

Local Market Update – May 2025

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



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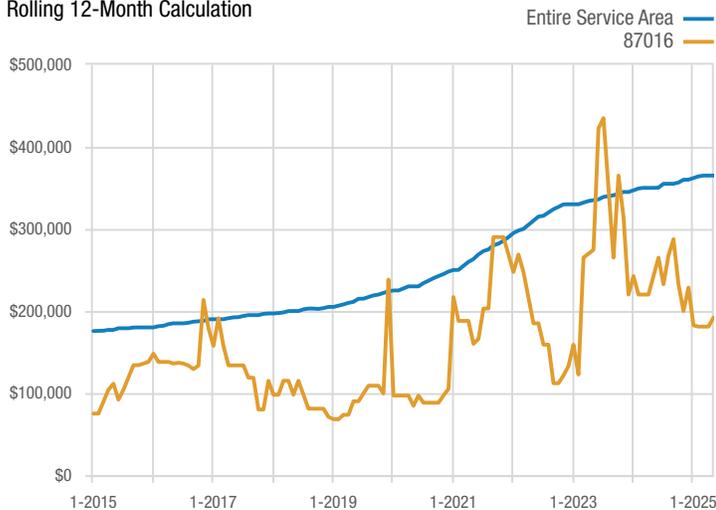
Single-Family Detached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	4	3	- 25.0%	11	6	- 45.5%
Pending Sales	1	0	- 100.0%	3	4	+ 33.3%
Closed Sales	1	2	+ 100.0%	4	4	0.0%
Days on Market Until Sale	63	128	+ 103.2%	30	76	+ 153.3%
Median Sales Price*	\$374,000	\$354,500	- 5.2%	\$285,000	\$259,000	- 9.1%
Average Sales Price*	\$374,000	\$354,500	- 5.2%	\$279,250	\$293,000	+ 4.9%
Percent of List Price Received*	103.9%	90.1%	- 13.3%	101.4%	94.4%	- 6.9%
Inventory of Homes for Sale	8	7	- 12.5%	—	—	—
Months Supply of Inventory	5.5	5.8	+ 5.5%	—	—	—

Single-Family Attached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

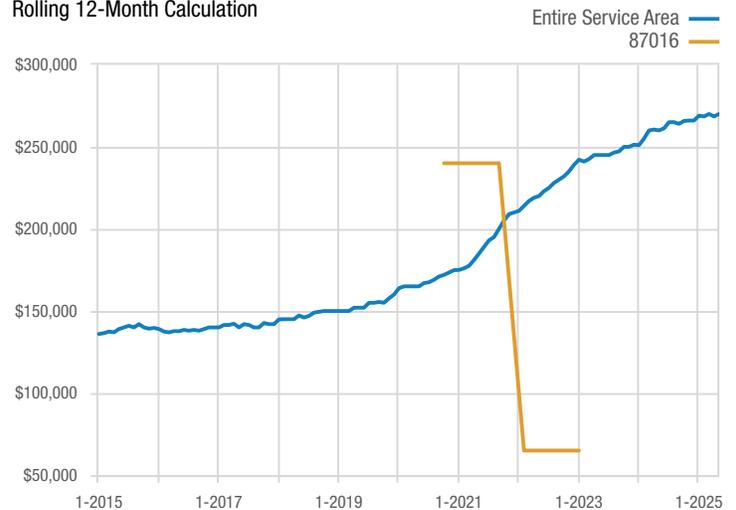
Median Sales Price - Single-Family Detached

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.