

# Local Market Update – May 2025

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



## 87104

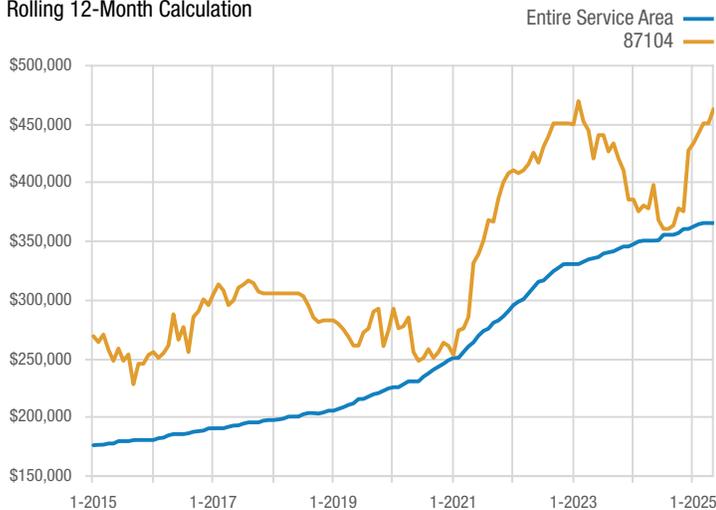
Single-Family Detached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	14	17	+ 21.4%	58	70	+ 20.7%
Pending Sales	2	11	+ 450.0%	36	43	+ 19.4%
Closed Sales	11	8	- 27.3%	33	37	+ 12.1%
Days on Market Until Sale	73	34	- 53.4%	40	49	+ 22.5%
Median Sales Price*	\$630,000	<b>\$582,500</b>	- 7.5%	\$395,000	<b>\$475,000</b>	+ 20.3%
Average Sales Price*	\$579,928	<b>\$601,375</b>	+ 3.7%	\$491,107	<b>\$520,878</b>	+ 6.1%
Percent of List Price Received*	98.1%	<b>97.4%</b>	- 0.7%	97.8%	<b>98.9%</b>	+ 1.1%
Inventory of Homes for Sale	26	31	+ 19.2%	—	—	—
Months Supply of Inventory	4.5	3.7	- 17.8%	—	—	—

Single-Family Attached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	3	2	- 33.3%	14	13	- 7.1%
Pending Sales	2	5	+ 150.0%	11	13	+ 18.2%
Closed Sales	2	2	0.0%	10	10	0.0%
Days on Market Until Sale	10	60	+ 500.0%	17	29	+ 70.6%
Median Sales Price*	\$306,500	<b>\$476,000</b>	+ 55.3%	\$307,500	<b>\$341,500</b>	+ 11.1%
Average Sales Price*	\$306,500	<b>\$476,000</b>	+ 55.3%	\$305,000	<b>\$348,150</b>	+ 14.1%
Percent of List Price Received*	97.0%	<b>100.3%</b>	+ 3.4%	98.5%	<b>99.4%</b>	+ 0.9%
Inventory of Homes for Sale	3	4	+ 33.3%	—	—	—
Months Supply of Inventory	1.5	1.7	+ 13.3%	—	—	—

\* 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.

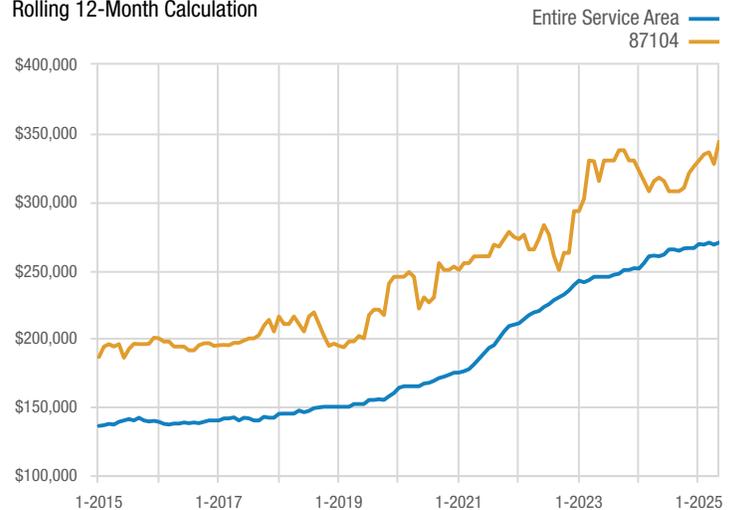
### Median Sales Price - Single-Family Detached

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.