

Monthly Indicators



April 2026

U.S. existing-home sales fell 3.6% month-over-month and 1.0% year-over-year to a seasonally adjusted annual rate of 3.98 million, according to the National Association of REALTORS® (NAR), as tight supply and ongoing affordability challenges constrained activity. Sales declined month-over-month in all four regions. Year-over-year, sales increased in the South and West but fell in the Midwest and Northeast.

New Listings decreased 6.8 percent for Single-Family Detached homes but increased 1.8 percent for Single-Family Attached homes. Pending Sales increased 16.7 percent for Single-Family Detached homes and 31.9 percent for Single-Family Attached homes. Inventory decreased 9.8 percent for Single-Family Detached homes and 4.6 percent for Single-Family Attached homes.

Median Sales Price increased 4.4 percent to \$380,000 for Single-Family Detached homes but decreased 0.7 percent to \$265,000 for Single-Family Attached homes. Days on Market decreased 2.6 percent for Single-Family Detached homes and 15.6 percent for Single-Family Attached homes. Months Supply of Inventory decreased 8.3 percent for Single-Family Detached homes and 4.5 percent for Single-Family Attached homes.

Nationally, the median existing-home price rose 1.4% from a year earlier to \$408,800, marking the 33rd consecutive month of year-over-year price increases as limited inventory continued to put upward pressure on prices, NAR said. There were 1.36 million homes for sale heading into April, up 2.3% from a year earlier, representing a 4.1-month supply at the current sales pace.

Quick Facts

1,196	862	\$380,000
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	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,161	1,082	- 6.8%	4,093	3,809	- 6.9%
Pending Sales		834	973	+ 16.7%	3,157	3,283	+ 4.0%
Closed Sales		805	780	- 3.1%	2,839	2,727	- 3.9%
Days on Market Until Sale		39	38	- 2.6%	45	47	+ 4.4%
Median Sales Price		\$364,000	\$380,000	+ 4.4%	\$364,993	\$374,000	+ 2.5%
Average Sales Price		\$425,531	\$439,852	+ 3.4%	\$426,762	\$429,003	+ 0.5%
Percent of List Price Received		98.9%	98.9%	0.0%	98.7%	98.6%	- 0.1%
Housing Affordability Index		86	87	+ 1.2%	86	88	+ 2.3%
Inventory of Homes for Sale		1,830	1,651	- 9.8%	—	—	—
Absorption Rate		2.4	2.2	- 8.3%	—	—	—

Single-Family Attached Market Overview

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



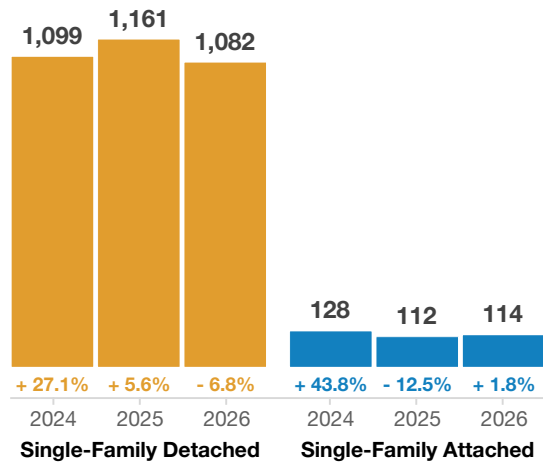
Key Metrics	Historical Sparkbars	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		112	114	+ 1.8%	438	393	- 10.3%
Pending Sales		72	95	+ 31.9%	342	324	- 5.3%
Closed Sales		80	82	+ 2.5%	329	284	- 13.7%
Days on Market Until Sale		32	27	- 15.6%	37	41	+ 10.8%
Median Sales Price		\$267,000	\$265,000	- 0.7%	\$270,000	\$260,000	- 3.7%
Average Sales Price		\$276,730	\$269,634	- 2.6%	\$285,558	\$268,481	- 6.0%
Percent of List Price Received		98.8%	98.2%	- 0.6%	98.3%	98.0%	- 0.3%
Housing Affordability Index		117	124	+ 6.0%	116	127	+ 9.5%
Inventory of Homes for Sale		173	165	- 4.6%	—	—	—
Absorption Rate		2.2	2.1	- 4.5%	—	—	—

New Listings

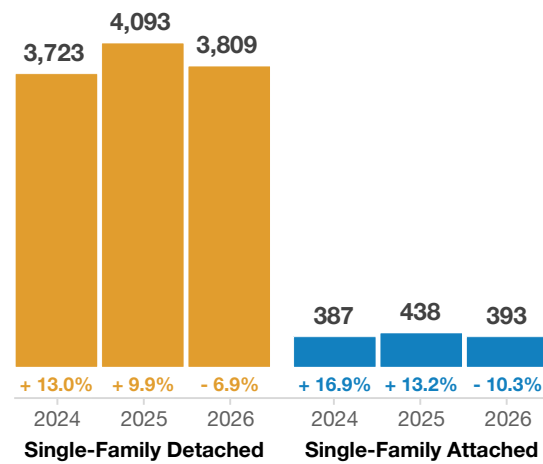
A count of the properties that have been newly listed on the market in a given month.



