# Monthly Indicators

## October 2026

U.S. existing-home sales rose 1.5 percent from August and fell 2.2 percent from a year earlier in September, to a seasonally adjusted annual rate of 3.99 million, according to the National Association of REALTORS®. Sales increased in the South and the West, held steady in the Midwest, and declined in the Northeast. Compared with a year earlier, sales declined in all four regions. August and September were the two slowest months for home sales this year, NAR Chief Economist Lawrence Yun said.

New Listings decreased 4.6 percent for Single-Family Detached homes and 1.1 percent for Single-Family Attached homes. Pending Sales decreased 7.5 percent for Single-Family Detached homes and 31.3 percent for Single-Family Attached homes. Inventory increased 0.7 percent for Single-Family Detached homes and 13.0 percent for Single-Family Attached homes.

Median Sales Price increased 1.8 percent to $375,000 for Single-Family Detached homes but decreased 7.7 percent to $263,000 for Single-Family Attached homes. Days on Market decreased 2.4 percent for Single-Family Detached homes but increased 10.3 percent for Single-Family Attached homes. Months Supply of Inventory increased 3.3 percent for Single-Family Detached homes and 25.9 percent for Single-Family Attached homes.

Heading into October, 1.60 million homes were listed for sale, up 1.9 percent from the previous month and 4.6 percent from a year earlier, according to NAR. Unsold inventory was a 4.8-month supply, unchanged from August and up from a 4.5-month supply a year earlier. The median existing-home sales price was $417,500, up 1.3 percent from $412,300 a year earlier. That marked the 39th consecutive month of year-over-year price gains.

## Quick Facts

| 1,027 | 748 | $375,000 |
|---|---|---|
| **New Listings**<br>All Properties | **Closed Sales**<br>All Properties | **Median Sales Price**<br>Single-Family Detached |

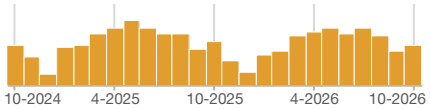
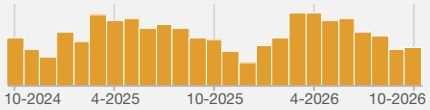
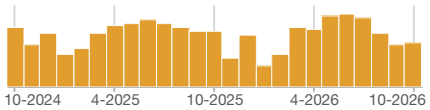
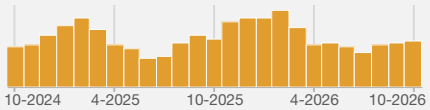
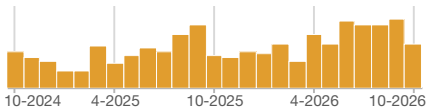
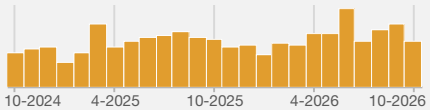
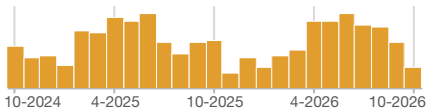
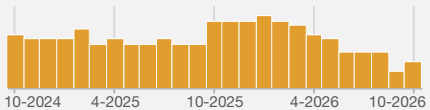
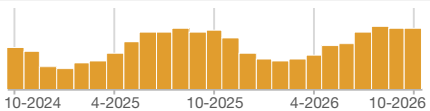
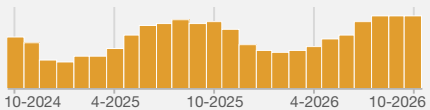
This is a research tool provided by the Greater Albuquerque Association of REALTORS® with data from Southwest Multiple Listing Service, Inc. (SWMLS). The SWMLS market areas includes MLS Areas 10-180, 210-293 and 690-760. Percent changes are calculated using rounded figures.


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Current as of November 5, 2026. All data from the Southwest Multiple Listing Service. Report © 2026 ShowingTime Plus, LLC.

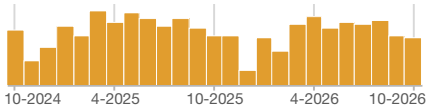
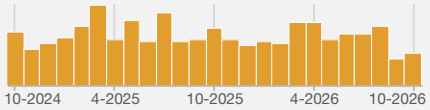
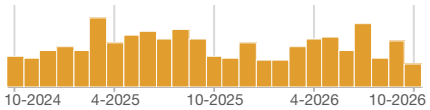
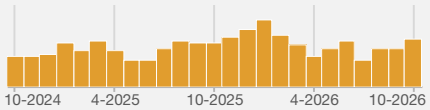
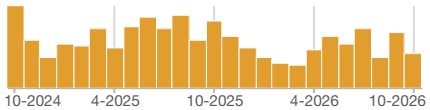
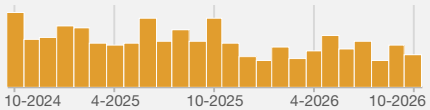
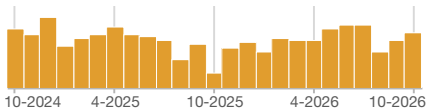
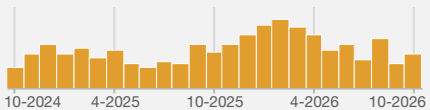
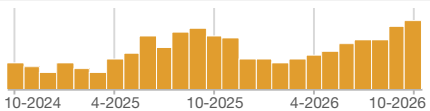
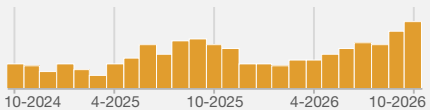
# Single-Family Detached Market Overview

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

| Key Metrics | Historical Sparkbars | 10-2025 | 10-2026 | % Change | YTD 2025 | YTD 2026 | % Change |
|---|---|---|---|---|---|---|---|
| New Listings |  | 978 | **933** | - 4.6% | 10,571 | **10,131** | - 4.2% |
| Pending Sales |  | 702 | **649** | - 7.5% | 7,814 | **7,631** | - 2.3% |
| Closed Sales |  | 775 | **688** | - 11.2% | 7,683 | **7,491** | - 2.5% |
| Days on Market Until Sale |  | 41 | **40** | - 2.4% | 40 | **42** | + 5.0% |
| Median Sales Price |  | $368,500 | **$375,000** | + 1.8% | $370,000 | **$379,300** | + 2.5% |
| Average Sales Price |  | $432,700 | **$430,756** | - 0.4% | $432,530 | **$438,831** | + 1.5% |
| Percent of List Price Received |  | 98.6% | **98.3%** | - 0.3% | 98.7% | **98.7%** | 0.0% |
| Housing Affordability Index |  | 90 | **81** | - 10.0% | 90 | **80** | - 11.1% |
| Inventory of Homes for Sale |  | 2,267 | **2,282** | + 0.7% | — | **—** | — |
| Absorption Rate |  | 3.0 | **3.1** | + 3.3% | — | **—** | — |

# Single-Family Attached Market Overview

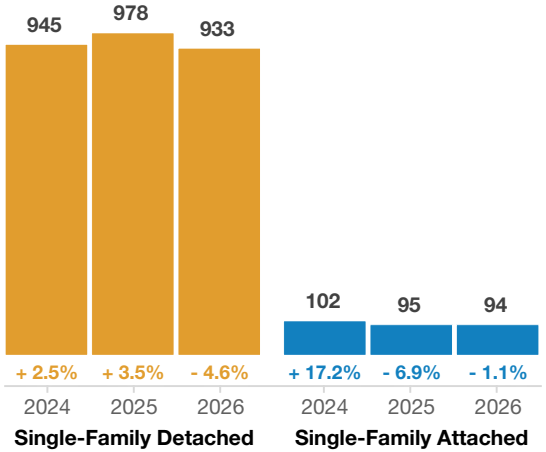
Key market metrics for the current month and year-to-date. Single-Family Attached properties only.

