

# Local Market Update – May 2025

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



## 87048

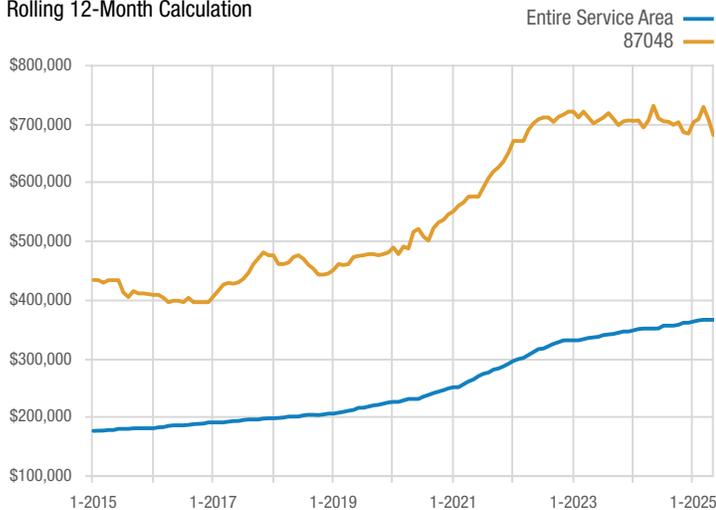
Single-Family Detached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	17	12	- 29.4%	61	65	+ 6.6%
Pending Sales	8	8	0.0%	37	44	+ 18.9%
Closed Sales	11	6	- 45.5%	33	44	+ 33.3%
Days on Market Until Sale	68	57	- 16.2%	56	46	- 17.9%
Median Sales Price*	\$712,000	<b>\$631,000</b>	- 11.4%	\$712,000	<b>\$741,500</b>	+ 4.1%
Average Sales Price*	\$735,355	<b>\$746,204</b>	+ 1.5%	\$761,577	<b>\$906,621</b>	+ 19.0%
Percent of List Price Received*	99.0%	<b>99.2%</b>	+ 0.2%	98.4%	<b>97.2%</b>	- 1.2%
Inventory of Homes for Sale	33	28	- 15.2%	—	—	—
Months Supply of Inventory	4.2	2.9	- 31.0%	—	—	—

Single-Family Attached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	0	1	—	1	5	+ 400.0%
Pending Sales	0	0	0.0%	0	4	—
Closed Sales	0	1	—	1	5	+ 400.0%
Days on Market Until Sale	—	57	—	123	51	- 58.5%
Median Sales Price*	—	<b>\$475,000</b>	—	\$455,000	<b>\$415,000</b>	- 8.8%
Average Sales Price*	—	<b>\$475,000</b>	—	\$455,000	<b>\$389,400</b>	- 14.4%
Percent of List Price Received*	—	<b>100.0%</b>	—	101.2%	<b>92.1%</b>	- 9.0%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	1.0	0.6	- 40.0%	—	—	—

\* 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.

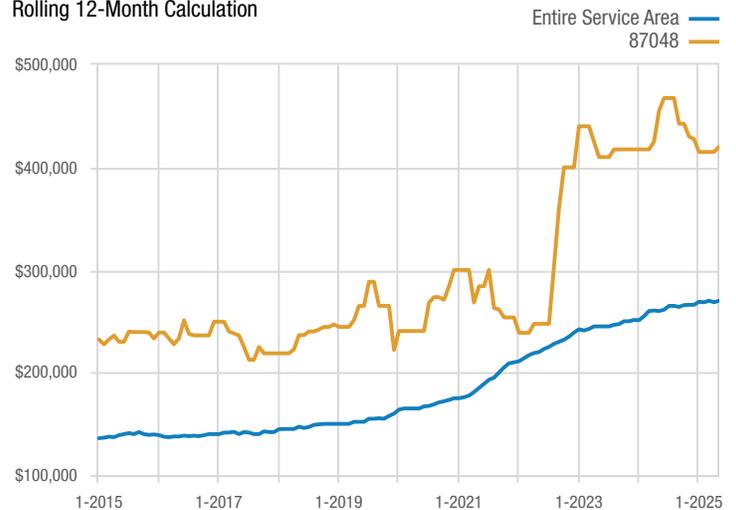
### Median Sales Price - Single-Family Detached

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.