April

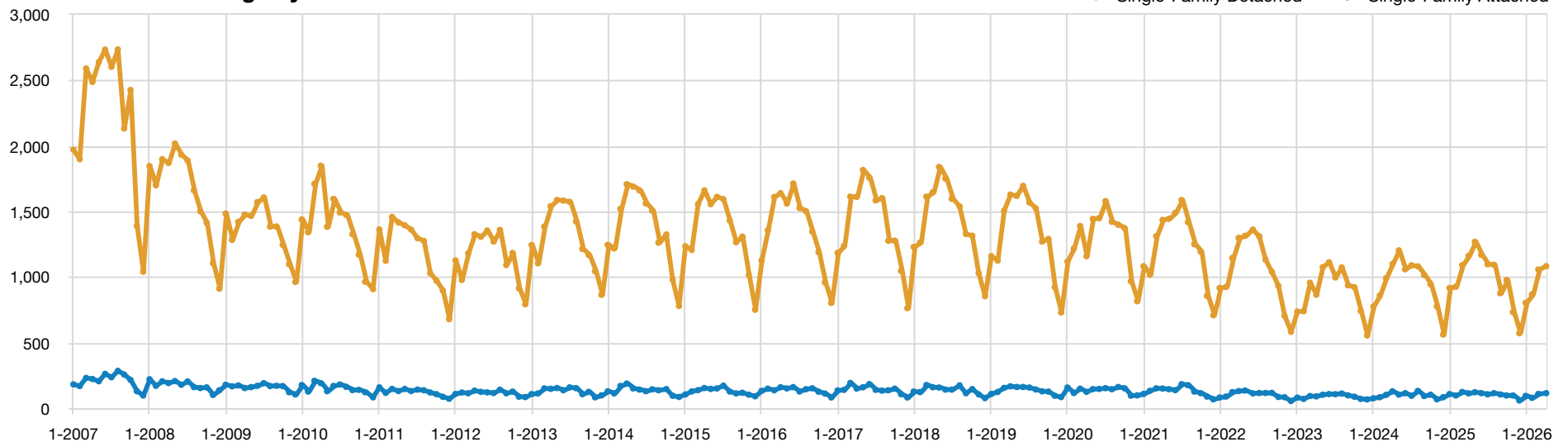


Year to Date



New Listings	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	732	- 5.5%	96	+ 43.3%
Dec-2025	571	+ 1.8%	58	- 30.1%
Jan-2026	803	- 12.3%	93	- 13.1%
Feb-2026	867	- 6.4%	78	- 18.8%
Mar-2026	1,057	- 3.0%	108	- 12.2%
Apr-2026	1,082	- 6.8%	114	+ 1.8%
12-Month Avg	966	- 1.9%	100	- 2.0%

Historical New Listings by Month

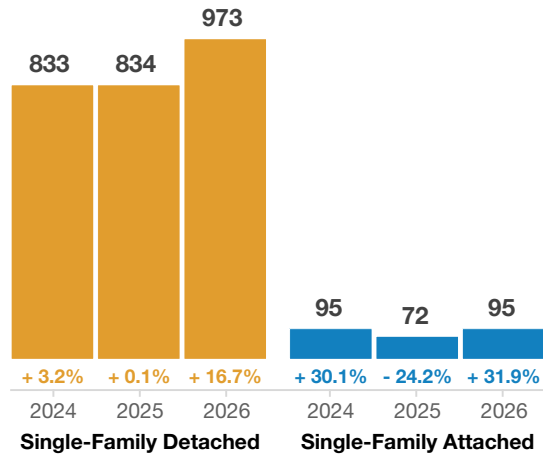


Pending Sales

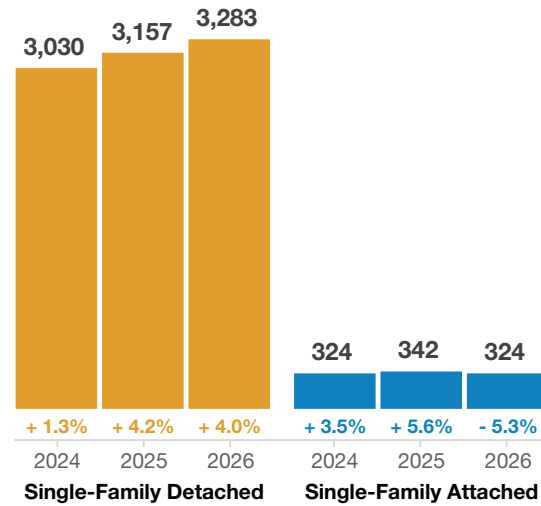
A count of the properties on which offers have been accepted in a given month.



April

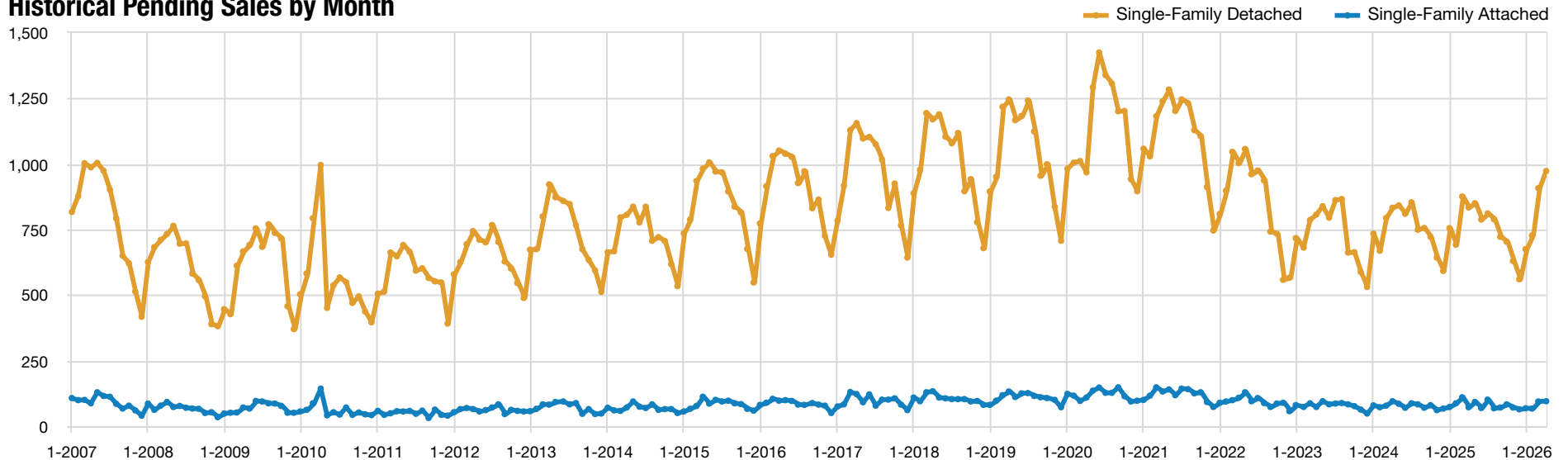


Year to Date



Pending Sales	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	630	- 2.0%	71	+ 16.4%
Dec-2025	560	- 5.4%	64	- 4.5%
Jan-2026	675	- 10.6%	68	- 6.8%
Feb-2026	727	+ 5.1%	67	- 23.0%
Mar-2026	908	+ 3.7%	94	- 14.5%
Apr-2026	973	+ 16.7%	95	+ 31.9%
12-Month Avg	761	+ 0.1%	79	0.0%

