

Local Market Update – May 2025

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



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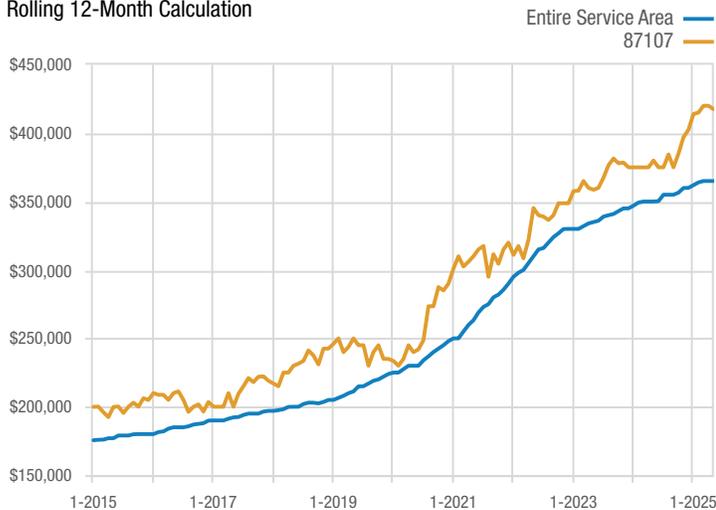
Single-Family Detached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	22	30	+ 36.4%	107	126	+ 17.8%
Pending Sales	22	24	+ 9.1%	98	103	+ 5.1%
Closed Sales	16	21	+ 31.3%	80	88	+ 10.0%
Days on Market Until Sale	30	32	+ 6.7%	39	37	- 5.1%
Median Sales Price*	\$410,000	\$311,500	- 24.0%	\$372,500	\$352,500	- 5.4%
Average Sales Price*	\$483,625	\$520,619	+ 7.6%	\$425,794	\$593,886	+ 39.5%
Percent of List Price Received*	96.7%	98.2%	+ 1.6%	97.7%	98.0%	+ 0.3%
Inventory of Homes for Sale	38	45	+ 18.4%	—	—	—
Months Supply of Inventory	2.1	2.4	+ 14.3%	—	—	—

Single-Family Attached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	5	4	- 20.0%	22	28	+ 27.3%
Pending Sales	4	6	+ 50.0%	20	24	+ 20.0%
Closed Sales	4	2	- 50.0%	21	20	- 4.8%
Days on Market Until Sale	8	40	+ 400.0%	47	37	- 21.3%
Median Sales Price*	\$234,000	\$322,500	+ 37.8%	\$285,000	\$275,000	- 3.5%
Average Sales Price*	\$287,000	\$322,500	+ 12.4%	\$314,746	\$321,960	+ 2.3%
Percent of List Price Received*	97.8%	98.1%	+ 0.3%	96.5%	98.5%	+ 2.1%
Inventory of Homes for Sale	3	8	+ 166.7%	—	—	—
Months Supply of Inventory	0.7	1.8	+ 157.1%	—	—	—

* 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.

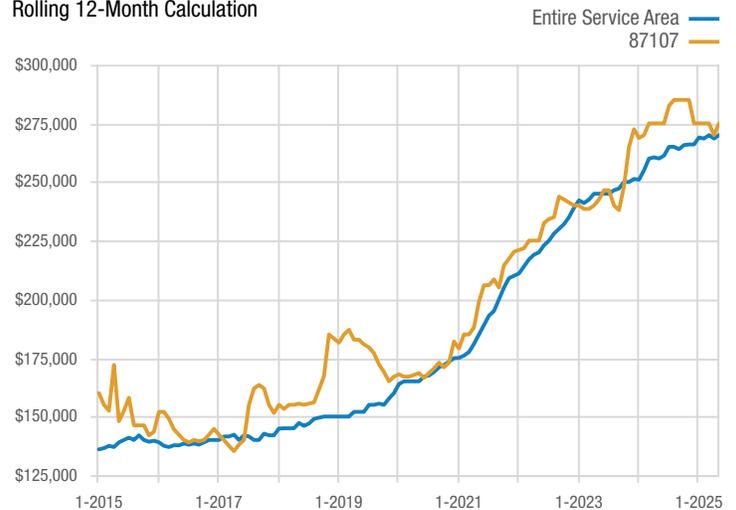
Median Sales Price - Single-Family Detached

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.