

Local Market Update – May 2025

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



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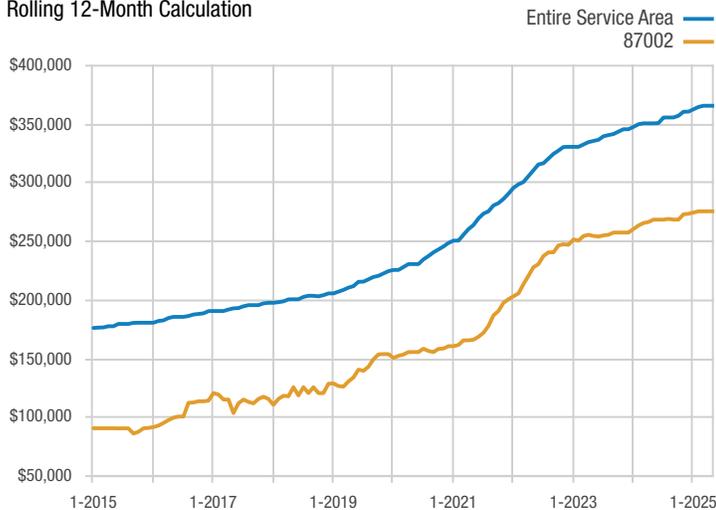
Single-Family Detached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	33	28	- 15.2%	146	113	- 22.6%
Pending Sales	15	17	+ 13.3%	99	85	- 14.1%
Closed Sales	18	22	+ 22.2%	101	79	- 21.8%
Days on Market Until Sale	34	80	+ 135.3%	50	76	+ 52.0%
Median Sales Price*	\$280,950	\$256,000	- 8.9%	\$270,000	\$280,000	+ 3.7%
Average Sales Price*	\$283,394	\$272,083	- 4.0%	\$278,174	\$298,044	+ 7.1%
Percent of List Price Received*	99.8%	99.4%	- 0.4%	98.4%	97.9%	- 0.5%
Inventory of Homes for Sale	80	65	- 18.8%	—	—	—
Months Supply of Inventory	4.4	3.8	- 13.6%	—	—	—

Single-Family Attached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	4	1	- 75.0%	11	5	- 54.5%
Pending Sales	2	2	0.0%	6	6	0.0%
Closed Sales	2	1	- 50.0%	5	7	+ 40.0%
Days on Market Until Sale	5	138	+ 2,660.0%	10	76	+ 660.0%
Median Sales Price*	\$210,000	\$242,500	+ 15.5%	\$205,000	\$205,000	0.0%
Average Sales Price*	\$210,000	\$242,500	+ 15.5%	\$200,000	\$207,571	+ 3.8%
Percent of List Price Received*	100.0%	98.0%	- 2.0%	99.4%	95.4%	- 4.0%
Inventory of Homes for Sale	5	1	- 80.0%	—	—	—
Months Supply of Inventory	3.6	0.5	- 86.1%	—	—	—

* 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.

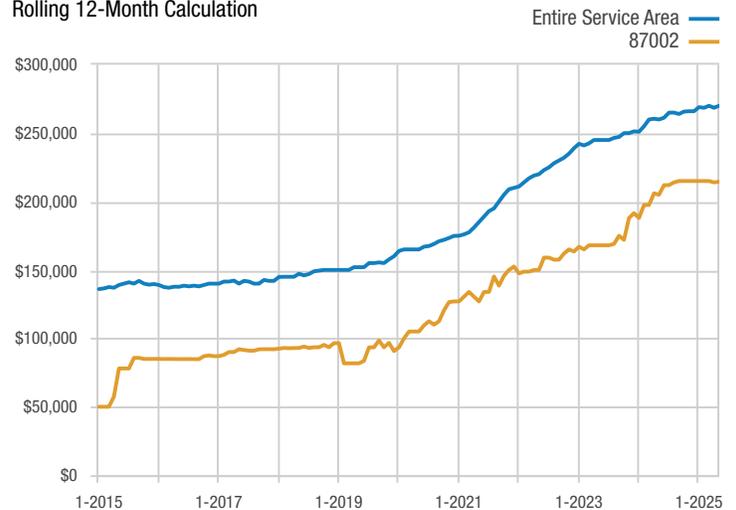
Median Sales Price - Single-Family Detached

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.