Historical Pending Sales by Month

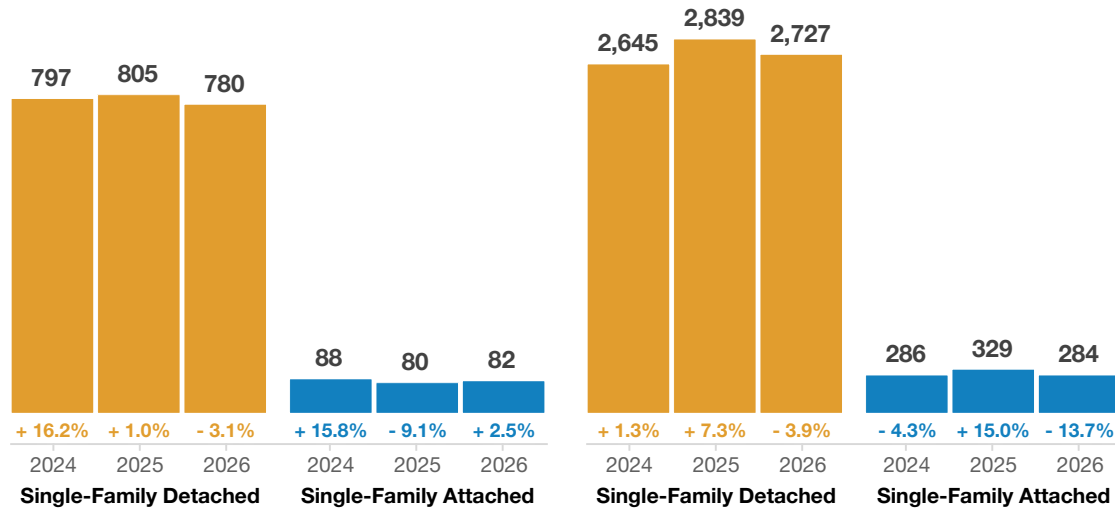


Closed Sales

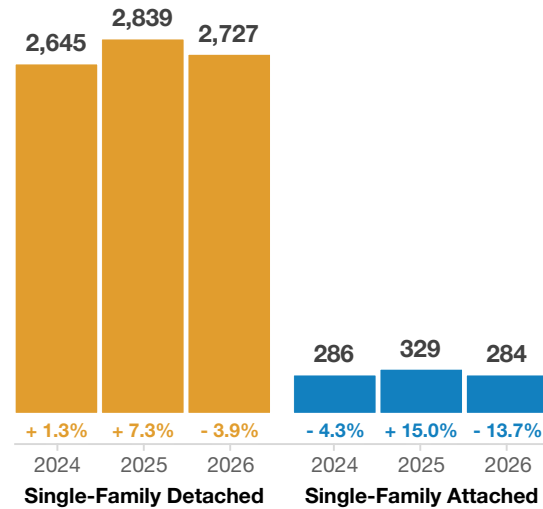
A count of the actual sales that closed in a given month.



April

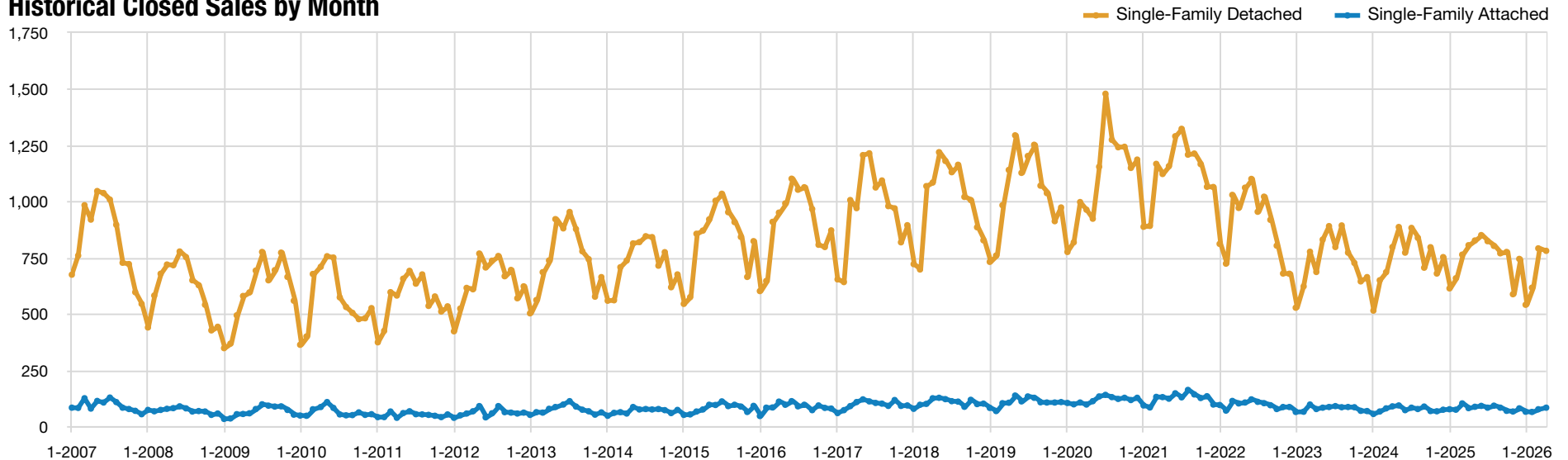


Year to Date



Closed Sales	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Mar-2026	791	+3.7%	75	-25.7%
Apr-2026	780	-3.1%	82	+2.5%
12-Month Avg	742	-2.6%	77	-2.5%

