

Local Market Update – May 2025

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



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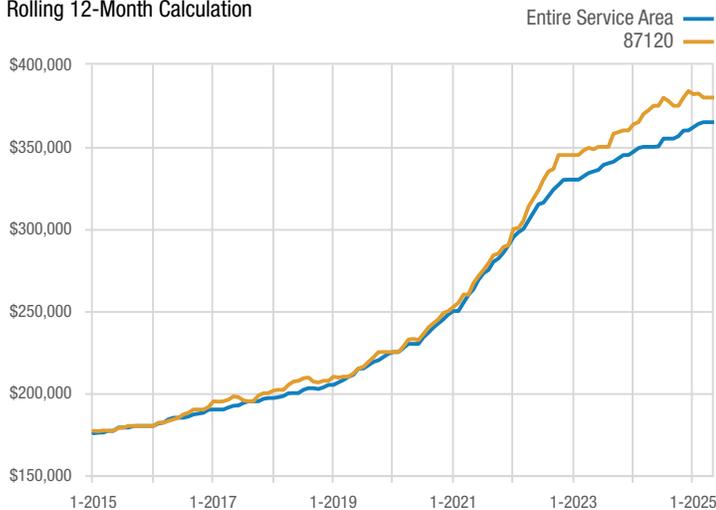
Single-Family Detached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	96	115	+ 19.8%	426	451	+ 5.9%
Pending Sales	71	78	+ 9.9%	326	330	+ 1.2%
Closed Sales	91	66	- 27.5%	295	287	- 2.7%
Days on Market Until Sale	28	29	+ 3.6%	33	41	+ 24.2%
Median Sales Price*	\$384,000	\$365,000	- 4.9%	\$385,000	\$372,500	- 3.2%
Average Sales Price*	\$432,663	\$404,177	- 6.6%	\$422,290	\$413,903	- 2.0%
Percent of List Price Received*	99.7%	99.6%	- 0.1%	99.4%	99.2%	- 0.2%
Inventory of Homes for Sale	137	165	+ 20.4%	—	—	—
Months Supply of Inventory	2.2	2.7	+ 22.7%	—	—	—

Single-Family Attached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	9	8	- 11.1%	48	59	+ 22.9%
Pending Sales	9	11	+ 22.2%	42	57	+ 35.7%
Closed Sales	10	11	+ 10.0%	37	51	+ 37.8%
Days on Market Until Sale	21	11	- 47.6%	15	31	+ 106.7%
Median Sales Price*	\$259,750	\$250,000	- 3.8%	\$248,000	\$256,000	+ 3.2%
Average Sales Price*	\$273,500	\$276,000	+ 0.9%	\$280,245	\$271,826	- 3.0%
Percent of List Price Received*	100.9%	99.7%	- 1.2%	99.3%	98.9%	- 0.4%
Inventory of Homes for Sale	5	8	+ 60.0%	—	—	—
Months Supply of Inventory	0.6	0.8	+ 33.3%	—	—	—

* 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.

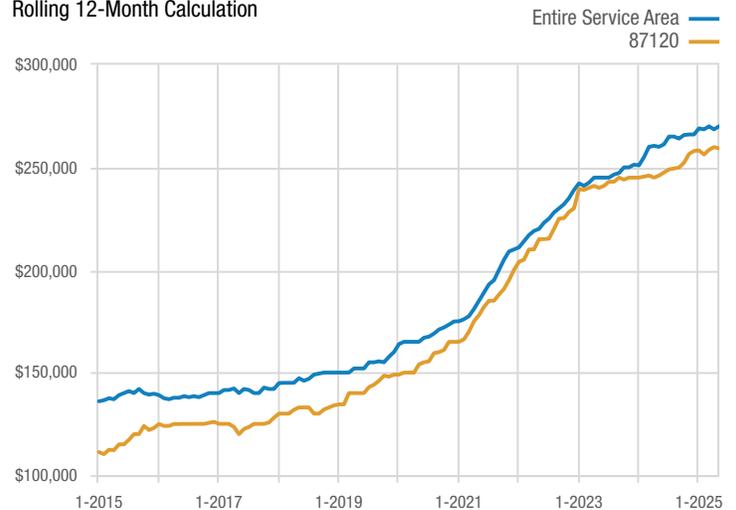
Median Sales Price - Single-Family Detached

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.