

Local Market Update – May 2025

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



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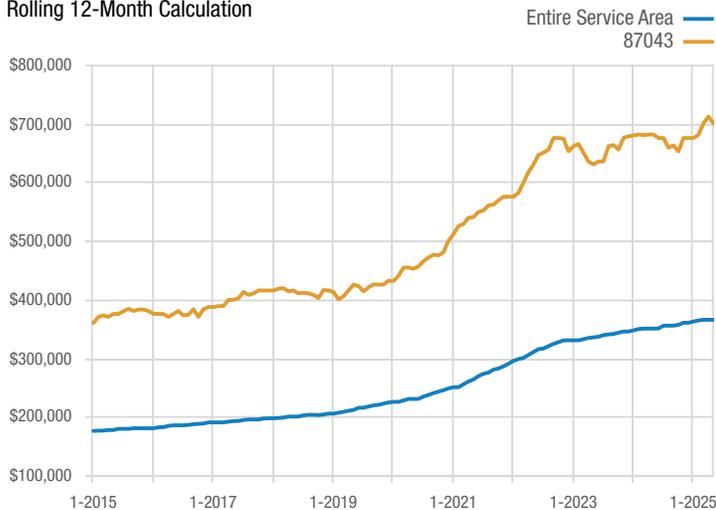
Single-Family Detached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	16	25	+ 56.3%	58	89	+ 53.4%
Pending Sales	8	9	+ 12.5%	43	53	+ 23.3%
Closed Sales	10	5	- 50.0%	44	48	+ 9.1%
Days on Market Until Sale	39	44	+ 12.8%	50	58	+ 16.0%
Median Sales Price*	\$825,000	\$681,000	- 17.5%	\$677,150	\$745,000	+ 10.0%
Average Sales Price*	\$847,920	\$718,800	- 15.2%	\$698,848	\$738,233	+ 5.6%
Percent of List Price Received*	97.5%	99.5%	+ 2.1%	97.3%	97.9%	+ 0.6%
Inventory of Homes for Sale	33	44	+ 33.3%	—	—	—
Months Supply of Inventory	4.0	4.7	+ 17.5%	—	—	—

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.

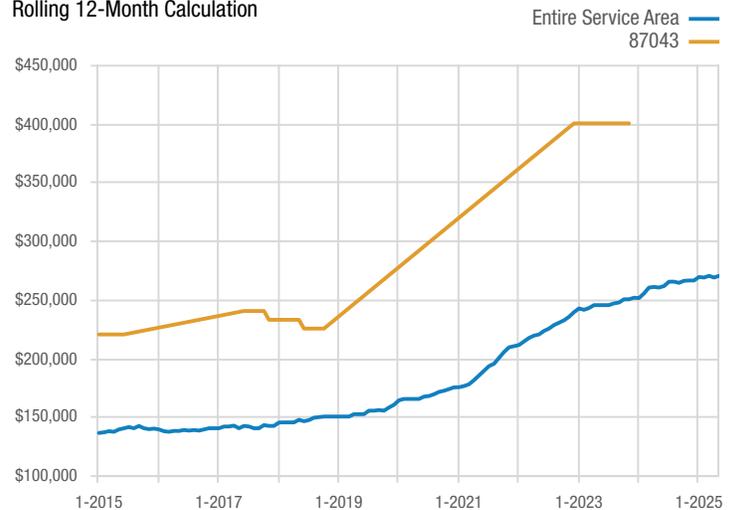
Median Sales Price - Single-Family Detached

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.