

Local Market Update – May 2025

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



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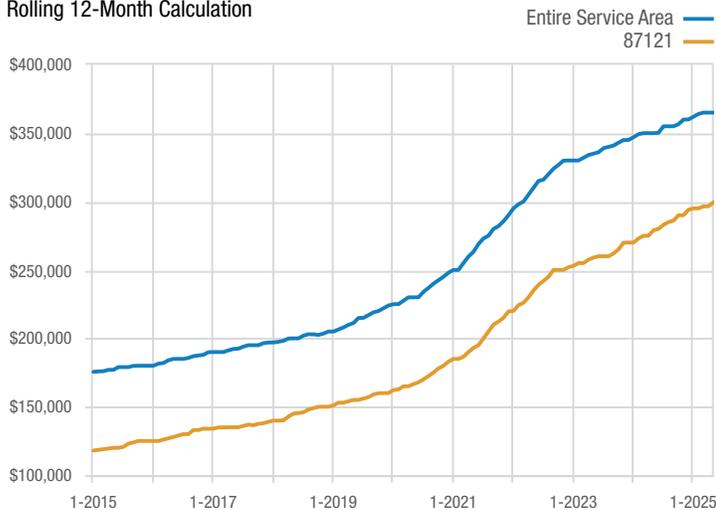
Single-Family Detached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	76	58	- 23.7%	354	296	- 16.4%
Pending Sales	58	49	- 15.5%	300	266	- 11.3%
Closed Sales	69	59	- 14.5%	292	254	- 13.0%
Days on Market Until Sale	28	32	+ 14.3%	29	35	+ 20.7%
Median Sales Price*	\$289,000	\$305,000	+ 5.5%	\$285,000	\$293,000	+ 2.8%
Average Sales Price*	\$296,499	\$312,031	+ 5.2%	\$290,976	\$298,174	+ 2.5%
Percent of List Price Received*	100.4%	99.2%	- 1.2%	99.8%	99.5%	- 0.3%
Inventory of Homes for Sale	92	59	- 35.9%	—	—	—
Months Supply of Inventory	1.7	1.1	- 35.3%	—	—	—

Single-Family Attached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	2	1	- 50.0%	6	6	0.0%
Pending Sales	2	1	- 50.0%	6	4	- 33.3%
Closed Sales	2	2	0.0%	4	6	+ 50.0%
Days on Market Until Sale	4	2	- 50.0%	8	17	+ 112.5%
Median Sales Price*	\$228,250	\$244,000	+ 6.9%	\$228,250	\$239,950	+ 5.1%
Average Sales Price*	\$228,250	\$244,000	+ 6.9%	\$199,125	\$232,150	+ 16.6%
Percent of List Price Received*	102.6%	101.1%	- 1.5%	96.5%	100.0%	+ 3.6%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.7	1.4	+ 100.0%	—	—	—

* 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.

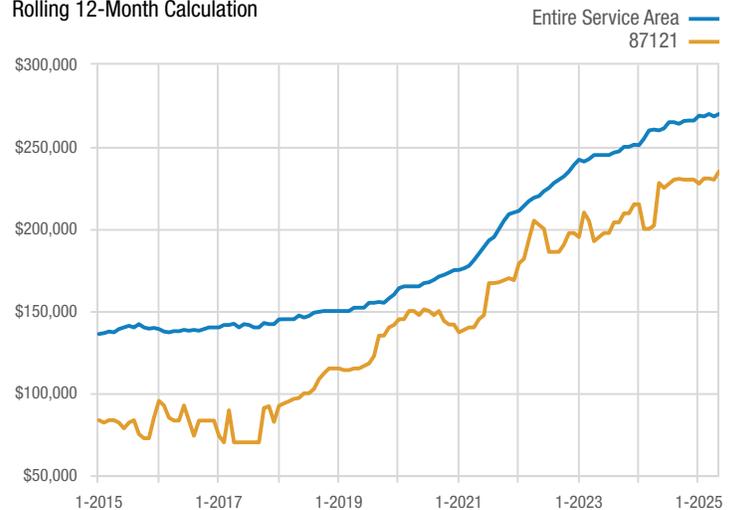
Median Sales Price - Single-Family Detached

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.