

Local Market Update – May 2025

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



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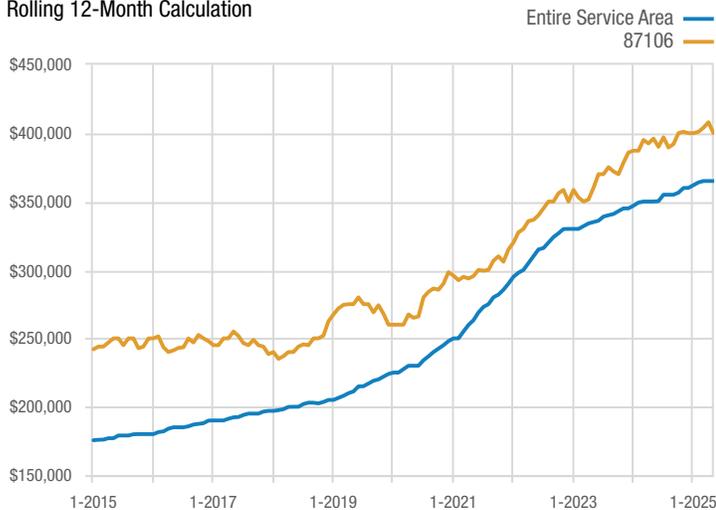
Single-Family Detached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	24	37	+ 54.2%	101	162	+ 60.4%
Pending Sales	12	26	+ 116.7%	77	103	+ 33.8%
Closed Sales	23	22	- 4.3%	76	97	+ 27.6%
Days on Market Until Sale	21	34	+ 61.9%	23	41	+ 78.3%
Median Sales Price*	\$435,000	\$390,250	- 10.3%	\$401,000	\$394,000	- 1.7%
Average Sales Price*	\$443,228	\$407,323	- 8.1%	\$409,736	\$406,003	- 0.9%
Percent of List Price Received*	98.9%	98.4%	- 0.5%	98.5%	97.9%	- 0.6%
Inventory of Homes for Sale	38	67	+ 76.3%	—	—	—
Months Supply of Inventory	2.4	3.4	+ 41.7%	—	—	—

Single-Family Attached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	0	3	—	13	21	+ 61.5%
Pending Sales	1	2	+ 100.0%	9	13	+ 44.4%
Closed Sales	5	3	- 40.0%	10	11	+ 10.0%
Days on Market Until Sale	39	35	- 10.3%	28	39	+ 39.3%
Median Sales Price*	\$113,500	\$118,000	+ 4.0%	\$171,750	\$118,000	- 31.3%
Average Sales Price*	\$214,500	\$140,333	- 34.6%	\$228,800	\$219,227	- 4.2%
Percent of List Price Received*	98.7%	98.7%	0.0%	98.8%	96.6%	- 2.2%
Inventory of Homes for Sale	2	9	+ 350.0%	—	—	—
Months Supply of Inventory	0.8	4.5	+ 462.5%	—	—	—

* 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.

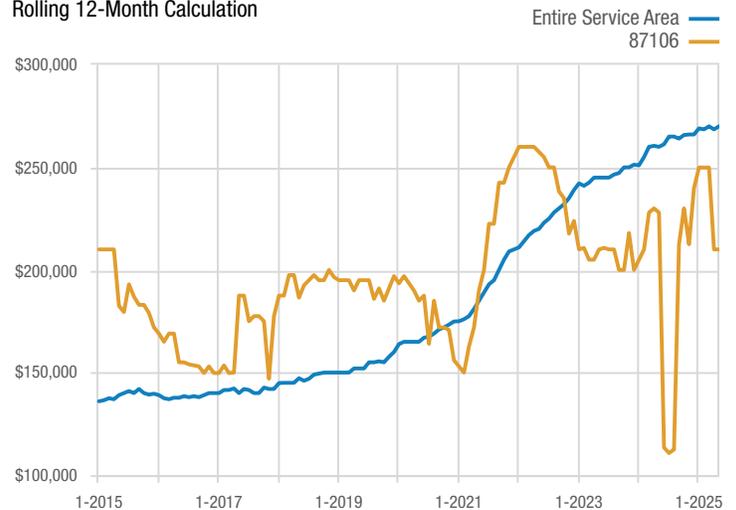
Median Sales Price - Single-Family Detached

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.