

Local Market Update – May 2025

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



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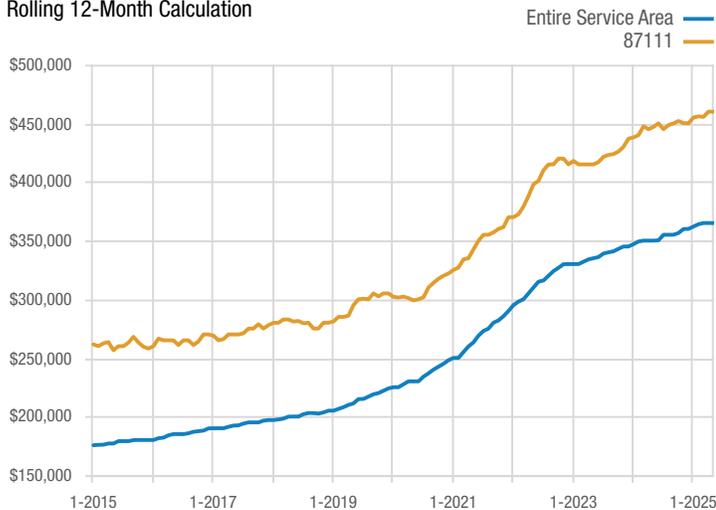
Single-Family Detached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Key Metrics						
New Listings	61	76	+ 24.6%	268	327	+ 22.0%
Pending Sales	48	62	+ 29.2%	217	260	+ 19.8%
Closed Sales	55	58	+ 5.5%	191	229	+ 19.9%
Days on Market Until Sale	21	27	+ 28.6%	23	36	+ 56.5%
Median Sales Price*	\$460,000	\$456,500	- 0.8%	\$450,000	\$460,000	+ 2.2%
Average Sales Price*	\$507,783	\$531,664	+ 4.7%	\$513,290	\$561,666	+ 9.4%
Percent of List Price Received*	99.7%	98.9%	- 0.8%	99.4%	99.1%	- 0.3%
Inventory of Homes for Sale	75	86	+ 14.7%	—	—	—
Months Supply of Inventory	1.7	1.8	+ 5.9%	—	—	—

Single-Family Attached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Key Metrics						
New Listings	9	27	+ 200.0%	68	83	+ 22.1%
Pending Sales	8	13	+ 62.5%	59	62	+ 5.1%
Closed Sales	18	10	- 44.4%	59	63	+ 6.8%
Days on Market Until Sale	20	23	+ 15.0%	19	35	+ 84.2%
Median Sales Price*	\$292,500	\$307,200	+ 5.0%	\$323,000	\$318,000	- 1.5%
Average Sales Price*	\$280,889	\$311,050	+ 10.7%	\$323,876	\$335,578	+ 3.6%
Percent of List Price Received*	98.7%	99.8%	+ 1.1%	98.4%	99.1%	+ 0.7%
Inventory of Homes for Sale	19	29	+ 52.6%	—	—	—
Months Supply of Inventory	1.7	2.4	+ 41.2%	—	—	—

* 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.

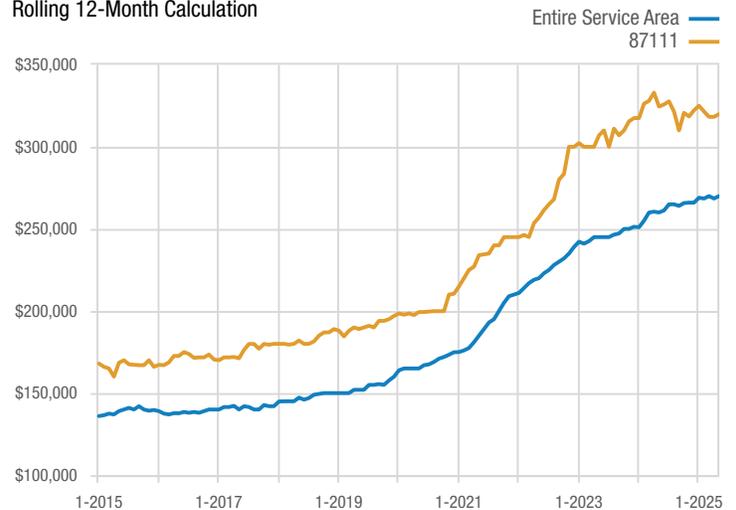
Median Sales Price - Single-Family Detached

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.