

Local Market Update – May 2025

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



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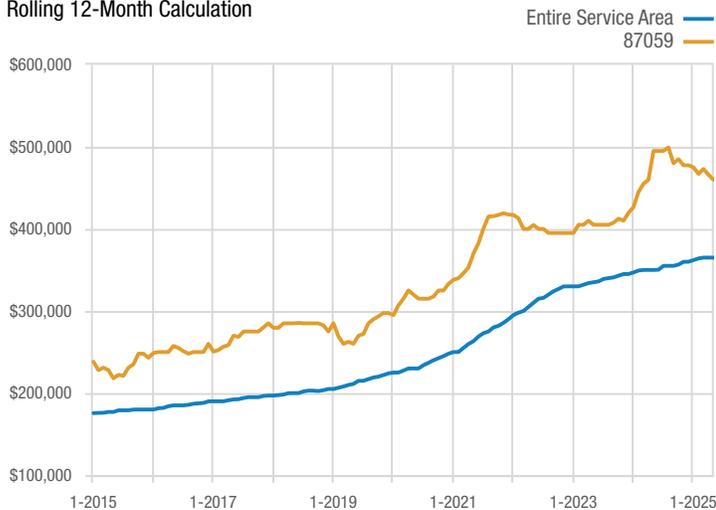
Single-Family Detached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	15	14	- 6.7%	60	61	+ 1.7%
Pending Sales	12	7	- 41.7%	47	32	- 31.9%
Closed Sales	12	7	- 41.7%	44	31	- 29.5%
Days on Market Until Sale	12	19	+ 58.3%	41	25	- 39.0%
Median Sales Price*	\$579,000	\$459,000	- 20.7%	\$542,500	\$459,000	- 15.4%
Average Sales Price*	\$547,875	\$435,107	- 20.6%	\$531,210	\$463,275	- 12.8%
Percent of List Price Received*	100.2%	96.0%	- 4.2%	97.0%	98.3%	+ 1.3%
Inventory of Homes for Sale	24	32	+ 33.3%	—	—	—
Months Supply of Inventory	2.6	3.3	+ 26.9%	—	—	—

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.

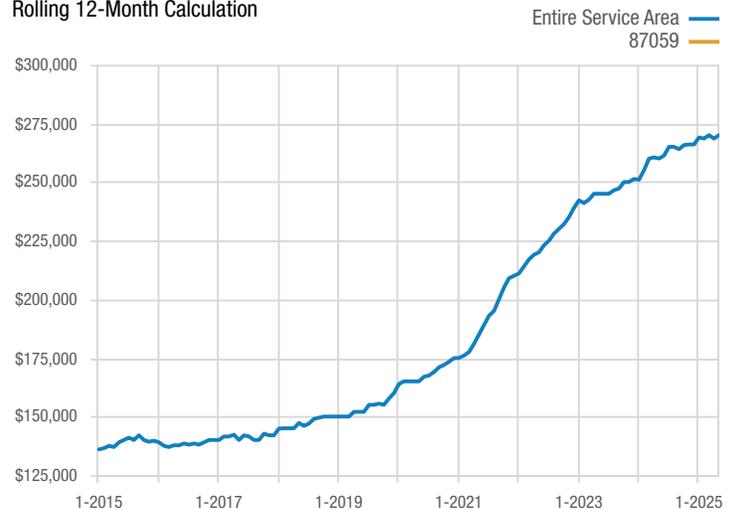
Median Sales Price - Single-Family Detached

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.