

Local Market Update – May 2025

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



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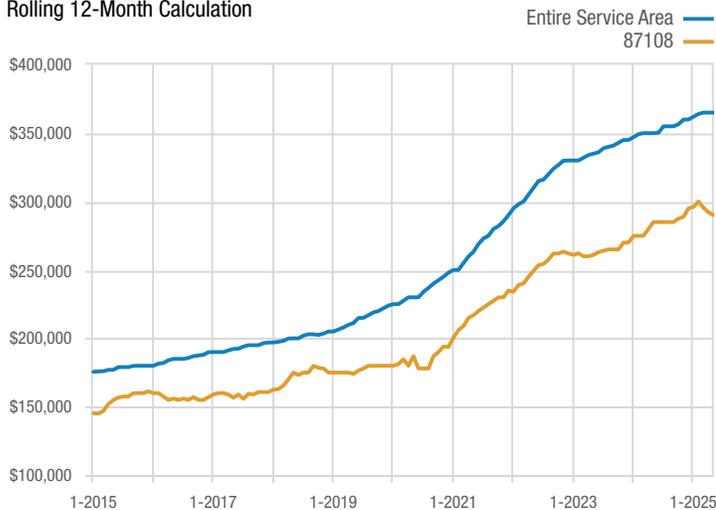
| Single-Family Detached | May | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 5-2024 | Thru 5-2025 | % Change |
| New Listings | 28 | 25 | - 10.7% | 109 | 138 | + 26.6% |
| Pending Sales | 20 | 25 | + 25.0% | 89 | 116 | + 30.3% |
| Closed Sales | 28 | 19 | - 32.1% | 85 | 113 | + 32.9% |
| Days on Market Until Sale | 21 | 54 | + 157.1% | 26 | 35 | + 34.6% |
| Median Sales Price* | \$308,000 | \$299,900 | - 2.6% | \$300,000 | \$289,900 | - 3.4% |
| Average Sales Price* | \$376,275 | \$324,829 | - 13.7% | \$340,815 | \$336,265 | - 1.3% |
| Percent of List Price Received* | 99.6% | 100.4% | + 0.8% | 99.4% | 98.4% | - 1.0% |
| Inventory of Homes for Sale | 29 | 35 | + 20.7% | — | — | — |
| Months Supply of Inventory | 1.5 | 1.6 | + 6.7% | — | — | — |

| Single-Family Attached | May | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 5-2024 | Thru 5-2025 | % Change |
| New Listings | 5 | 5 | 0.0% | 14 | 20 | + 42.9% |
| Pending Sales | 5 | 5 | 0.0% | 16 | 14 | - 12.5% |
| Closed Sales | 3 | 3 | 0.0% | 14 | 9 | - 35.7% |
| Days on Market Until Sale | 40 | 110 | + 175.0% | 58 | 59 | + 1.7% |
| Median Sales Price* | \$100,000 | \$112,000 | + 12.0% | \$207,500 | \$209,000 | + 0.7% |
| Average Sales Price* | \$111,000 | \$131,000 | + 18.0% | \$224,393 | \$207,544 | - 7.5% |
| Percent of List Price Received* | 95.5% | 92.7% | - 2.9% | 96.3% | 97.1% | + 0.8% |
| Inventory of Homes for Sale | 4 | 11 | + 175.0% | — | — | — |
| Months Supply of Inventory | 1.3 | 4.6 | + 253.8% | — | — | — |

* 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.

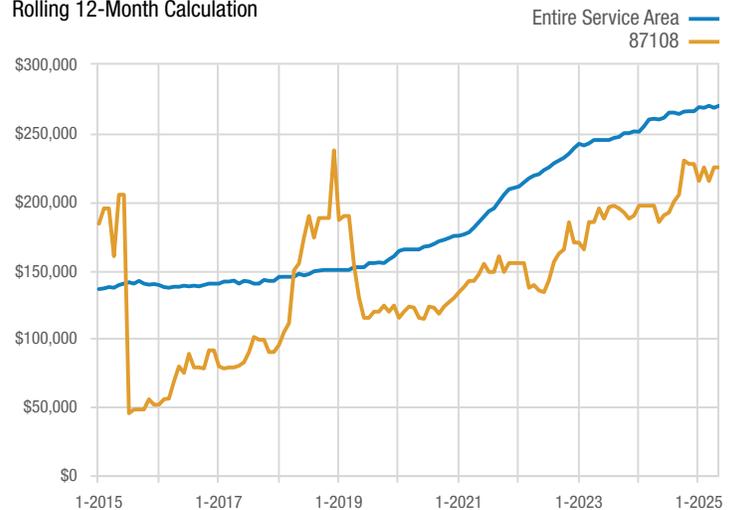
Median Sales Price - Single-Family Detached

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.