Historical Closed Sales by Month

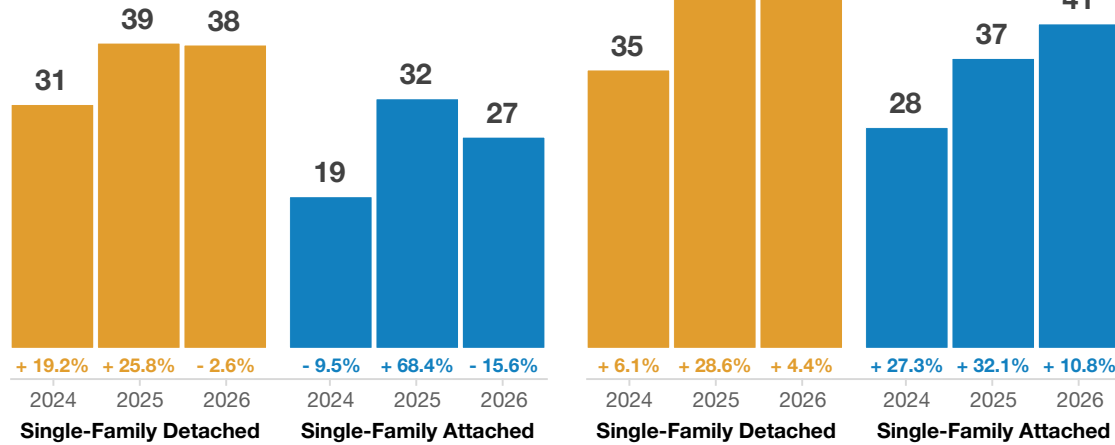


Days on Market Until Sale

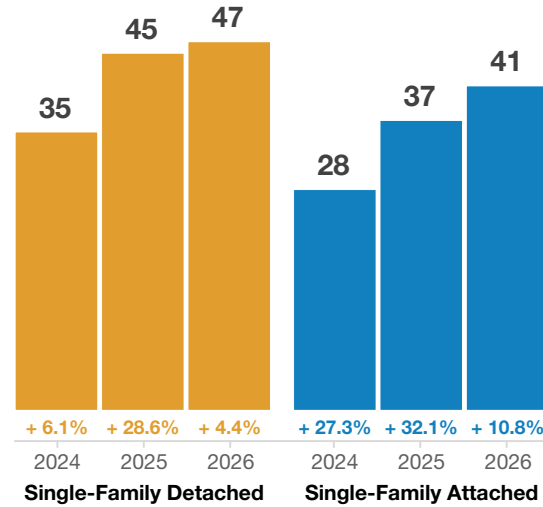
Average number of days between when a property is listed and when an offer is accepted in a given month.



April



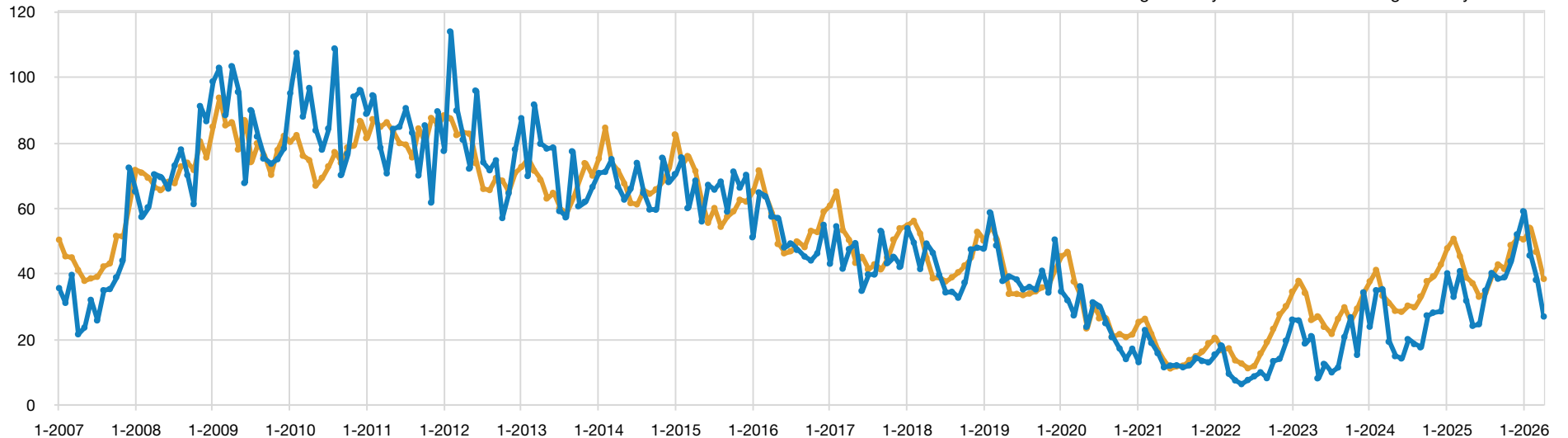
Year to Date



Days on Market	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Mar-2026	47	+ 4.4%	38	- 7.3%
Apr-2026	38	- 2.6%	27	- 15.6%
12-Month Avg*	42	+ 14.3%	38	+ 45.1%

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

Historical Days on Market Until Sale by Month

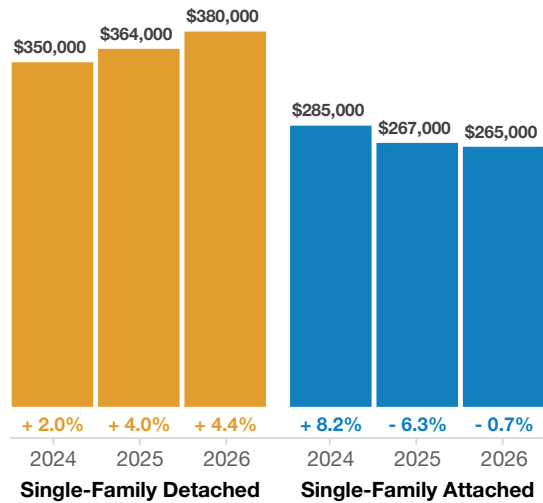


Median Sales Price

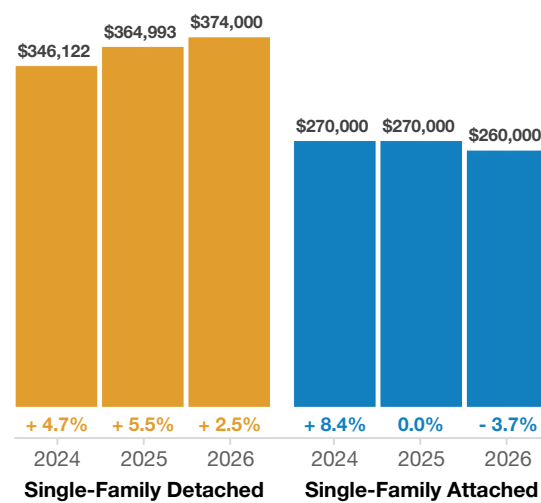
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



