

# Local Market Update – June 2025

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

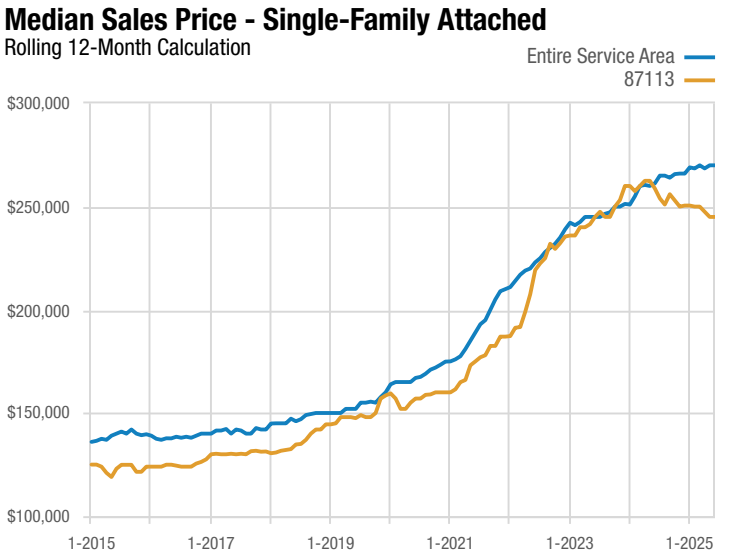
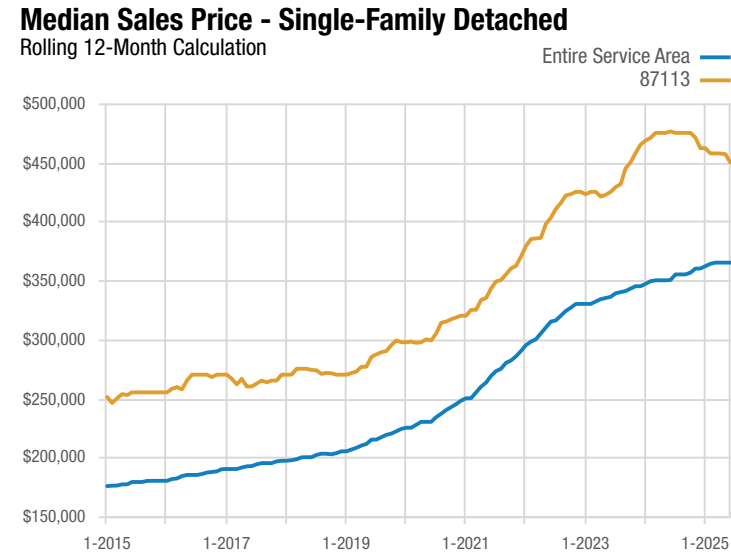


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Single-Family Detached	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	15	19	+ 26.7%	79	101	+ 27.8%
Pending Sales	13	11	- 15.4%	64	77	+ 20.3%
Closed Sales	16	19	+ 18.8%	55	72	+ 30.9%
Days on Market Until Sale	23	45	+ 95.7%	18	42	+ 133.3%
Median Sales Price*	\$485,000	\$443,000	- 8.7%	\$475,000	\$450,000	- 5.3%
Average Sales Price*	\$562,181	\$507,474	- 9.7%	\$527,280	\$508,638	- 3.5%
Percent of List Price Received*	99.0%	98.1%	- 0.9%	99.8%	98.9%	- 0.9%
Inventory of Homes for Sale	23	33	+ 43.5%	—	—	—
Months Supply of Inventory	2.3	2.8	+ 21.7%	—	—	—

Single-Family Attached	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	2	3	+ 50.0%	12	10	- 16.7%
Pending Sales	2	1	- 50.0%	12	7	- 41.7%
Closed Sales	4	4	0.0%	10	7	- 30.0%
Days on Market Until Sale	5	21	+ 320.0%	3	22	+ 633.3%
Median Sales Price*	\$231,000	\$233,500	+ 1.1%	\$250,500	\$245,000	- 2.2%
Average Sales Price*	\$230,198	\$249,250	+ 8.3%	\$247,929	\$249,571	+ 0.7%
Percent of List Price Received*	101.8%	98.0%	- 3.7%	101.7%	99.2%	- 2.5%
Inventory of Homes for Sale	0	5	—	—	—	—
Months Supply of Inventory	—	2.7	—	—	—	—

\* 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.