| Key Metrics | Historical Sparkbars | 10-2025 | 10-2026 | % Change | YTD 2025 | YTD 2026 | % Change |
|---|---|---|---|---|---|---|---|
| New Listings |  | 95 | **94** | - 1.1% | 1,089 | **1,022** | - 6.2% |
| Pending Sales |  | 83 | **57** | - 31.3% | 826 | **736** | - 10.9% |
| Closed Sales |  | 68 | **60** | - 11.8% | 828 | **745** | - 10.0% |
| Days on Market Until Sale |  | 39 | **43** | + 10.3% | 34 | **37** | + 8.8% |
| Median Sales Price |  | $285,000 | **$263,000** | - 7.7% | $279,000 | **$267,500** | - 4.1% |
| Average Sales Price |  | $300,463 | **$269,545** | - 10.3% | $287,498 | **$273,693** | - 4.8% |
| Percent of List Price Received |  | 96.7% | **98.5%** | + 1.9% | 98.0% | **98.3%** | + 0.3% |
| Housing Affordability Index |  | 116 | **115** | - 0.9% | 119 | **113** | - 5.0% |
| Inventory of Homes for Sale |  | 216 | **244** | + 13.0% | — | **—** | — |
| Absorption Rate |  | 2.7 | **3.4** | + 25.9% | — | **—** | — |

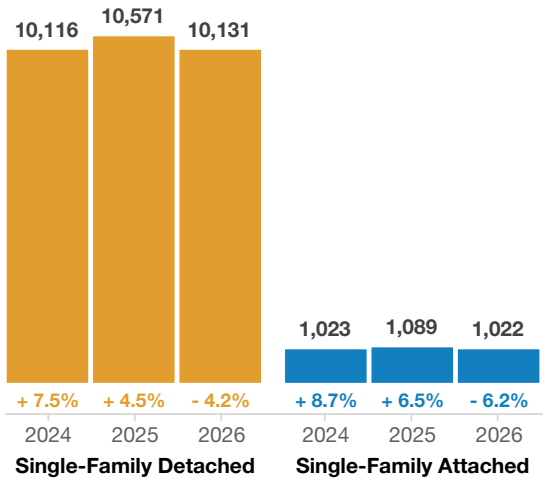
# New Listings

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

## October

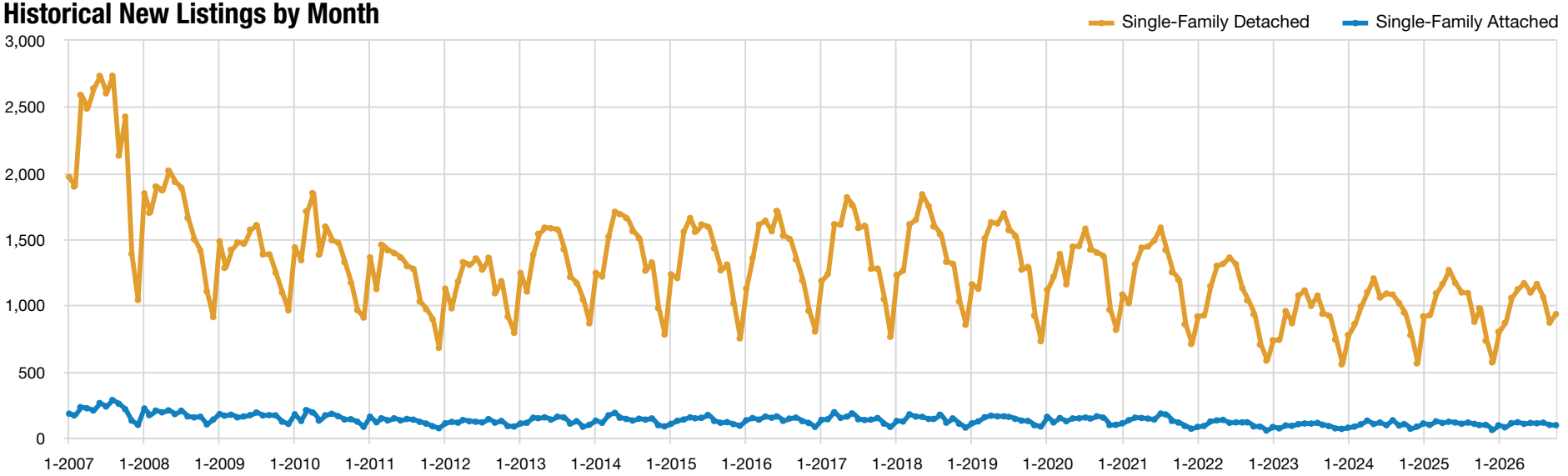



## Year to Date




| New Listings | Single-Family Detached | Year-Over-Year Change | Single-Family Attached | Year-Over-Year Change |
|---|---|---|---|---|
| Nov-2025 | 732 | - 5.5% | 96 | + 43.3% |
| Dec-2025 | 569 | + 1.4% | 58 | - 30.1% |
| Jan-2026 | 800 | - 12.7% | 93 | - 13.1% |
| Feb-2026 | 867 | - 6.4% | 78 | - 18.8% |
| Mar-2026 | 1,055 | - 3.2% | 109 | - 11.4% |
| Apr-2026 | 1,121 | - 3.4% | 116 | + 4.5% |
| May-2026 | 1,167 | - 7.9% | 104 | - 13.3% |
| Jun-2026 | 1,096 | - 6.2% | 111 | - 2.6% |
| Jul-2026 | 1,161 | + 5.8% | 108 | + 2.9% |
| Aug-2026 | 1,062 | - 2.7% | 113 | - 0.9% |
| Sep-2026 | 869 | - 0.7% | 96 | - 7.7% |
| **Oct-2026** | **933** | **- 4.6%** | **94** | **- 1.1%** |
| 12-Month Avg | 953 | - 3.9% | 98 | - 4.9% |