April



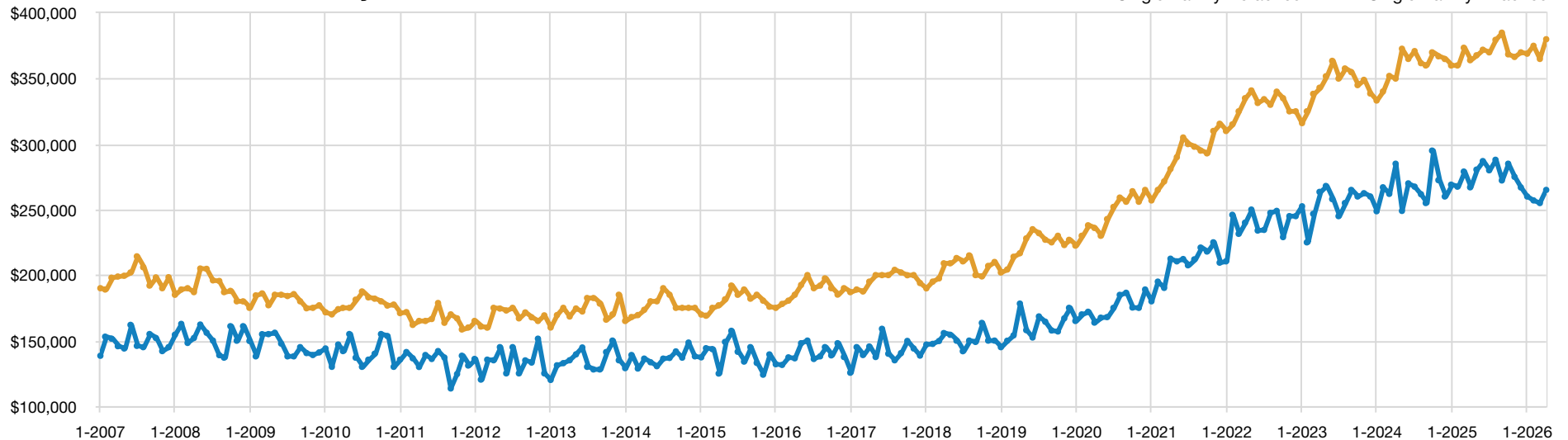
Year to Date



Median Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Mar-2026	\$365,000	- 2.3%	\$255,000	- 8.6%
Apr-2026	\$380,000	+ 4.4%	\$265,000	- 0.7%
12-Month Avg*	\$373,495	+ 2.3%	\$271,750	+ 1.4%

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

Historical Median Sales Price by Month

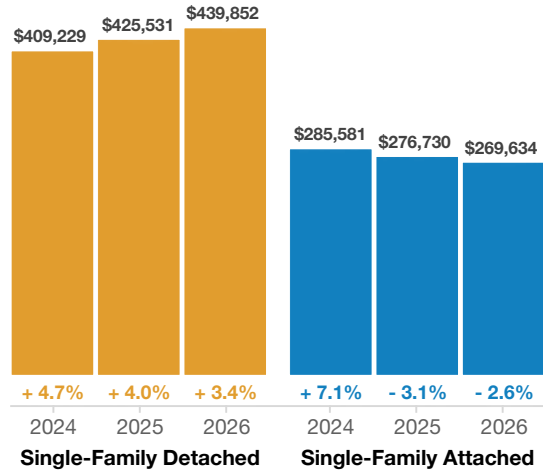


Average Sales Price

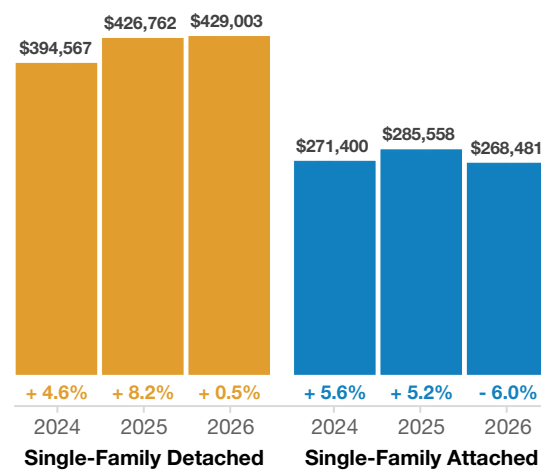
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



April



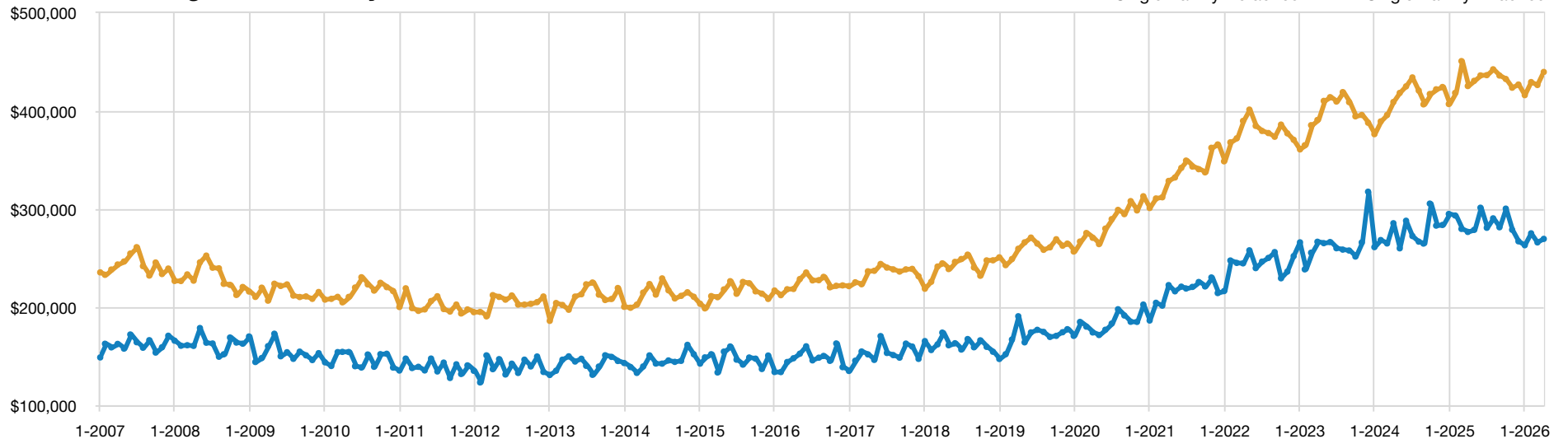
Year to Date



Avg. Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Mar-2026	\$426,599	- 5.4%	\$266,042	- 4.9%
Apr-2026	\$439,852	+ 3.4%	\$269,634	- 2.6%
12-Month Avg*	\$432,248	+ 2.2%	\$280,041	+ 0.1%

