

Local Market Update – June 2025

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

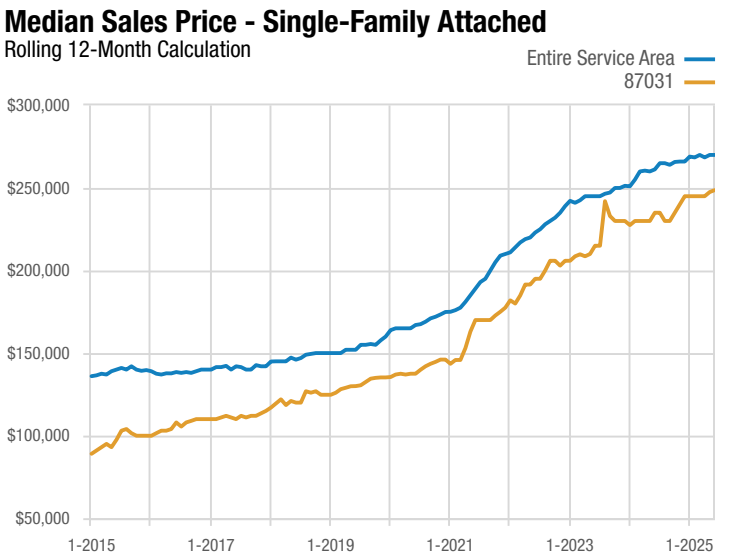
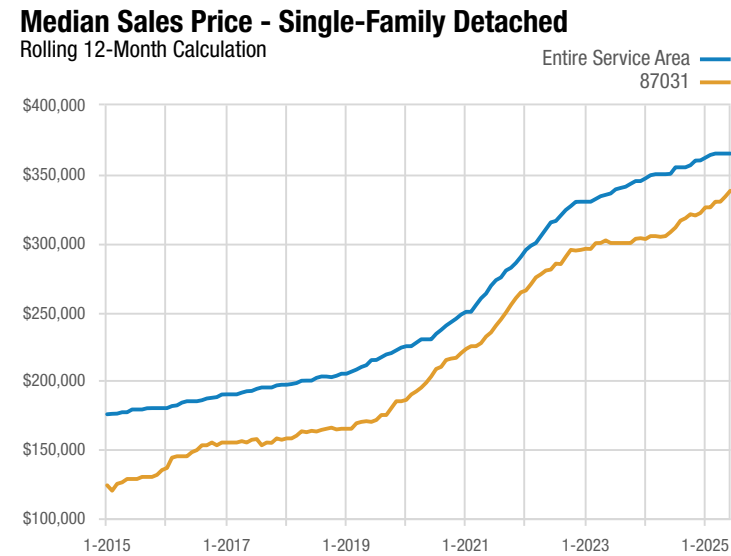


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Single-Family Detached	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	93	71	- 23.7%	415	392	- 5.5%
Pending Sales	49	36	- 26.5%	282	298	+ 5.7%
Closed Sales	49	53	+ 8.2%	252	270	+ 7.1%
Days on Market Until Sale	42	51	+ 21.4%	50	60	+ 20.0%
Median Sales Price*	\$307,900	\$337,900	+ 9.7%	\$313,000	\$339,645	+ 8.5%
Average Sales Price*	\$351,268	\$351,523	+ 0.1%	\$339,455	\$354,202	+ 4.3%
Percent of List Price Received*	98.9%	99.2%	+ 0.3%	99.0%	98.8%	- 0.2%
Inventory of Homes for Sale	159	164	+ 3.1%	—	—	—
Months Supply of Inventory	3.6	3.6	0.0%	—	—	—

Single-Family Attached	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	0	5	—	8	11	+ 37.5%
Pending Sales	0	4	—	9	6	- 33.3%
Closed Sales	2	1	- 50.0%	9	4	- 55.6%
Days on Market Until Sale	38	3	- 92.1%	23	16	- 30.4%
Median Sales Price*	\$312,500	\$279,000	- 10.7%	\$240,000	\$256,500	+ 6.9%
Average Sales Price*	\$312,500	\$279,000	- 10.7%	\$250,589	\$258,000	+ 3.0%
Percent of List Price Received*	98.5%	96.5%	- 2.0%	100.1%	96.6%	- 3.5%
Inventory of Homes for Sale	0	4	—	—	—	—
Months Supply of Inventory	—	2.2	—	—	—	—

* 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.