

Local Market Update – June 2025

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

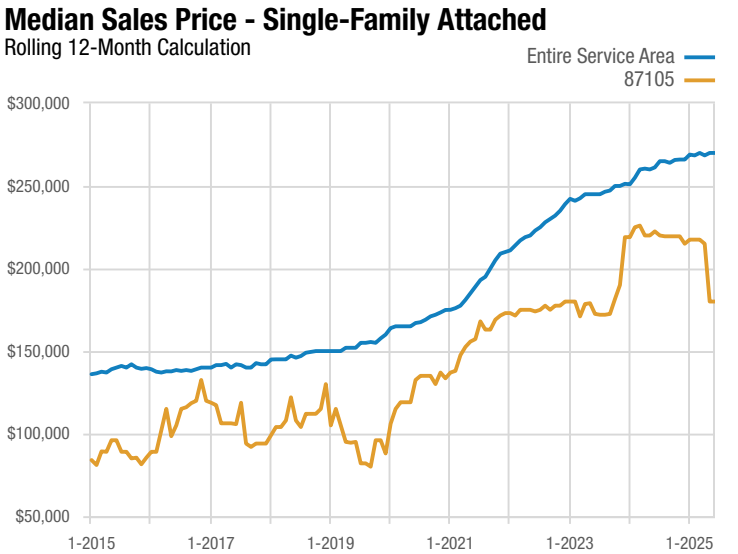
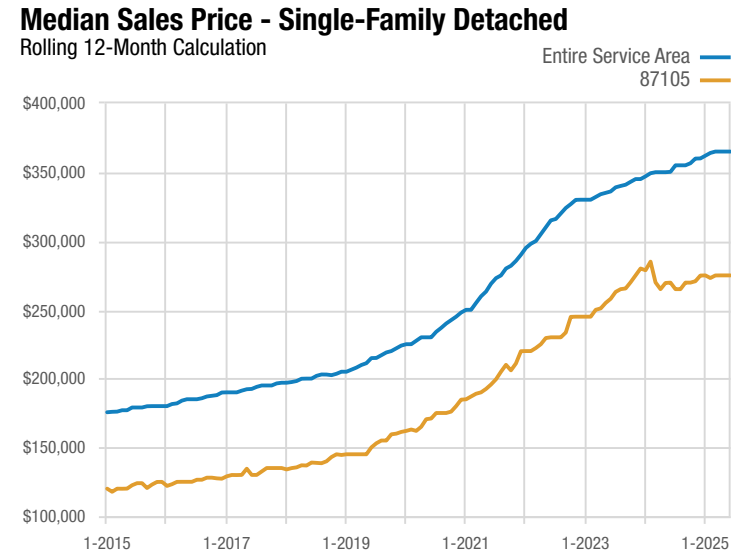


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Single-Family Detached	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	35	36	+ 2.9%	163	221	+ 35.6%
Pending Sales	21	23	+ 9.5%	144	154	+ 6.9%
Closed Sales	28	29	+ 3.6%	137	144	+ 5.1%
Days on Market Until Sale	35	36	+ 2.9%	29	36	+ 24.1%
Median Sales Price*	\$278,500	\$295,000	+ 5.9%	\$269,000	\$272,500	+ 1.3%
Average Sales Price*	\$303,104	\$331,265	+ 9.3%	\$289,125	\$305,671	+ 5.7%
Percent of List Price Received*	97.6%	98.1%	+ 0.5%	99.1%	98.1%	- 1.0%
Inventory of Homes for Sale	46	74	+ 60.9%	—	—	—
Months Supply of Inventory	2.1	3.0	+ 42.9%	—	—	—

Single-Family Attached	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	1	0	- 100.0%	11	11	0.0%
Pending Sales	0	2	—	9	7	- 22.2%
Closed Sales	0	1	—	8	6	- 25.0%
Days on Market Until Sale	—	1	—	24	29	+ 20.8%
Median Sales Price*	—	\$155,000	—	\$217,500	\$167,500	- 23.0%
Average Sales Price*	—	\$155,000	—	\$214,250	\$222,883	+ 4.0%
Percent of List Price Received*	—	103.4%	—	102.2%	98.8%	- 3.3%
Inventory of Homes for Sale	2	4	+ 100.0%	—	—	—
Months Supply of Inventory	1.1	2.8	+ 154.5%	—	—	—

* 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.