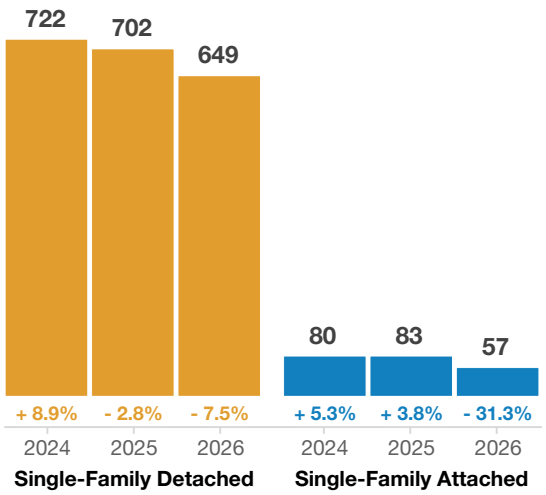
## Historical New Listings by Month



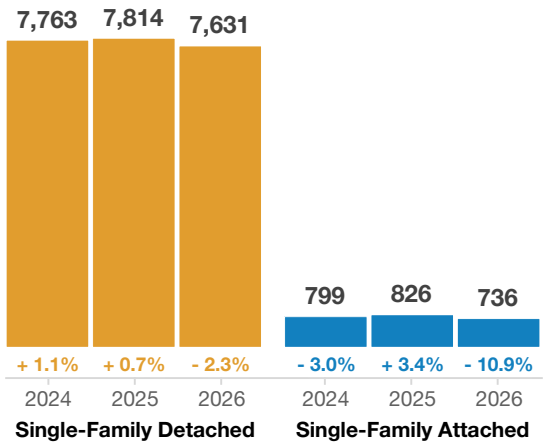
# Pending Sales

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

## October

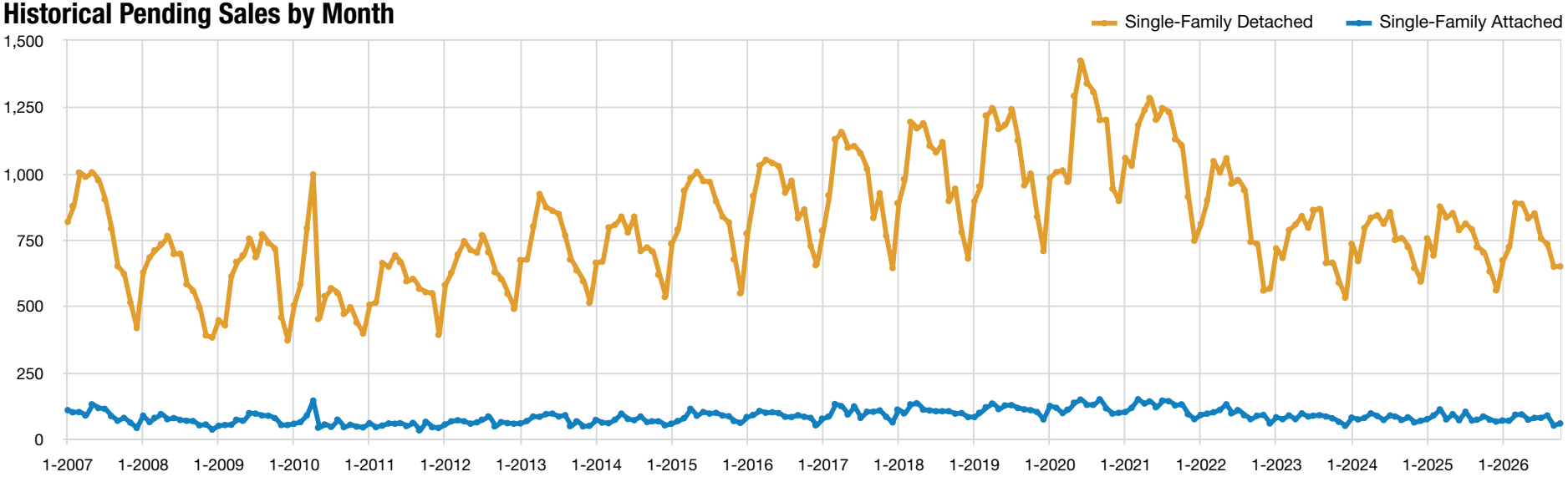



## Year to Date




| Pending Sales | Single-Family Detached | Year-Over-Year Change | Single-Family Attached | Year-Over-Year Change |
|---|---|---|---|---|
| Nov-2025 | 630 | - 2.0% | 71 | + 16.4% |
| Dec-2025 | 559 | - 5.6% | 64 | - 4.5% |
| Jan-2026 | 672 | - 11.0% | 68 | - 6.8% |
| Feb-2026 | 723 | + 4.8% | 67 | - 23.0% |
| Mar-2026 | 888 | + 1.5% | 90 | - 18.2% |
| Apr-2026 | 885 | + 6.1% | 91 | + 26.4% |
| May-2026 | 830 | - 2.4% | 71 | - 22.8% |
| Jun-2026 | 849 | + 8.0% | 78 | + 13.0% |
| Jul-2026 | 754 | - 7.0% | 78 | - 22.8% |
| Aug-2026 | 733 | - 7.1% | 87 | + 27.9% |
| Sep-2026 | 648 | - 10.2% | 49 | - 31.0% |
| **Oct-2026** | **649** | **- 7.5%** | **57** | **- 31.3%** |
| 12-Month Avg | 735 | - 2.5% | 73 | - 8.8% |

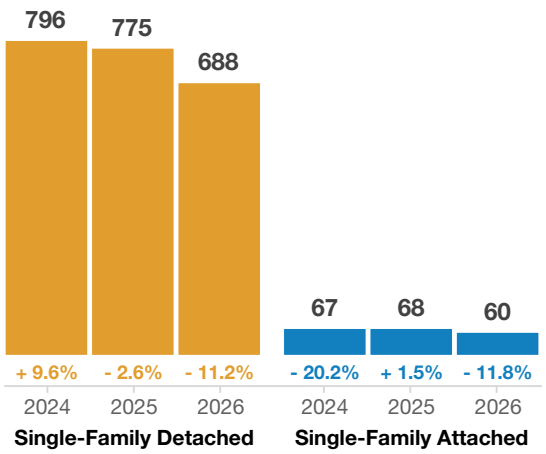
## Historical Pending Sales by Month



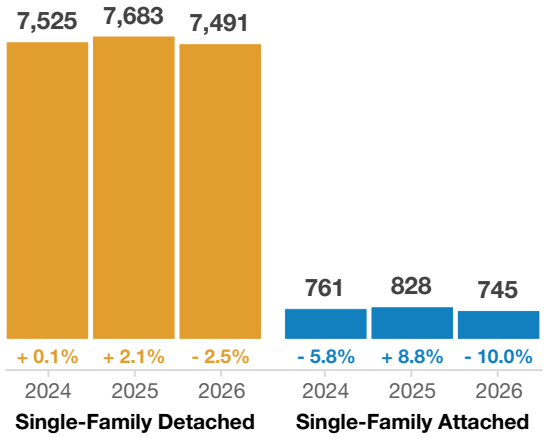
# Closed Sales

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

## October

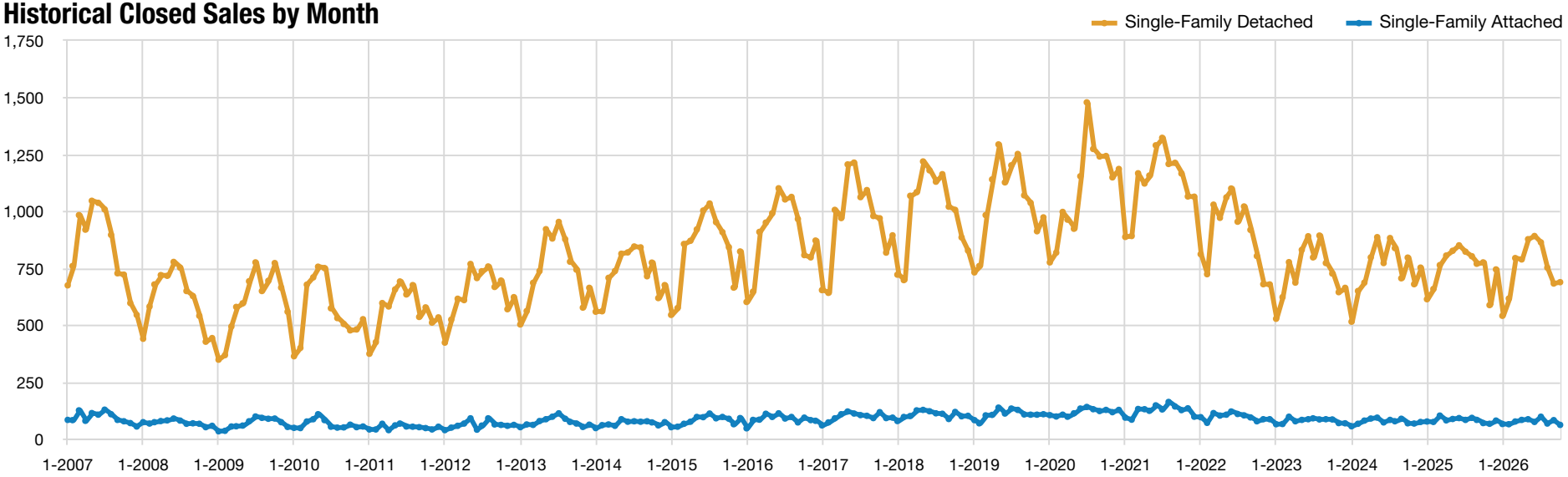



## Year to Date




| Closed Sales | Single-Family Detached | Year-Over-Year Change | Single-Family Attached | Year-Over-Year Change |
|---|---|---|---|---|
| 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% |
| Mar-2026 | 794 | + 4.1% | 75 | - 25.7% |
| Apr-2026 | 788 | - 2.1% | 82 | + 2.5% |
| May-2026 | 877 | + 6.2% | 85 | - 1.2% |
| Jun-2026 | 891 | + 4.8% | 73 | - 18.9% |
| Jul-2026 | 863 | + 5.0% | 96 | + 17.1% |
| Aug-2026 | 752 | - 6.2% | 66 | - 27.5% |
| Sep-2026 | 682 | - 11.3% | 81 | - 1.2% |
| **Oct-2026** | **688** | **- 11.2%** | **60** | **- 11.8%** |
| 12-Month Avg | 735 | - 3.3% | 74 | - 8.6% |

