

Local Market Update – May 2025

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



Far Northeast Heights – 30

East of Wyoming Blvd NE, South of Paseo del Norte Blvd NE / San Antonio Dr NE, West of Tramway Blvd, North of Montgomery Blvd NE

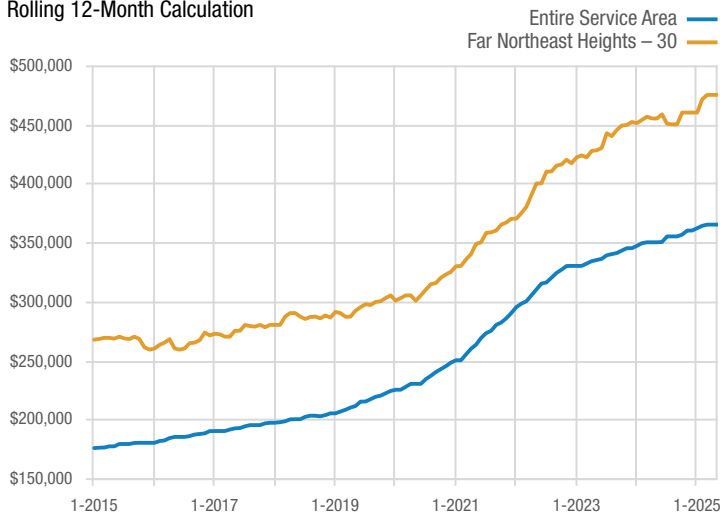
Single-Family Detached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	48	58	+ 20.8%	191	224	+ 17.3%
Pending Sales	31	51	+ 64.5%	157	182	+ 15.9%
Closed Sales	46	35	- 23.9%	144	159	+ 10.4%
Days on Market Until Sale	24	17	- 29.2%	23	33	+ 43.5%
Median Sales Price*	\$452,500	\$460,000	+ 1.7%	\$446,000	\$475,500	+ 6.6%
Average Sales Price*	\$493,301	\$520,306	+ 5.5%	\$495,641	\$556,933	+ 12.4%
Percent of List Price Received*	99.9%	99.0%	- 0.9%	99.5%	99.0%	- 0.5%
Inventory of Homes for Sale	51	55	+ 7.8%	—	—	—
Months Supply of Inventory	1.6	1.6	0.0%	—	—	—

Single-Family Attached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	7	14	+ 100.0%	48	59	+ 22.9%
Pending Sales	3	8	+ 166.7%	38	49	+ 28.9%
Closed Sales	14	7	- 50.0%	44	50	+ 13.6%
Days on Market Until Sale	13	8	- 38.5%	15	32	+ 113.3%
Median Sales Price*	\$298,500	\$310,000	+ 3.9%	\$335,000	\$322,500	- 3.7%
Average Sales Price*	\$299,036	\$324,857	+ 8.6%	\$330,148	\$337,402	+ 2.2%
Percent of List Price Received*	98.8%	98.9%	+ 0.1%	98.6%	98.4%	- 0.2%
Inventory of Homes for Sale	13	16	+ 23.1%	—	—	—
Months Supply of Inventory	1.7	1.8	+ 5.9%	—	—	—

* 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.

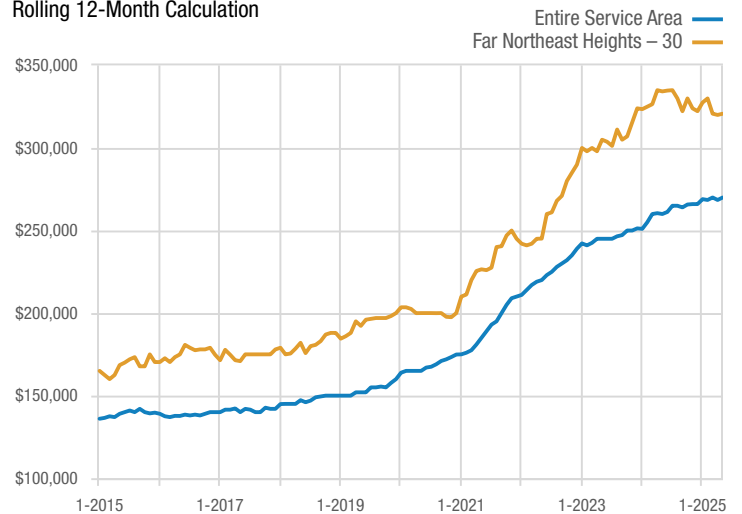
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



Median Sales Price - Single-Family Attached

Rolling 12-Month Calculation



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 June 5, 2025. All data from the Southwest Multiple Listing Service. Report © 2025 ShowingTime Plus, LLC.