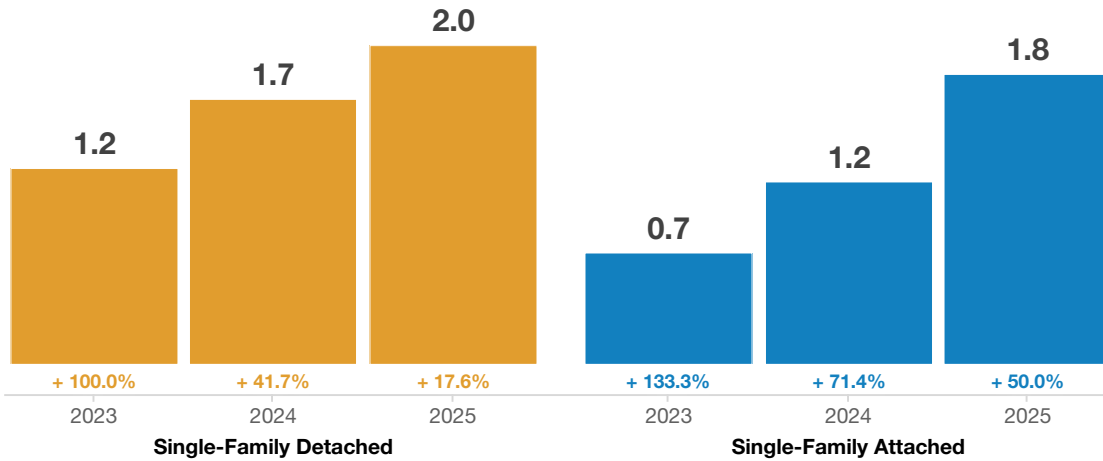


Absorption Rate

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.



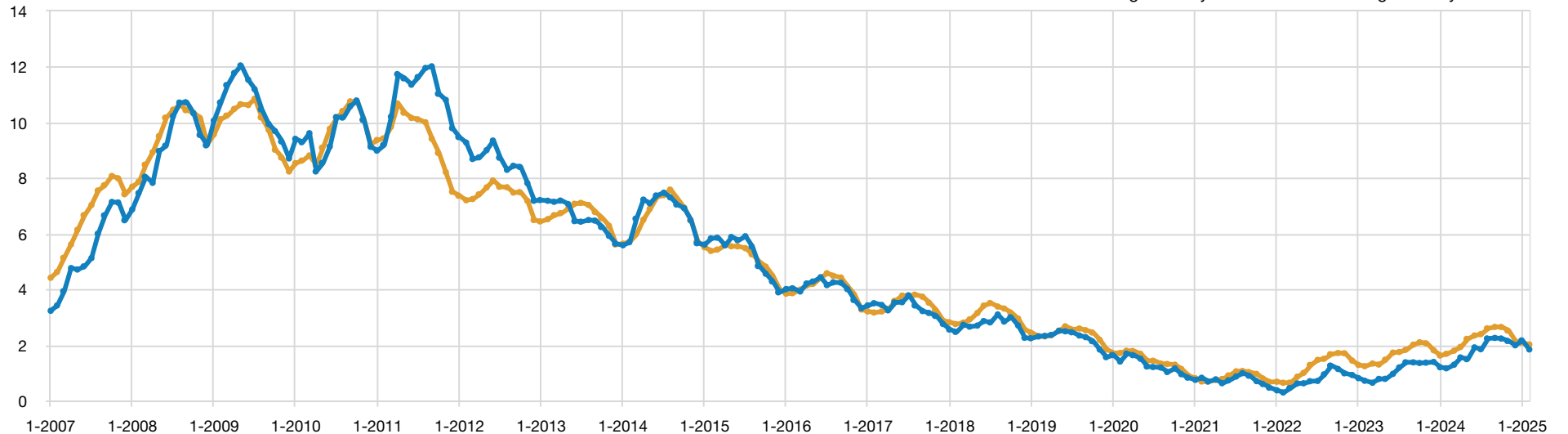
February



Months Supply	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Mar-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%
Jan-2025	2.1	+ 31.3%	2.2	+ 83.3%
Feb-2025	2.0	+ 17.6%	1.8	+ 50.0%
12-Month Avg*	2.3	+ 32.2%	1.9	+ 69.3%

* Months Supply for all properties from March 2024 through February 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	2-2024	2-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		941	1,009	+ 7.2%	1,791	2,032	+ 13.5%
Pending Sales		741	869	+ 17.3%	1,554	1,707	+ 9.8%
Closed Sales		714	711	- 0.4%	1,282	1,396	+ 8.9%
Days on Market Until Sale		40	48	+ 20.0%	39	47	+ 20.5%
Median Sales Price		\$330,800	\$350,000	+ 5.8%	\$329,900	\$350,000	+ 6.1%
Average Sales Price		\$378,408	\$402,501	+ 6.4%	\$372,693	\$397,658	+ 6.7%
Percent of List Price Received		98.7%	98.7%	0.0%	98.6%	98.5%	- 0.1%
Housing Affordability Index		89	85	- 4.5%	89	85	- 4.5%
Inventory of Homes for Sale		1,322	1,677	+ 26.9%	—	—	—
Absorption Rate		1.6	2.0	+ 25.0%	—	—	—