

# Local Market Update – June 2025

A Research Tool Provided by the Greater Albuquerque Association of REALTORS®



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Single-Family Detached	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	62	67	+ 8.1%	416	364	- 12.5%
Pending Sales	56	45	- 19.6%	356	306	- 14.0%
Closed Sales	48	43	- 10.4%	340	297	- 12.6%
Days on Market Until Sale	21	23	+ 9.5%	28	34	+ 21.4%
Median Sales Price*	\$300,000	\$290,000	- 3.3%	\$285,000	\$293,000	+ 2.8%
Average Sales Price*	\$297,631	\$295,849	- 0.6%	\$291,916	\$297,843	+ 2.0%
Percent of List Price Received*	99.9%	99.8%	- 0.1%	99.8%	99.6%	- 0.2%
Inventory of Homes for Sale	92	75	- 18.5%	—	—	—
Months Supply of Inventory	1.6	1.5	- 6.3%	—	—	—

Single-Family Attached	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	1	1	0.0%	7	7	0.0%
Pending Sales	1	1	0.0%	7	5	- 28.6%
Closed Sales	3	0	- 100.0%	7	6	- 14.3%
Days on Market Until Sale	1	—	—	5	17	+ 240.0%
Median Sales Price*	\$215,000	—	—	\$225,000	\$239,950	+ 6.6%
Average Sales Price*	\$196,667	—	—	\$198,071	\$232,150	+ 17.2%
Percent of List Price Received*	99.4%	—	—	97.7%	100.0%	+ 2.4%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.7	1.4	+ 100.0%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