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

Historical Average Sales Price by Month

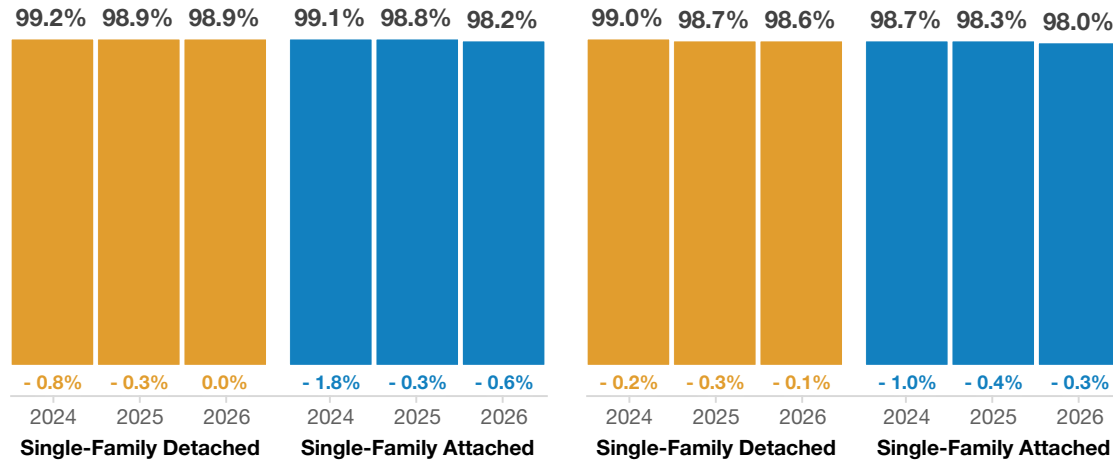


Percent of List Price Received

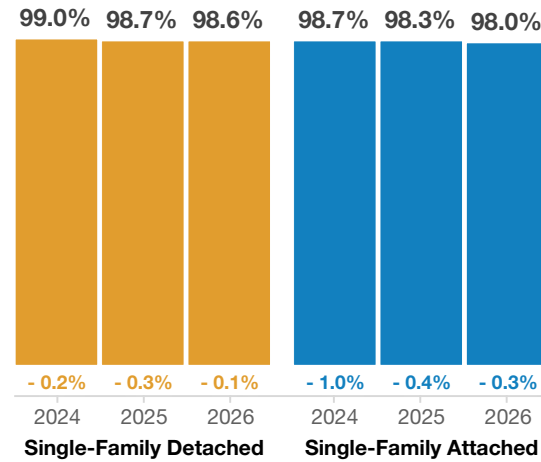
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



April



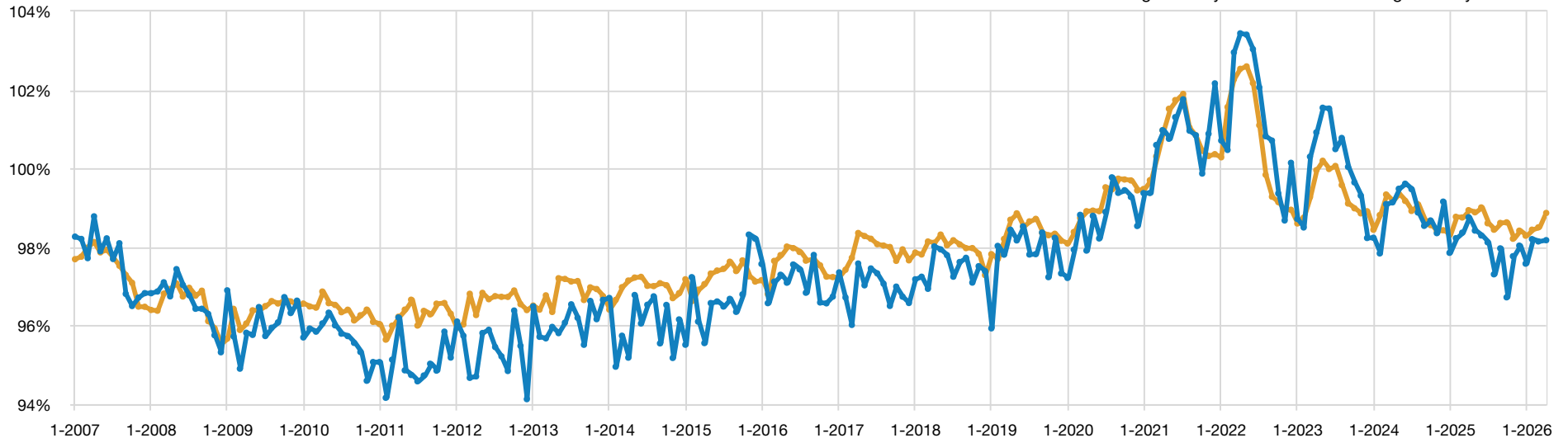
Year to Date



Pct. of List Price Received	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Mar-2026	98.5%	- 0.3%	98.1%	- 0.3%
Apr-2026	98.9%	0.0%	98.2%	- 0.6%
12-Month Avg*	98.6%	- 0.2%	97.9%	- 0.9%

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

Historical Percent of List Price Received by Month

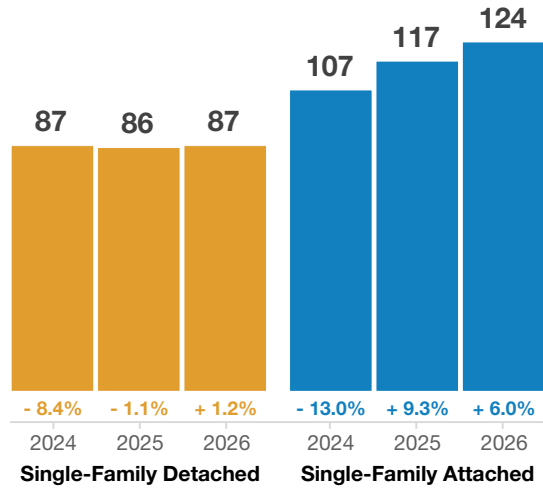


Housing Affordability Index

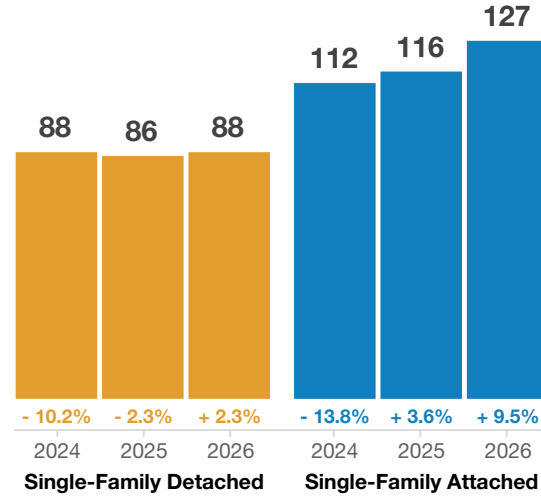
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



