

Local Market Update – May 2025

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



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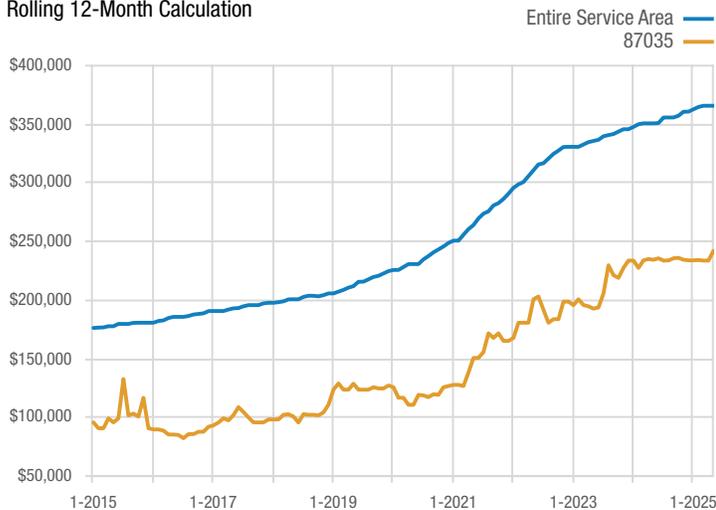
Single-Family Detached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Key Metrics						
New Listings	2	7	+ 250.0%	18	26	+ 44.4%
Pending Sales	2	7	+ 250.0%	13	26	+ 100.0%
Closed Sales	3	4	+ 33.3%	14	21	+ 50.0%
Days on Market Until Sale	60	56	- 6.7%	93	59	- 36.6%
Median Sales Price*	\$160,000	\$288,298	+ 80.2%	\$229,048	\$240,000	+ 4.8%
Average Sales Price*	\$186,667	\$322,924	+ 73.0%	\$222,117	\$257,377	+ 15.9%
Percent of List Price Received*	101.4%	97.8%	- 3.6%	102.2%	98.9%	- 3.2%
Inventory of Homes for Sale	10	11	+ 10.0%	—	—	—
Months Supply of Inventory	3.0	2.3	- 23.3%	—	—	—

Single-Family Attached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Key Metrics						
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.

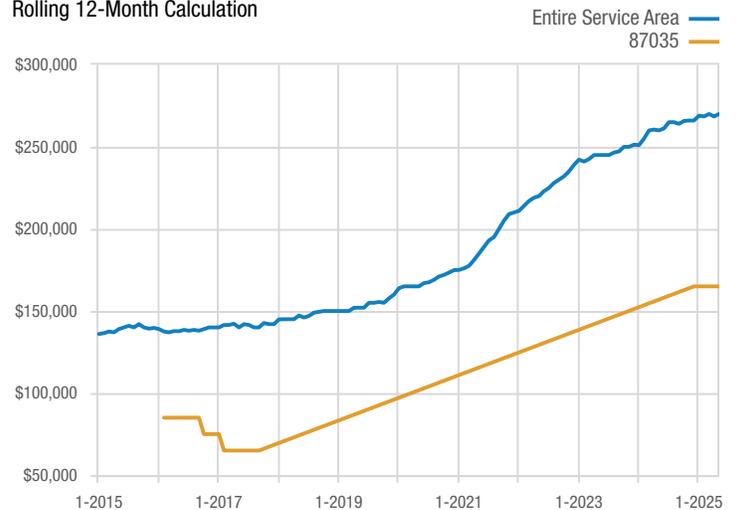
Median Sales Price - Single-Family Detached

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.