

Local Market Update – May 2025

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



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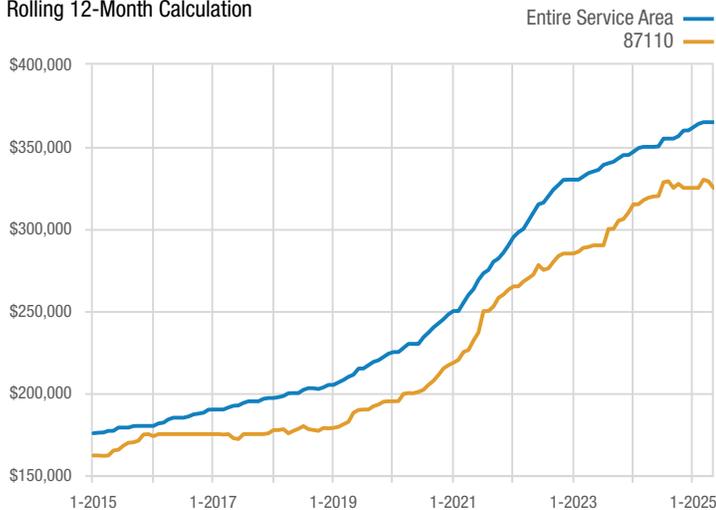
Single-Family Detached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	56	45	- 19.6%	229	199	- 13.1%
Pending Sales	42	40	- 4.8%	182	171	- 6.0%
Closed Sales	46	33	- 28.3%	169	154	- 8.9%
Days on Market Until Sale	19	39	+ 105.3%	29	38	+ 31.0%
Median Sales Price*	\$353,000	\$320,000	- 9.3%	\$325,000	\$325,000	0.0%
Average Sales Price*	\$361,641	\$391,555	+ 8.3%	\$343,663	\$365,356	+ 6.3%
Percent of List Price Received*	99.1%	99.6%	+ 0.5%	98.7%	99.1%	+ 0.4%
Inventory of Homes for Sale	68	54	- 20.6%	—	—	—
Months Supply of Inventory	2.0	1.6	- 20.0%	—	—	—

Single-Family Attached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	8	4	- 50.0%	20	27	+ 35.0%
Pending Sales	3	2	- 33.3%	13	20	+ 53.8%
Closed Sales	2	5	+ 150.0%	12	18	+ 50.0%
Days on Market Until Sale	12	16	+ 33.3%	13	36	+ 176.9%
Median Sales Price*	\$188,500	\$190,000	+ 0.8%	\$181,000	\$190,000	+ 5.0%
Average Sales Price*	\$188,500	\$205,000	+ 8.8%	\$189,458	\$262,928	+ 38.8%
Percent of List Price Received*	99.4%	96.1%	- 3.3%	98.9%	96.8%	- 2.1%
Inventory of Homes for Sale	9	9	0.0%	—	—	—
Months Supply of Inventory	2.6	2.4	- 7.7%	—	—	—

* 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.

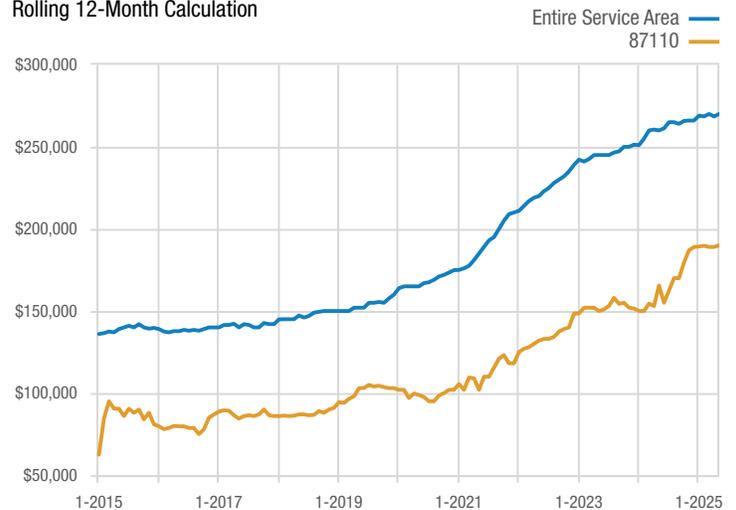
Median Sales Price - Single-Family Detached

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.