April

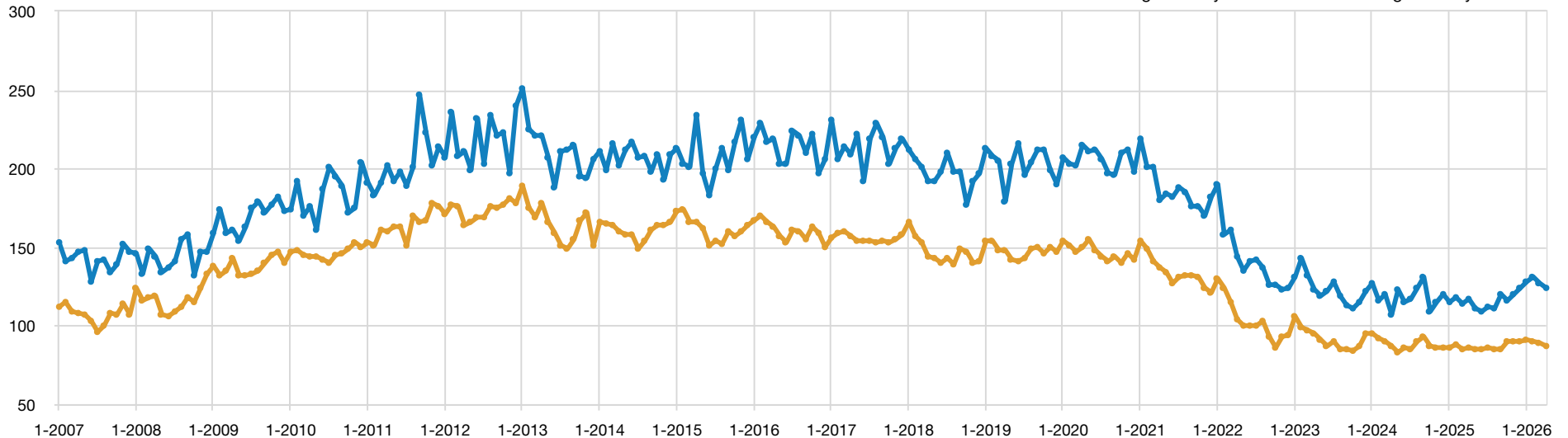


Year to Date



Affordability Index	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Mar-2026	89	+ 4.7%	127	+ 11.4%
Apr-2026	87	+ 1.2%	124	+ 6.0%
12-Month Avg	88	+ 1.1%	119	+ 0.8%

