

Local Market Update – June 2025

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



87047

Single-Family Detached	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	12	9	- 25.0%	59	70	+ 18.6%
Pending Sales	10	12	+ 20.0%	34	57	+ 67.6%
Closed Sales	5	9	+ 80.0%	28	49	+ 75.0%
Days on Market Until Sale	10	25	+ 150.0%	27	56	+ 107.4%
Median Sales Price*	\$765,000	\$715,000	- 6.5%	\$489,500	\$536,000	+ 9.5%
Average Sales Price*	\$702,000	\$757,804	+ 7.9%	\$541,609	\$646,831	+ 19.4%
Percent of List Price Received*	99.0%	98.5%	- 0.5%	98.8%	97.4%	- 1.4%
Inventory of Homes for Sale	32	25	- 21.9%	—	—	—
Months Supply of Inventory	4.7	2.8	- 40.4%	—	—	—

Single-Family Attached	June			Year to Date		
Key Metrics	2024	2025	% Change	Thru 6-2024	Thru 6-2025	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

