

Local Market Update – June 2025

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

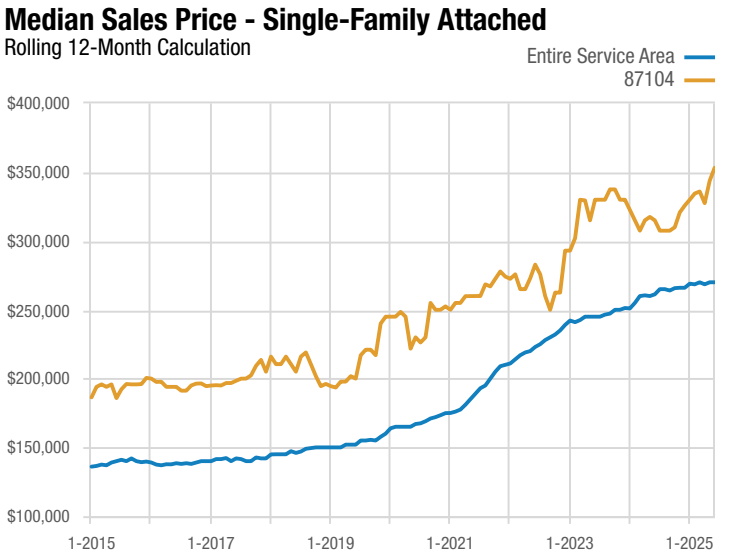
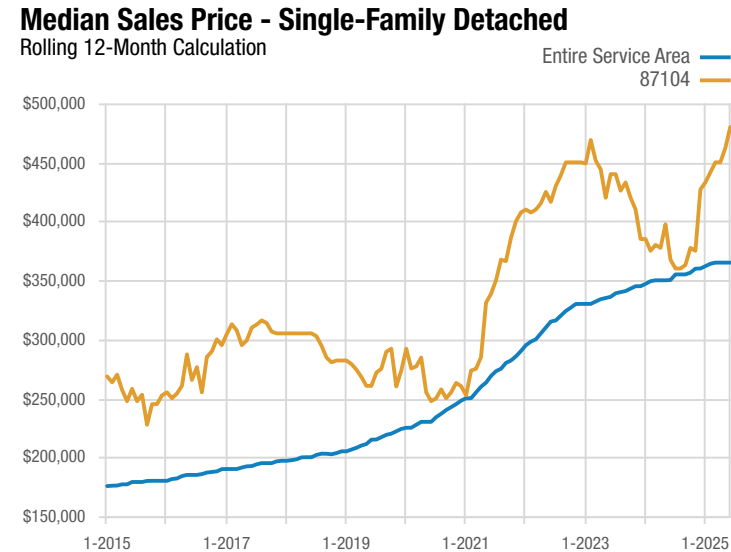


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Single-Family Detached	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	10	11	+ 10.0%	68	81	+ 19.1%
Pending Sales	12	14	+ 16.7%	48	57	+ 18.8%
Closed Sales	8	9	+ 12.5%	41	46	+ 12.2%
Days on Market Until Sale	20	34	+ 70.0%	36	46	+ 27.8%
Median Sales Price*	\$326,750	\$710,000	+ 117.3%	\$380,000	\$491,250	+ 29.3%
Average Sales Price*	\$366,300	\$696,278	+ 90.1%	\$466,755	\$555,195	+ 18.9%
Percent of List Price Received*	99.9%	98.7%	- 1.2%	98.2%	98.9%	+ 0.7%
Inventory of Homes for Sale	24	23	- 4.2%	—	—	—
Months Supply of Inventory	3.6	2.7	- 25.0%	—	—	—

Single-Family Attached	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	0	1	—	14	14	0.0%
Pending Sales	0	0	0.0%	11	12	+ 9.1%
Closed Sales	1	3	+ 200.0%	11	13	+ 18.2%
Days on Market Until Sale	19	16	- 15.8%	17	26	+ 52.9%
Median Sales Price*	\$420,000	\$430,000	+ 2.4%	\$320,000	\$358,000	+ 11.9%
Average Sales Price*	\$420,000	\$473,000	+ 12.6%	\$315,455	\$376,962	+ 19.5%
Percent of List Price Received*	98.8%	99.9%	+ 1.1%	98.5%	99.5%	+ 1.0%
Inventory of Homes for Sale	3	4	+ 33.3%	—	—	—
Months Supply of Inventory	1.5	1.8	+ 20.0%	—	—	—

* 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.



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.
Current as of July 5, 2025. All data from the Southwest Multiple Listing Service. Report © 2025 ShowingTime Plus, LLC.