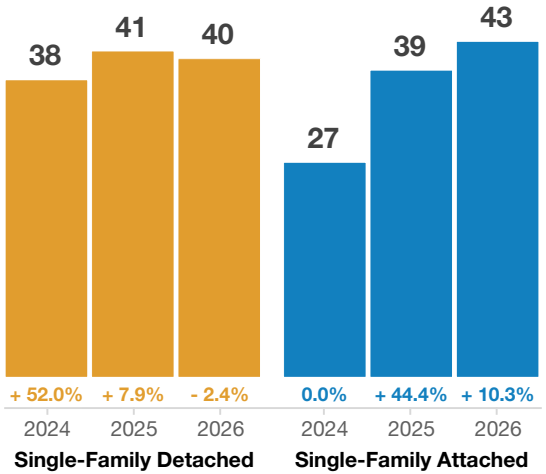
## Historical Closed Sales by Month



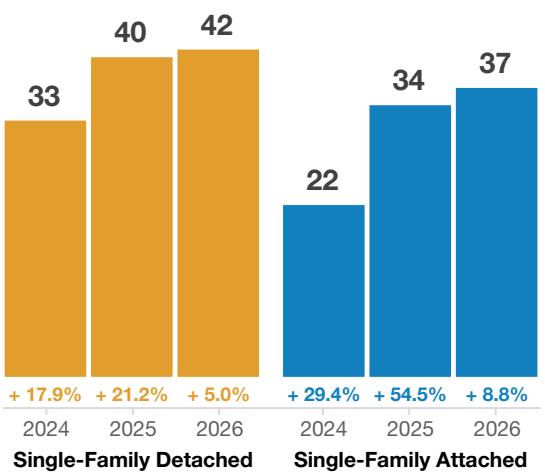
# Days on Market Until Sale

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

## October



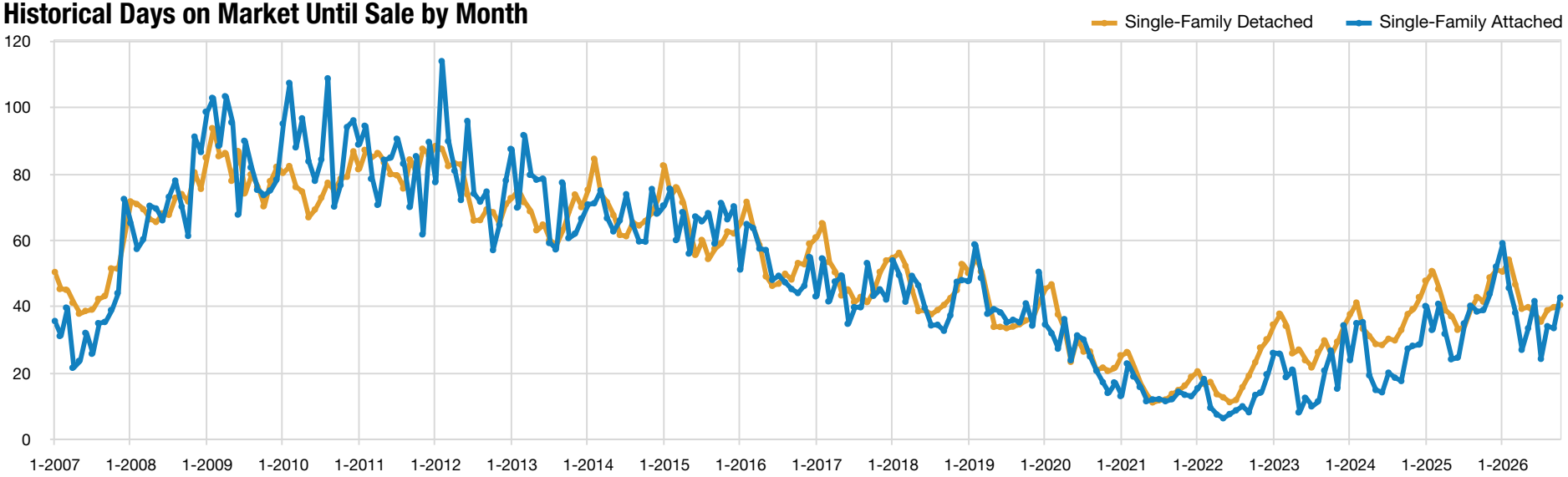

## Year to Date




| Days on Market | Single-Family Detached | Year-Over-Year Change | Single-Family Attached | Year-Over-Year Change |
|---|---|---|---|---|
| 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% |
| Mar-2026 | 47 | + 4.4% | 38 | - 7.3% |
| Apr-2026 | 39 | 0.0% | 27 | - 15.6% |
| May-2026 | 40 | + 8.1% | 33 | + 37.5% |
| Jun-2026 | 38 | + 15.2% | 41 | + 70.8% |
| Jul-2026 | 35 | + 2.9% | 24 | - 31.4% |
| Aug-2026 | 39 | 0.0% | 34 | - 15.0% |
| Sep-2026 | 40 | - 7.0% | 33 | - 13.2% |
| **Oct-2026** | **40** | **- 2.4%** | **43** | **+ 10.3%** |
| 12-Month Avg* | 43 | + 5.6% | 39 | + 14.8% |

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

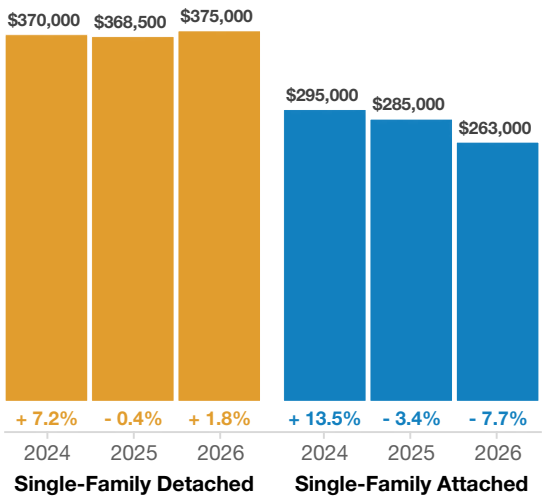
## Historical Days on Market Until Sale by Month



