

Local Market Update – May 2025

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



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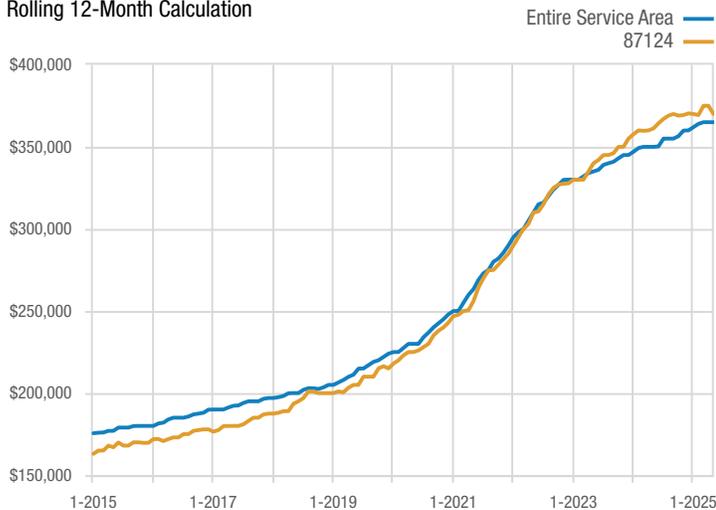
Single-Family Detached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	84	98	+ 16.7%	387	427	+ 10.3%
Pending Sales	62	77	+ 24.2%	320	345	+ 7.8%
Closed Sales	60	63	+ 5.0%	292	295	+ 1.0%
Days on Market Until Sale	45	30	- 33.3%	35	46	+ 31.4%
Median Sales Price*	\$389,838	\$361,990	- 7.1%	\$366,745	\$365,000	- 0.5%
Average Sales Price*	\$416,518	\$413,315	- 0.8%	\$393,984	\$414,430	+ 5.2%
Percent of List Price Received*	99.0%	100.5%	+ 1.5%	99.1%	99.3%	+ 0.2%
Inventory of Homes for Sale	117	144	+ 23.1%	—	—	—
Months Supply of Inventory	1.9	2.3	+ 21.1%	—	—	—

Single-Family Attached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	12	8	- 33.3%	46	52	+ 13.0%
Pending Sales	10	7	- 30.0%	41	34	- 17.1%
Closed Sales	10	7	- 30.0%	39	36	- 7.7%
Days on Market Until Sale	7	24	+ 242.9%	29	30	+ 3.4%
Median Sales Price*	\$252,500	\$304,000	+ 20.4%	\$265,000	\$278,500	+ 5.1%
Average Sales Price*	\$259,740	\$273,000	+ 5.1%	\$250,279	\$260,358	+ 4.0%
Percent of List Price Received*	99.4%	98.9%	- 0.5%	99.0%	99.6%	+ 0.6%
Inventory of Homes for Sale	10	21	+ 110.0%	—	—	—
Months Supply of Inventory	1.4	2.8	+ 100.0%	—	—	—

* 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.

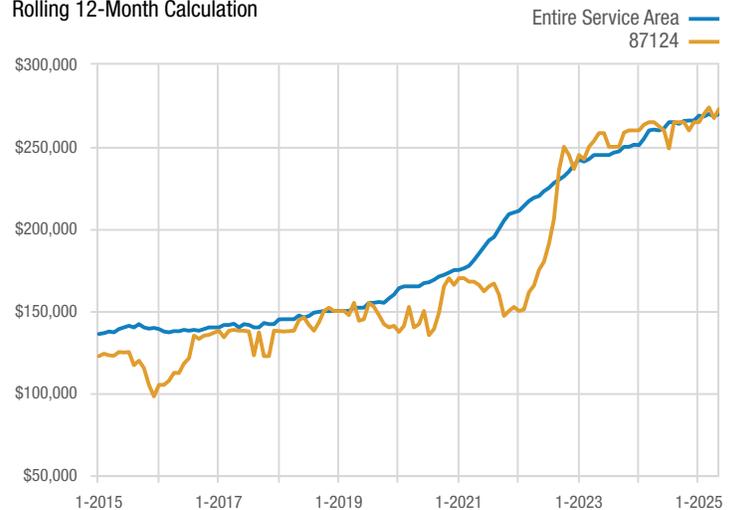
Median Sales Price - Single-Family Detached

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.