Historical Housing Affordability Index by Month

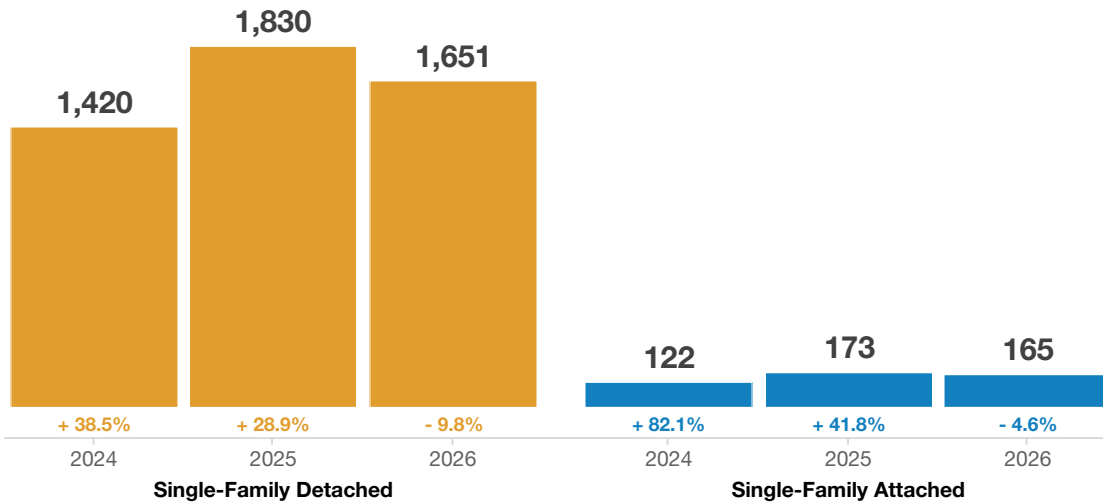


Inventory of Homes for Sale

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

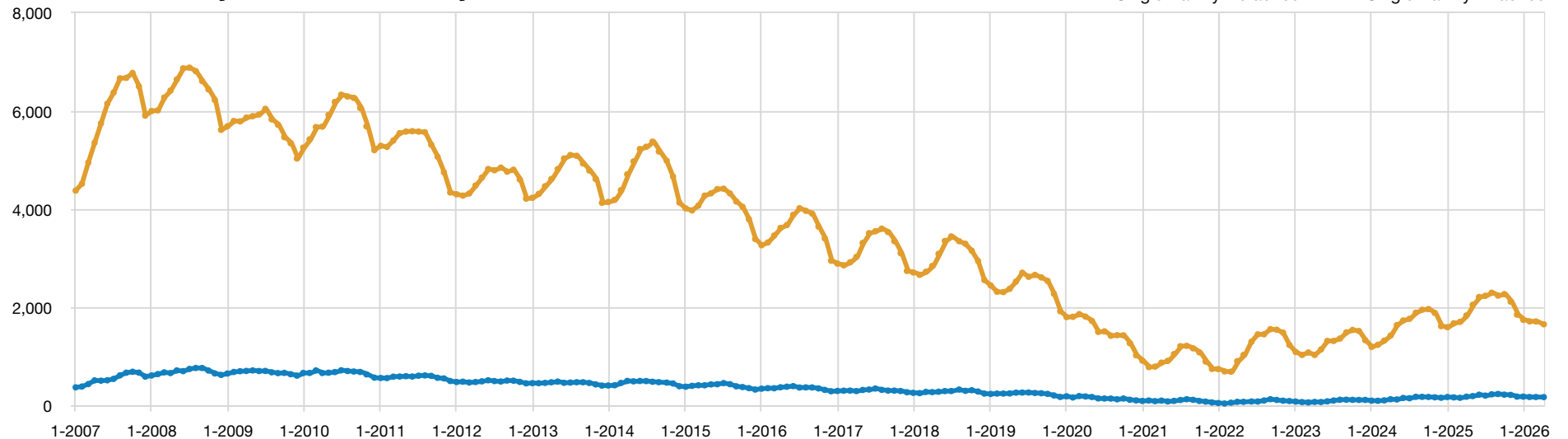


April



Homes for Sale	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	2,113	+ 12.3%	210	+ 30.4%
Dec-2025	1,848	+ 14.6%	175	+ 15.1%
Jan-2026	1,741	+ 9.4%	175	+ 4.8%
Feb-2026	1,710	+ 2.3%	167	+ 5.0%
Mar-2026	1,709	+ 0.5%	167	+ 10.6%
Apr-2026	1,651	- 9.8%	165	- 4.6%
12-Month Avg	2,005	+ 13.5%	193	+ 22.9%

Historical Inventory of Homes for Sale by Month

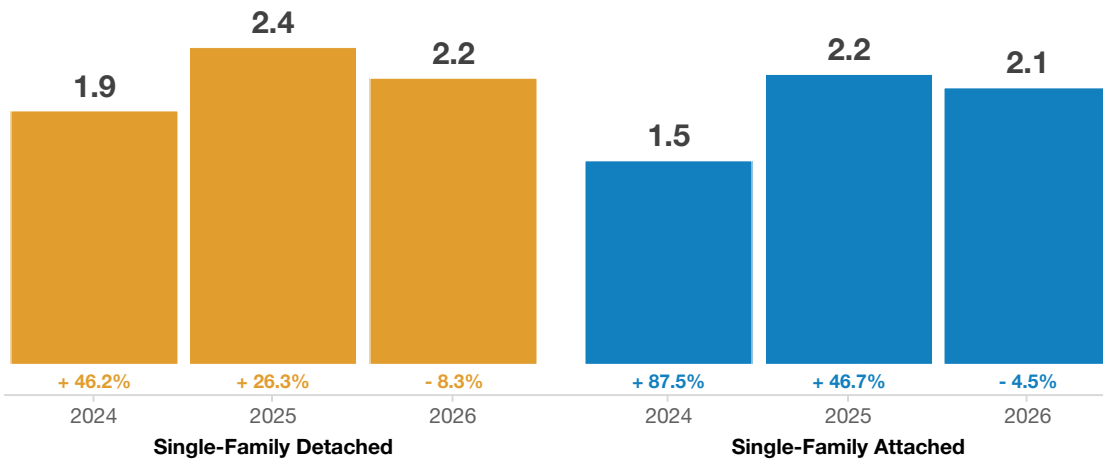


Absorption Rate

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.



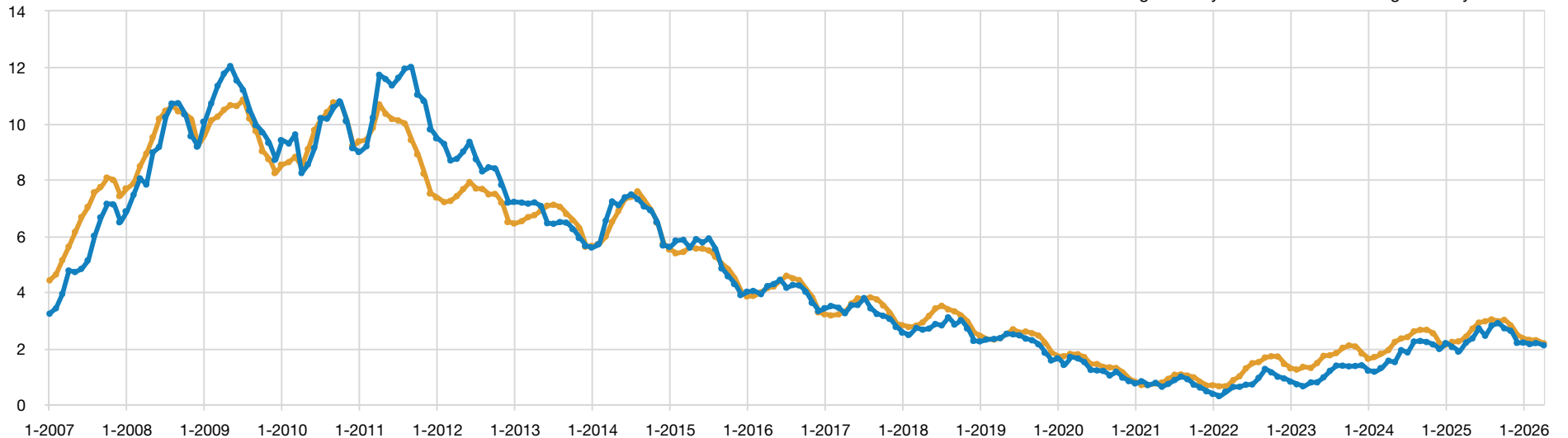
April



Months Supply	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Mar-2026	2.3	+ 4.5%	2.2	+ 15.8%
Apr-2026	2.2	- 8.3%	2.1	- 4.5%
12-Month Avg*	2.7	+ 11.8%	2.4	+ 20.3%

* Months Supply for all properties from May 2025 through April 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	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,273	1,196	- 6.0%	4,531	4,202	- 7.3%
Pending Sales		906	1,068	+ 17.9%	3,499	3,607	+ 3.1%
Closed Sales		885	862	- 2.6%	3,168	3,011	- 5.0%
Days on Market Until Sale		38	37	- 2.6%	44	46	+ 4.5%
Median Sales Price		\$353,900	\$372,500	+ 5.3%	\$353,940	\$361,650	+ 2.2%
Average Sales Price		\$412,080	\$423,838	+ 2.9%	\$412,093	\$413,906	+ 0.4%
Percent of List Price Received		98.9%	98.8%	- 0.1%	98.7%	98.5%	- 0.2%
Housing Affordability Index		89	89	0.0%	89	91	+ 2.2%
Inventory of Homes for Sale		2,003	1,816	- 9.3%	—	—	—
Absorption Rate		2.4	2.2	- 8.3%	—	—	—