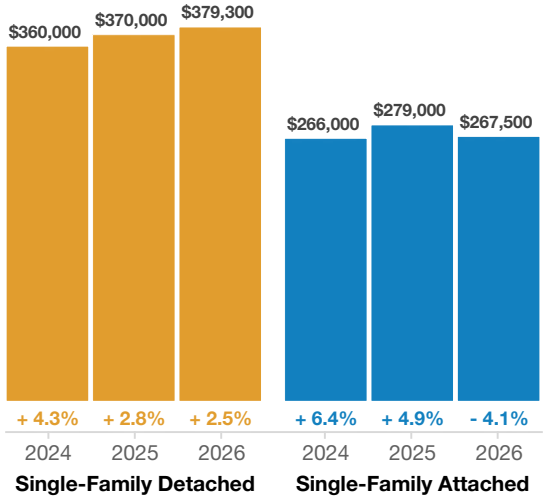
# Median Sales Price

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

## October



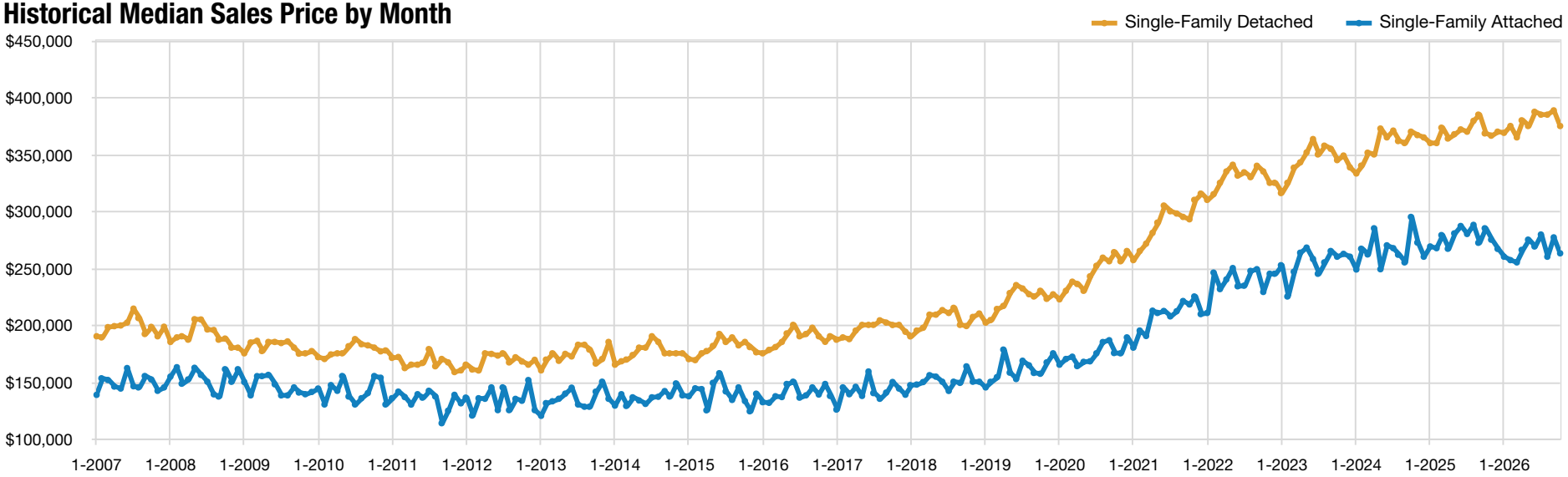

## Year to Date




| Median Sales Price | Single-Family Detached | Year-Over-Year Change | Single-Family Attached | Year-Over-Year Change |
|---|---|---|---|---|
| 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% |
| Mar-2026 | $365,000 | - 2.3% | $255,000 | - 8.6% |
| Apr-2026 | $380,000 | + 4.4% | $266,000 | - 0.4% |
| May-2026 | $375,000 | + 2.0% | $275,000 | - 2.0% |
| Jun-2026 | $387,500 | + 4.2% | $269,000 | - 6.3% |
| Jul-2026 | $385,000 | + 4.1% | $279,500 | - 0.2% |
| Aug-2026 | $385,000 | + 1.4% | $260,000 | - 9.7% |
| Sep-2026 | $388,750 | + 1.0% | $277,000 | + 1.7% |
| **Oct-2026** | **$375,000** | **+ 1.8%** | **$263,000** | **- 7.7%** |
| 12-Month Avg* | $377,000 | + 1.9% | $268,000 | - 2.5% |

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

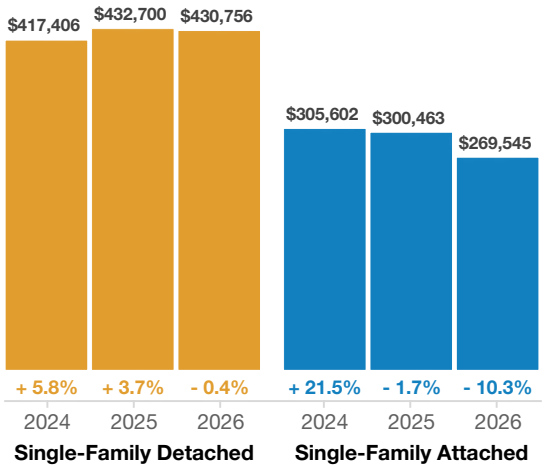
## Historical Median Sales Price by Month



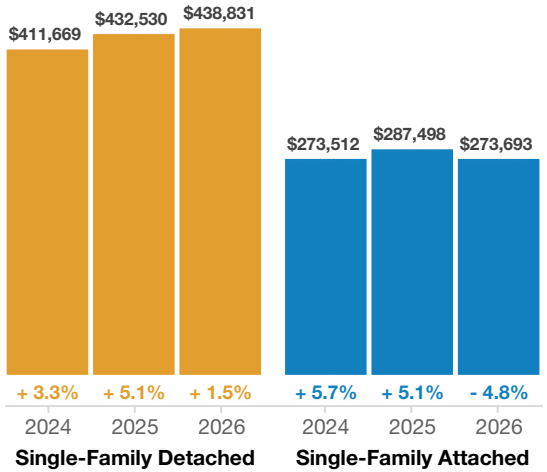
# Average Sales Price

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

## October



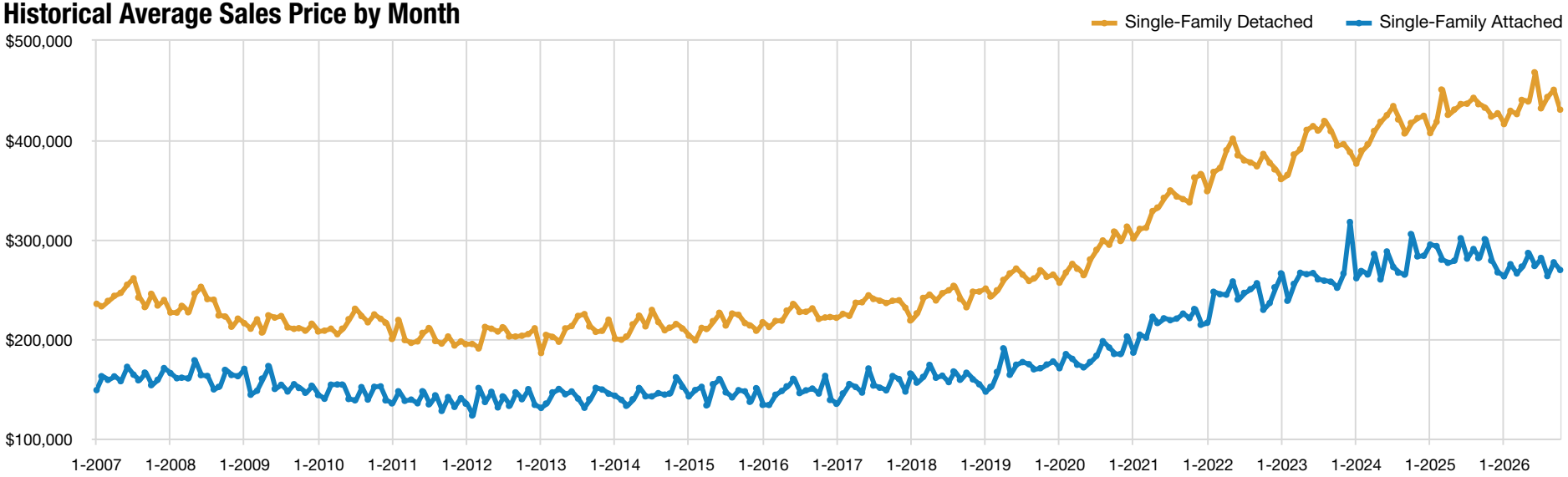

## Year to Date




| Avg. Sales Price | Single-Family Detached | Year-Over-Year Change | Single-Family Attached | Year-Over-Year Change |
|---|---|---|---|---|
| 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 | $429,545 | + 2.6% | $275,299 | - 6.2% |
| Mar-2026 | $426,271 | - 5.5% | $266,042 | - 4.9% |
| Apr-2026 | $440,517 | + 3.5% | $272,870 | - 1.4% |
| May-2026 | $438,974 | + 1.9% | $286,604 | + 2.8% |
| Jun-2026 | $468,266 | + 7.3% | $273,546 | - 9.2% |
| Jul-2026 | $432,082 | - 1.1% | $281,596 | + 0.2% |
| Aug-2026 | $443,465 | + 0.2% | $263,367 | - 9.4% |
| Sep-2026 | $450,691 | + 3.3% | $277,206 | - 1.5% |
| **Oct-2026** | **$430,756** | **- 0.4%** | **$269,545** | **- 10.3%** |
| 12-Month Avg* | $436,839 | + 1.3% | $273,497 | - 4.7% |

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

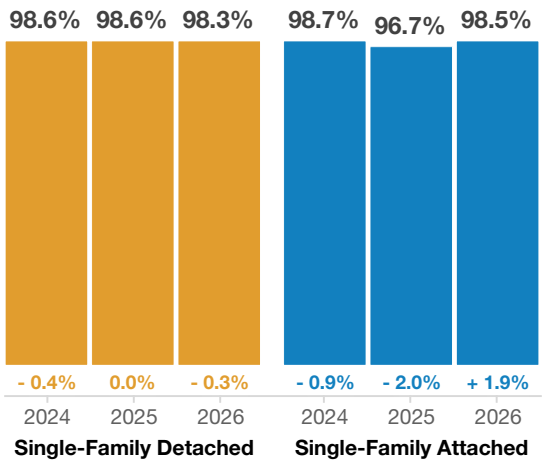
## Historical Average Sales Price by Month



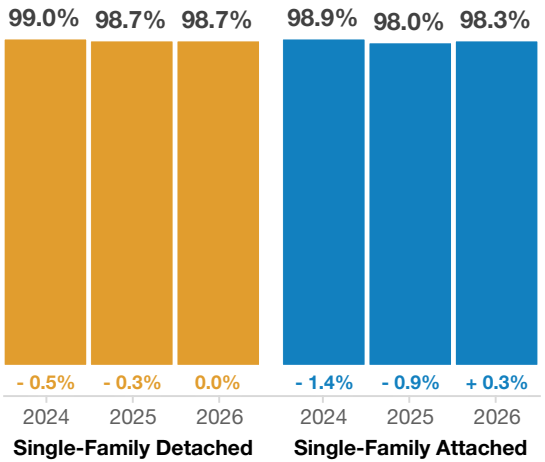
# Percent of List Price Received

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.

