

Local Market Update – May 2025

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



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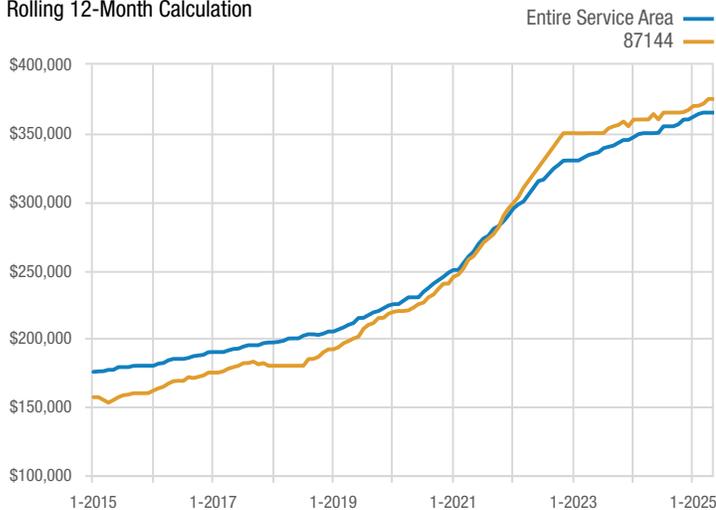
Single-Family Detached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	167	147	- 12.0%	591	642	+ 8.6%
Pending Sales	98	110	+ 12.2%	435	450	+ 3.4%
Closed Sales	101	99	- 2.0%	399	388	- 2.8%
Days on Market Until Sale	30	53	+ 76.7%	39	56	+ 43.6%
Median Sales Price*	\$379,990	\$395,000	+ 4.0%	\$365,190	\$385,000	+ 5.4%
Average Sales Price*	\$408,932	\$419,638	+ 2.6%	\$393,662	\$411,084	+ 4.4%
Percent of List Price Received*	99.7%	98.9%	- 0.8%	99.5%	98.7%	- 0.8%
Inventory of Homes for Sale	210	267	+ 27.1%	—	—	—
Months Supply of Inventory	2.5	3.1	+ 24.0%	—	—	—

Single-Family Attached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	0	7	—	2	12	+ 500.0%
Pending Sales	0	6	—	0	11	—
Closed Sales	0	7	—	0	11	—
Days on Market Until Sale	—	1	—	—	4	—
Median Sales Price*	—	\$391,000	—	—	\$391,000	—
Average Sales Price*	—	\$372,000	—	—	\$368,091	—
Percent of List Price Received*	—	99.8%	—	—	99.3%	—
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	2.0	0.4	- 80.0%	—	—	—

* 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.

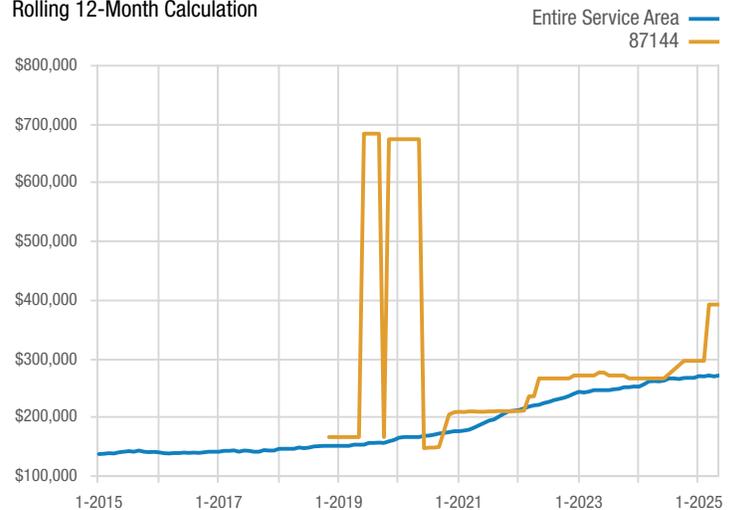
Median Sales Price - Single-Family Detached

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.