

Local Market Update – May 2025

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



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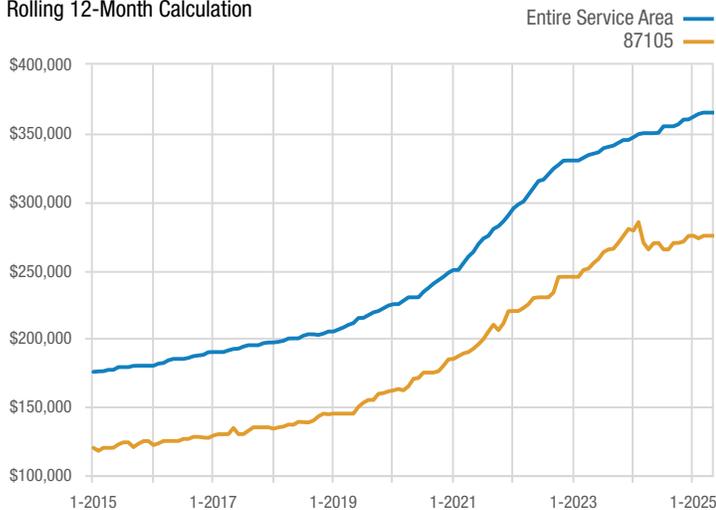
Single-Family Detached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	21	45	+ 114.3%	128	185	+ 44.5%
Pending Sales	24	35	+ 45.8%	123	137	+ 11.4%
Closed Sales	26	28	+ 7.7%	109	115	+ 5.5%
Days on Market Until Sale	14	28	+ 100.0%	27	36	+ 33.3%
Median Sales Price*	\$280,000	\$262,500	- 6.3%	\$265,000	\$268,000	+ 1.1%
Average Sales Price*	\$321,210	\$296,134	- 7.8%	\$285,534	\$299,216	+ 4.8%
Percent of List Price Received*	98.5%	97.6%	- 0.9%	99.5%	98.1%	- 1.4%
Inventory of Homes for Sale	35	60	+ 71.4%	—	—	—
Months Supply of Inventory	1.5	2.4	+ 60.0%	—	—	—

Single-Family Attached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	2	3	+ 50.0%	10	11	+ 10.0%
Pending Sales	1	2	+ 100.0%	9	6	- 33.3%
Closed Sales	1	2	+ 100.0%	8	5	- 37.5%
Days on Market Until Sale	5	24	+ 380.0%	24	34	+ 41.7%
Median Sales Price*	\$215,000	\$162,450	- 24.4%	\$217,500	\$180,000	- 17.2%
Average Sales Price*	\$215,000	\$162,450	- 24.4%	\$214,250	\$236,460	+ 10.4%
Percent of List Price Received*	100.0%	97.4%	- 2.6%	102.2%	97.9%	- 4.2%
Inventory of Homes for Sale	1	5	+ 400.0%	—	—	—
Months Supply of Inventory	0.5	3.3	+ 560.0%	—	—	—

* 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.

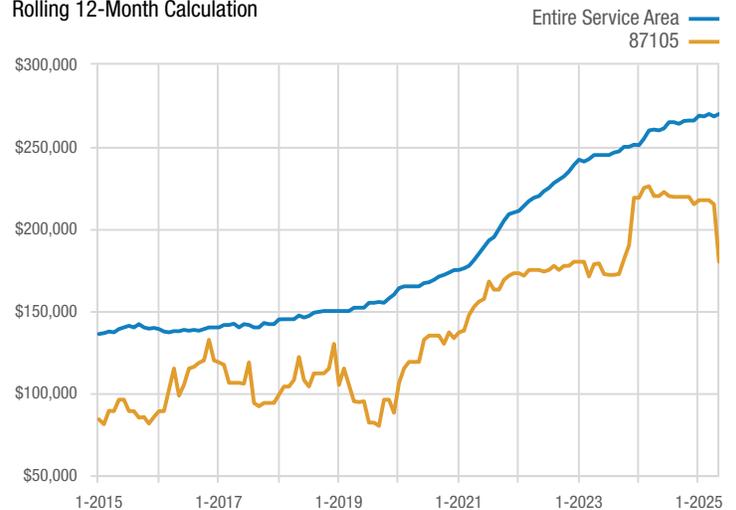
Median Sales Price - Single-Family Detached

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.