## October



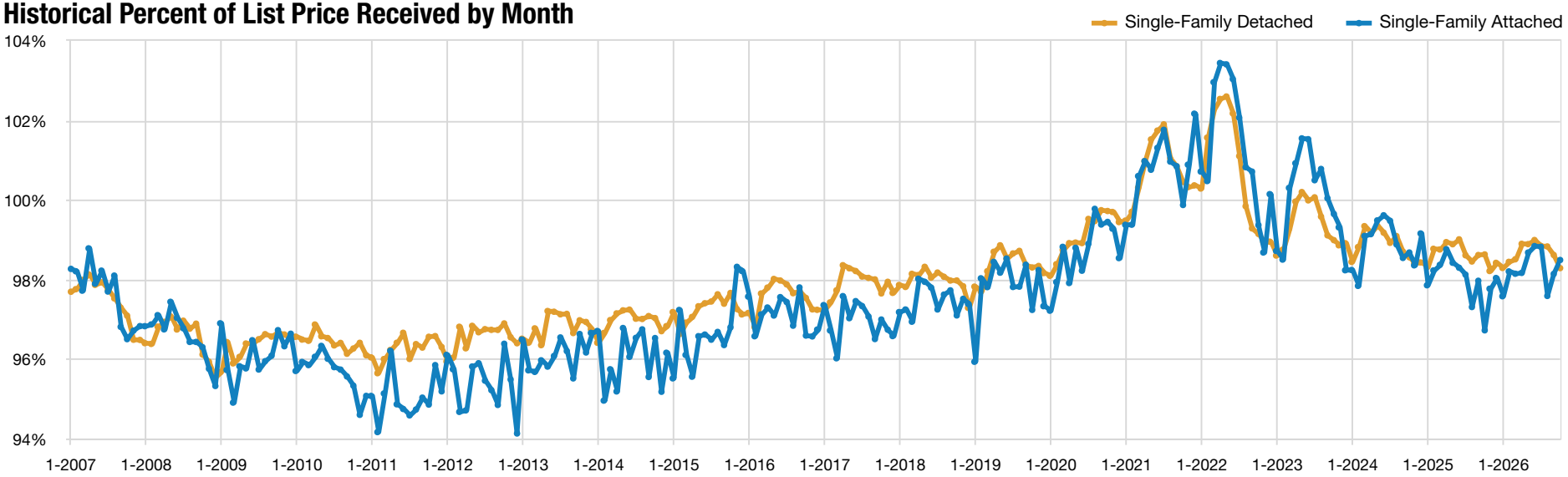

## Year to Date




| Pct. of List Price Received | Single-Family Detached | Year-Over-Year Change | Single-Family Attached | Year-Over-Year Change |
|---|---|---|---|---|
| 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% |
| Mar-2026 | 98.5% | - 0.3% | 98.1% | - 0.3% |
| Apr-2026 | 98.9% | 0.0% | 98.2% | - 0.6% |
| May-2026 | 98.9% | 0.0% | 98.7% | + 0.3% |
| Jun-2026 | 99.0% | 0.0% | 98.8% | + 0.5% |
| Jul-2026 | 98.8% | + 0.2% | 98.8% | + 0.7% |
| Aug-2026 | 98.8% | + 0.3% | 97.6% | + 0.3% |
| Sep-2026 | 98.6% | 0.0% | 98.1% | + 0.1% |
| **Oct-2026** | **98.3%** | **- 0.3%** | **98.5%** | **+ 1.9%** |
| 12-Month Avg* | 98.6% | - 0.0% | 98.2% | + 0.1% |

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

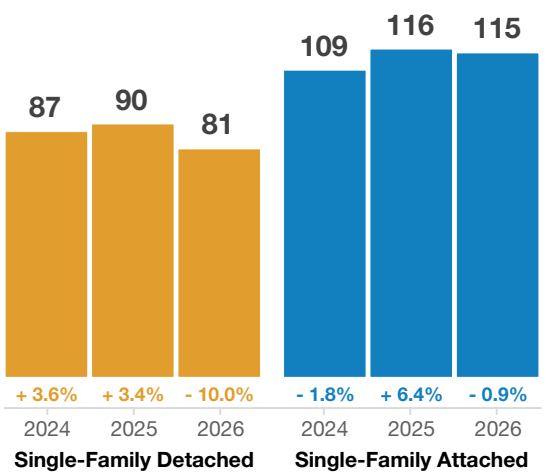
## Historical Percent of List Price Received by Month



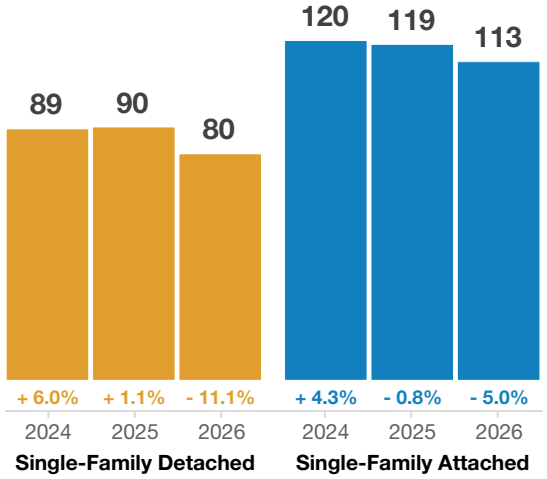
# Housing Affordability Index

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.

