

# Local Market Update – May 2025

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



## 87008

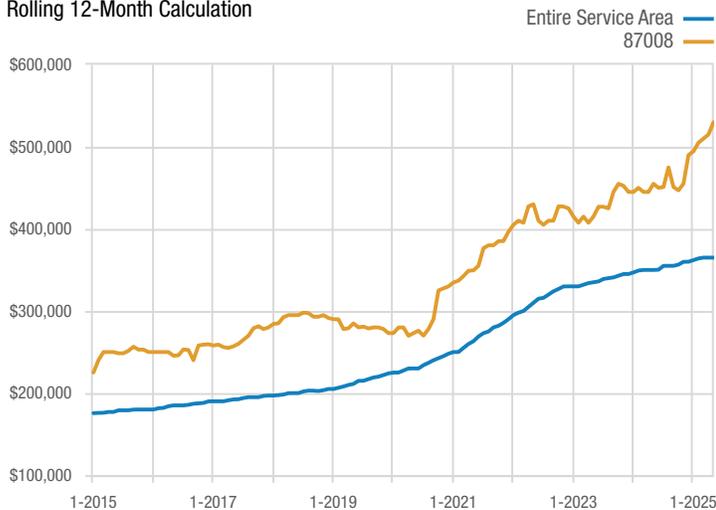
Single-Family Detached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	3	3	0.0%	13	19	+ 46.2%
Pending Sales	1	3	+ 200.0%	14	14	0.0%
Closed Sales	4	1	- 75.0%	15	11	- 26.7%
Days on Market Until Sale	76	5	- 93.4%	47	28	- 40.4%
Median Sales Price*	\$544,500	<b>\$925,000</b>	+ 69.9%	\$455,000	<b>\$565,000</b>	+ 24.2%
Average Sales Price*	\$572,450	<b>\$925,000</b>	+ 61.6%	\$463,987	<b>\$599,091</b>	+ 29.1%
Percent of List Price Received*	98.1%	<b>97.5%</b>	- 0.6%	98.8%	<b>99.1%</b>	+ 0.3%
Inventory of Homes for Sale	4	9	+ 125.0%	—	—	—
Months Supply of Inventory	1.3	3.5	+ 169.2%	—	—	—

Single-Family Attached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

\* 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.

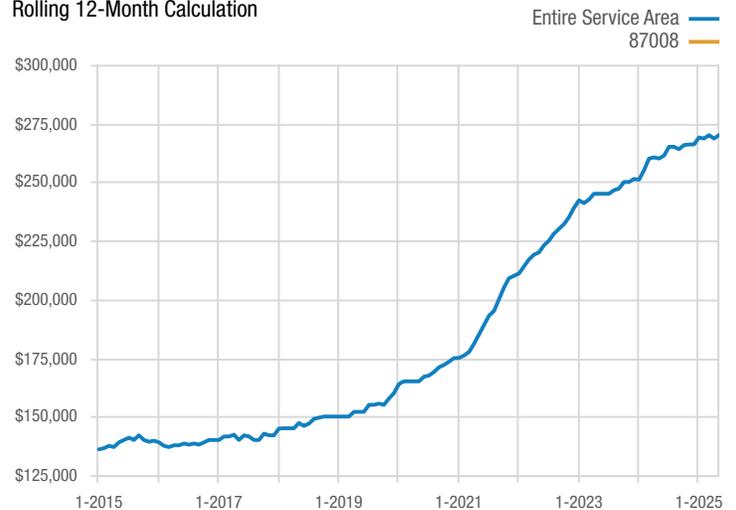
### Median Sales Price - Single-Family Detached

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.