

Local Market Update – May 2025

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



Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

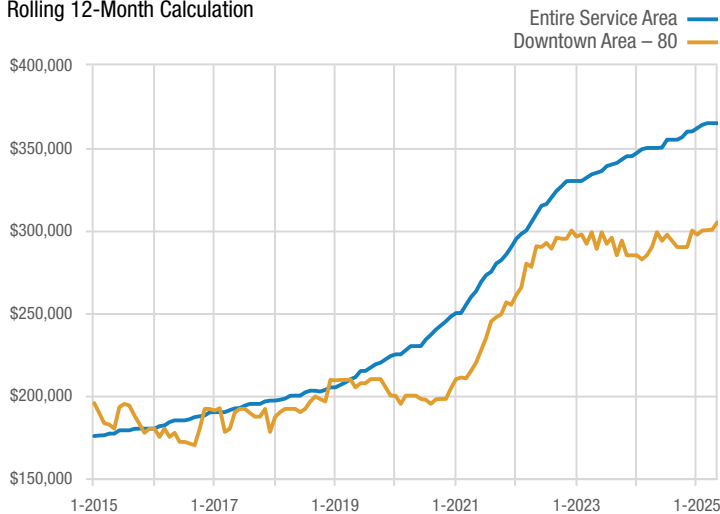
Single-Family Detached		May			Year to Date		
Key Metrics		2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings		12	13	+ 8.3%	65	92	+ 41.5%
Pending Sales		6	10	+ 66.7%	54	66	+ 22.2%
Closed Sales		12	12	0.0%	55	66	+ 20.0%
Days on Market Until Sale		42	36	- 14.3%	33	43	+ 30.3%
Median Sales Price*		\$317,500	\$525,000	+ 65.4%	\$300,840	\$326,488	+ 8.5%
Average Sales Price*		\$387,963	\$513,917	+ 32.5%	\$344,904	\$386,440	+ 12.0%
Percent of List Price Received*		96.7%	97.9%	+ 1.2%	97.6%	97.6%	0.0%
Inventory of Homes for Sale		26	37	+ 42.3%	—	—	—
Months Supply of Inventory		2.9	3.7	+ 27.6%	—	—	—

Single-Family Attached		May			Year to Date		
Key Metrics		2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings		6	7	+ 16.7%	36	33	- 8.3%
Pending Sales		4	8	+ 100.0%	26	31	+ 19.2%
Closed Sales		6	4	- 33.3%	23	26	+ 13.0%
Days on Market Until Sale		24	35	+ 45.8%	75	43	- 42.7%
Median Sales Price*		\$266,500	\$202,000	- 24.2%	\$284,000	\$285,500	+ 0.5%
Average Sales Price*		\$276,733	\$222,250	- 19.7%	\$265,670	\$277,308	+ 4.4%
Percent of List Price Received*		96.9%	93.0%	- 4.0%	97.4%	97.0%	- 0.4%
Inventory of Homes for Sale		15	13	- 13.3%	—	—	—
Months Supply of Inventory		2.5	2.6	+ 4.0%	—	—	—

* 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.

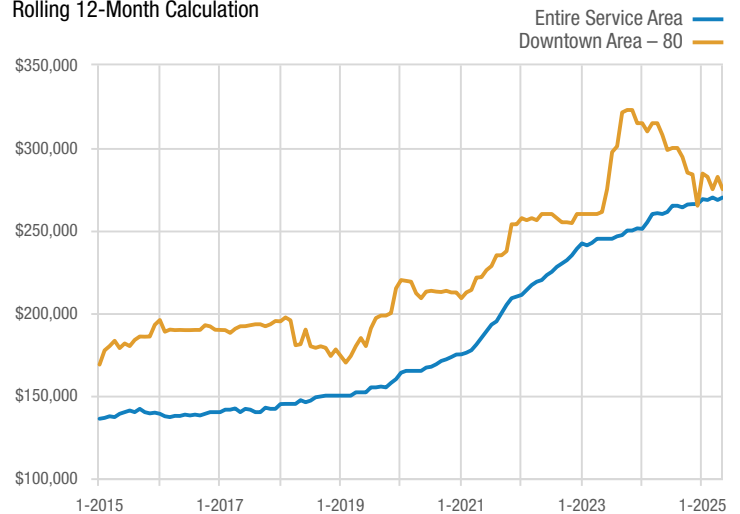
Median Sales Price - Single-Family Detached

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.