## October

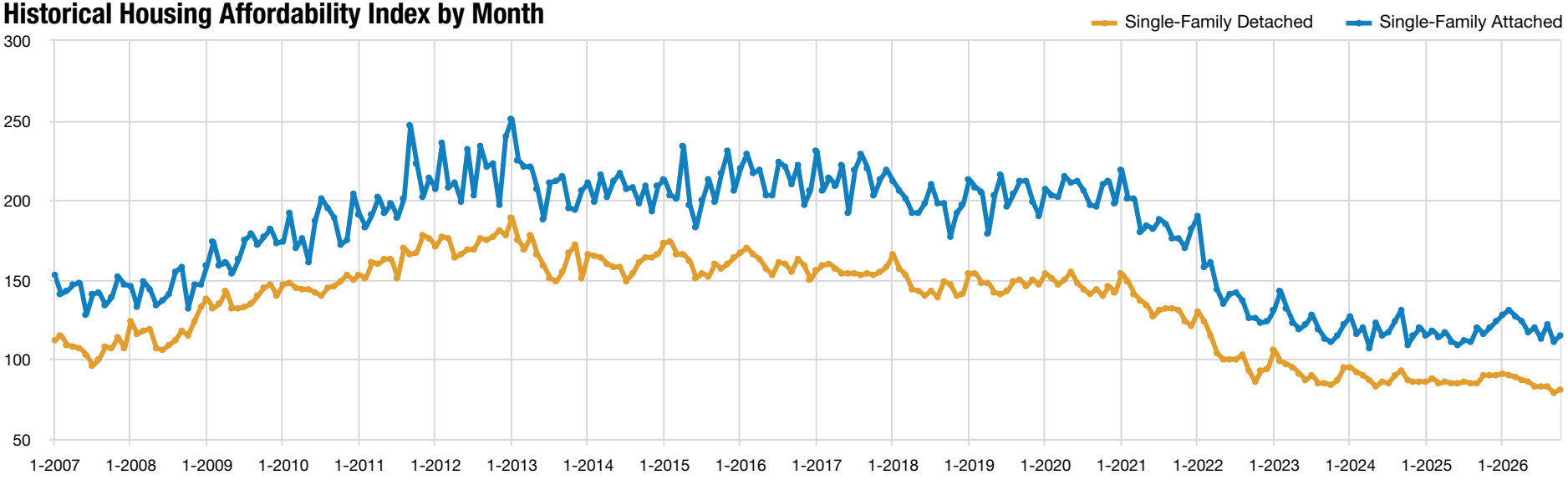



## Year to Date




| Affordability Index | Single-Family Detached | Year-Over-Year Change | Single-Family Attached | Year-Over-Year Change |
|---|---|---|---|---|
| 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% |
| Mar-2026 | 89 | + 4.7% | 127 | + 11.4% |
| Apr-2026 | 87 | + 1.2% | 124 | + 6.0% |
| May-2026 | 86 | + 1.2% | 117 | + 5.4% |
| Jun-2026 | 83 | - 2.4% | 120 | + 10.1% |
| Jul-2026 | 83 | - 3.5% | 113 | + 0.9% |
| Aug-2026 | 83 | - 2.4% | 122 | + 9.9% |
| Sep-2026 | 79 | - 7.1% | 111 | - 7.5% |
| **Oct-2026** | **81** | **- 10.0%** | **115** | **- 0.9%** |
| 12-Month Avg | 86 | 0.0% | 121 | + 5.2% |

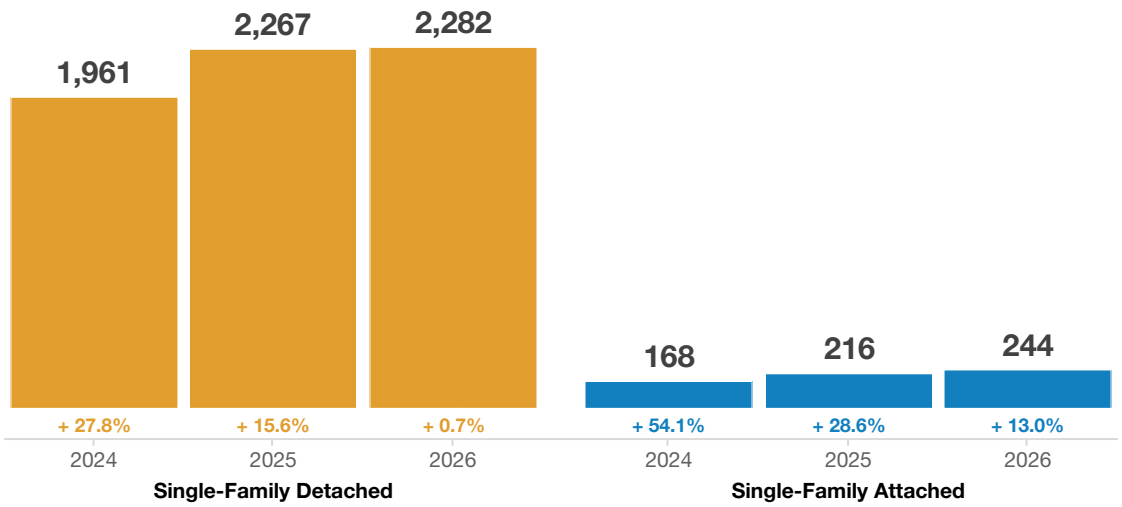
## Historical Housing Affordability Index by Month



# Inventory of Homes for Sale

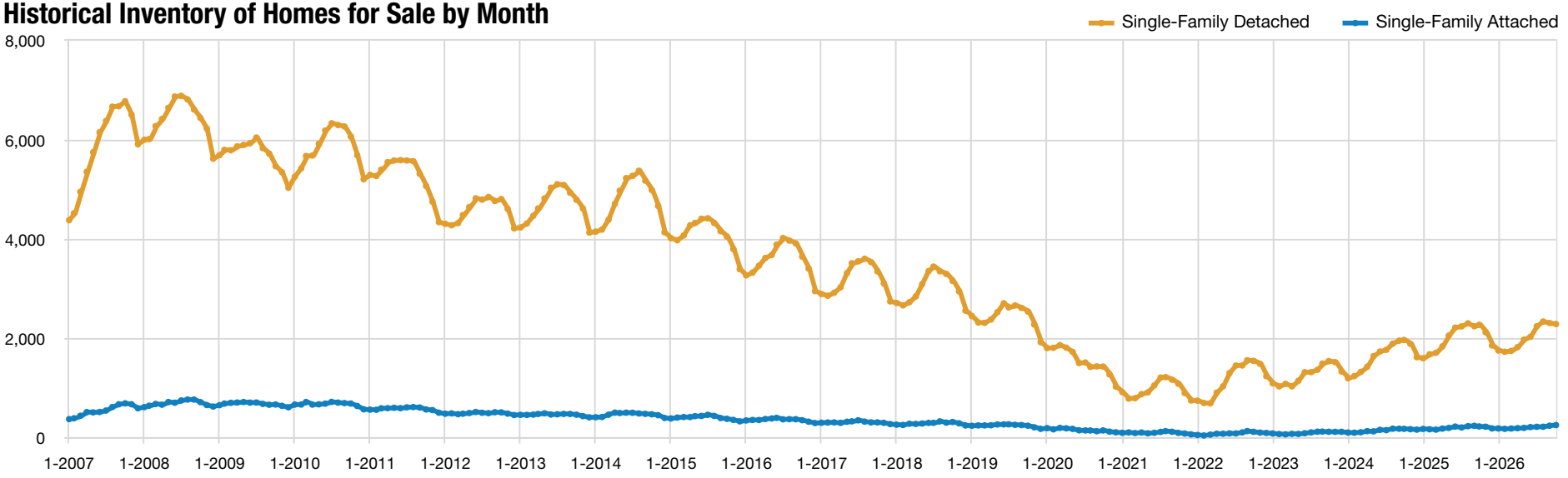
The number of properties available for sale in active status at the end of a given month.

## October




| Homes for Sale | Single-Family Detached | Year-Over-Year Change | Single-Family Attached | Year-Over-Year Change |
|---|---|---|---|---|
| Nov-2025 | 2,115 | + 12.4% | 211 | + 31.1% |
| Dec-2025 | 1,850 | + 14.7% | 176 | + 15.8% |
| Jan-2026 | 1,748 | + 9.9% | 176 | + 5.4% |
| Feb-2026 | 1,723 | + 3.1% | 168 | + 5.7% |
| Mar-2026 | 1,741 | + 2.2% | 174 | + 14.5% |
| Apr-2026 | 1,817 | - 0.8% | 181 | + 4.6% |
| May-2026 | 1,968 | - 4.0% | 187 | + 0.5% |
| Jun-2026 | 2,025 | - 8.4% | 203 | - 5.1% |
| Jul-2026 | 2,238 | + 0.1% | 209 | + 6.6% |
| Aug-2026 | 2,333 | + 1.6% | 210 | - 5.4% |
| Sep-2026 | 2,303 | + 3.0% | 231 | + 0.9% |
| **Oct-2026** | **2,282** | **+ 0.7%** | **244** | **+ 13.0%** |
| 12-Month Avg | 2,012 | + 2.3% | 198 | + 6.5% |

