

# Local Market Update – May 2025

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



## 87031

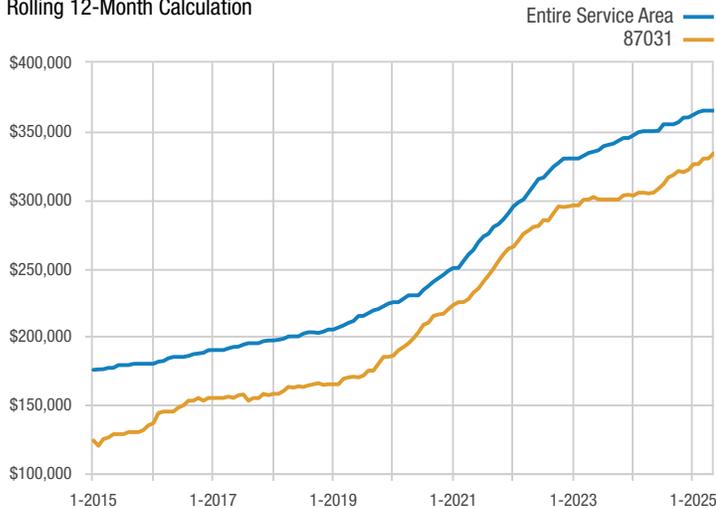
Single-Family Detached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	79	85	+ 7.6%	322	321	- 0.3%
Pending Sales	57	59	+ 3.5%	233	266	+ 14.2%
Closed Sales	46	48	+ 4.3%	203	217	+ 6.9%
Days on Market Until Sale	54	63	+ 16.7%	52	62	+ 19.2%
Median Sales Price*	\$320,700	<b>\$339,690</b>	+ 5.9%	\$315,000	<b>\$339,900</b>	+ 7.9%
Average Sales Price*	\$333,498	<b>\$367,159</b>	+ 10.1%	\$336,604	<b>\$354,857</b>	+ 5.4%
Percent of List Price Received*	99.1%	<b>98.4%</b>	- 0.7%	99.0%	<b>98.7%</b>	- 0.3%
Inventory of Homes for Sale	132	<b>141</b>	+ 6.8%	—	—	—
Months Supply of Inventory	2.9	<b>3.0</b>	+ 3.4%	—	—	—

Single-Family Attached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	1	3	+ 200.0%	8	6	- 25.0%
Pending Sales	3	1	- 66.7%	9	2	- 77.8%
Closed Sales	4	0	- 100.0%	7	3	- 57.1%
Days on Market Until Sale	4	—	—	19	21	+ 10.5%
Median Sales Price*	\$229,500	—	—	\$235,000	<b>\$245,000</b>	+ 4.3%
Average Sales Price*	\$231,325	—	—	\$232,900	<b>\$251,000</b>	+ 7.8%
Percent of List Price Received*	99.8%	—	—	100.6%	<b>96.6%</b>	- 4.0%
Inventory of Homes for Sale	0	<b>4</b>	—	—	—	—
Months Supply of Inventory	—	<b>2.7</b>	—	—	—	—

\* 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.

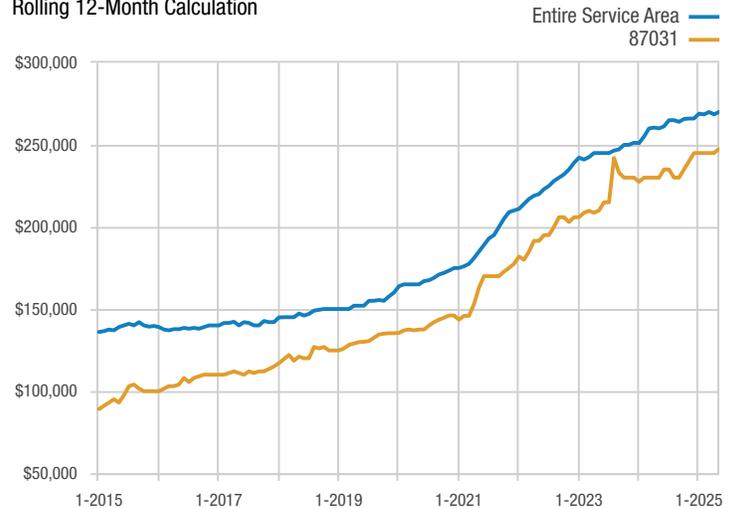
### Median Sales Price - Single-Family Detached

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.