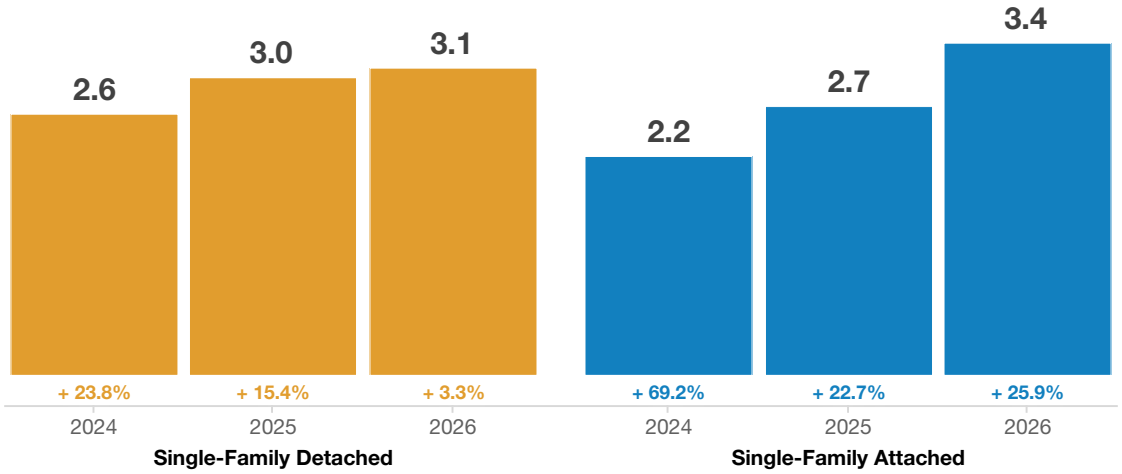
## Historical Inventory of Homes for Sale by Month



# 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.

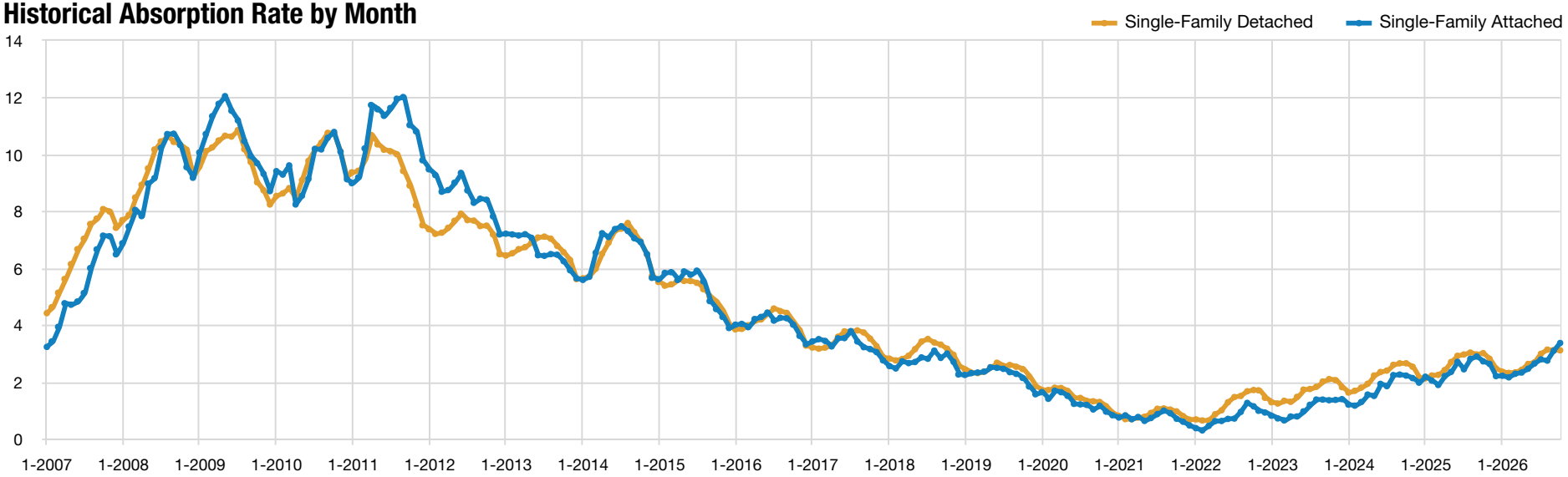
## October




| Months Supply | Single-Family Detached | Year-Over-Year Change | Single-Family Attached | Year-Over-Year Change |
|---|---|---|---|---|
| Nov-2025 | 2.8 | + 12.0% | 2.6 | + 23.8% |
| Dec-2025 | 2.5 | + 13.6% | 2.2 | + 10.0% |
| Jan-2026 | 2.4 | + 14.3% | 2.2 | 0.0% |
| Feb-2026 | 2.3 | + 4.5% | 2.2 | + 10.0% |
| Mar-2026 | 2.3 | + 4.5% | 2.3 | + 21.1% |
| Apr-2026 | 2.4 | 0.0% | 2.3 | + 4.5% |
| May-2026 | 2.6 | - 3.7% | 2.5 | + 8.7% |
| Jun-2026 | 2.7 | - 6.9% | 2.6 | - 3.7% |
| Jul-2026 | 3.0 | 0.0% | 2.8 | + 16.7% |
| Aug-2026 | 3.1 | + 3.3% | 2.7 | - 3.6% |
| Sep-2026 | 3.1 | + 3.3% | 3.1 | + 6.9% |
| **Oct-2026** | **3.1** | **+ 3.3%** | **3.4** | **+ 25.9%** |
| 12-Month Avg* | 2.7 | + 3.5% | 2.6 | + 9.1% |

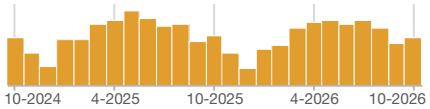
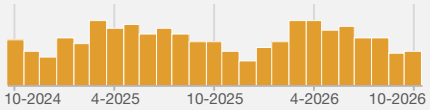
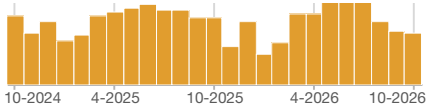
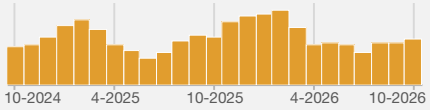
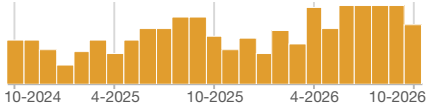
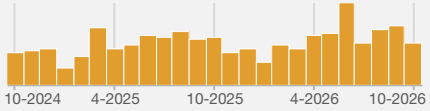
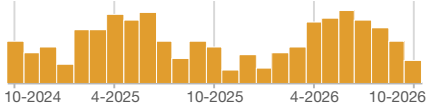
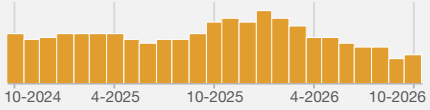
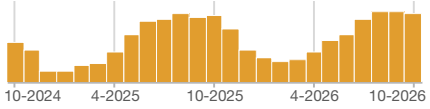
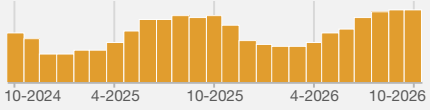
* Months Supply for all properties from November 2025 through October 2026. This is not the average of the individual figures above.

## Historical Absorption Rate by Month



# All Property Combined

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

| Key Metrics | Historical Sparkbars | 10-2025 | 10-2026 | % Change | YTD 2025 | YTD 2026 | % Change |
|---|---|---|---|---|---|---|---|
| New Listings |  | 1,073 | **1,027** | - 4.3% | 11,660 | **11,153** | - 4.3% |
| Pending Sales |  | 785 | **706** | - 10.1% | 8,640 | **8,367** | - 3.2% |
| Closed Sales |  | 843 | **748** | - 11.3% | 8,511 | **8,236** | - 3.2% |
| Days on Market Until Sale |  | 41 | **40** | - 2.4% | 40 | **41** | + 2.5% |
| Median Sales Price |  | $360,990 | **$366,000** | + 1.4% | $360,000 | **$369,000** | + 2.5% |
| Average Sales Price |  | $422,033 | **$418,024** | - 0.9% | $418,419 | **$423,924** | + 1.3% |
| Percent of List Price Received |  | 98.5% | **98.3%** | - 0.2% | 98.6% | **98.7%** | + 0.1% |
| Housing Affordability Index |  | 92 | **83** | - 9.8% | 92 | **82** | - 10.9% |
| Inventory of Homes for Sale |  | 2,483 | **2,526** | + 1.7% | — | **—** | — |
| Absorption Rate |  | 3.0 | **3.1** | + 3.3% | — | **—** | — |