

Local Market Update – May 2025

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



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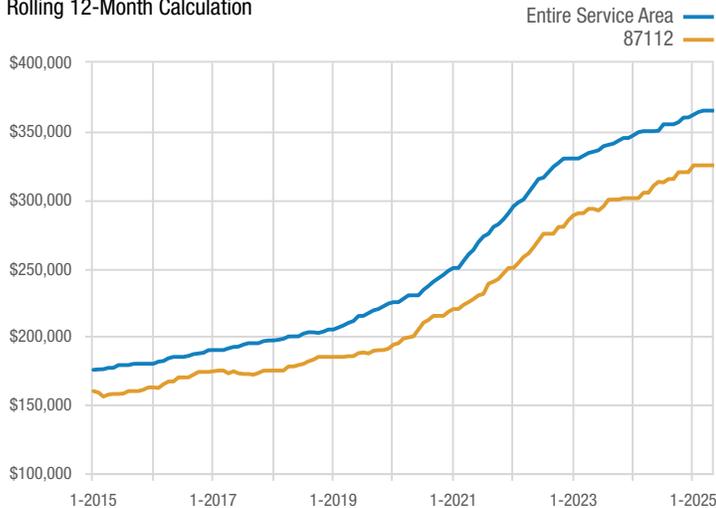
Single-Family Detached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Key Metrics						
New Listings	64	53	- 17.2%	231	246	+ 6.5%
Pending Sales	44	43	- 2.3%	185	222	+ 20.0%
Closed Sales	38	49	+ 28.9%	178	200	+ 12.4%
Days on Market Until Sale	15	26	+ 73.3%	25	37	+ 48.0%
Median Sales Price*	\$330,000	\$301,000	- 8.8%	\$306,250	\$320,000	+ 4.5%
Average Sales Price*	\$346,092	\$337,556	- 2.5%	\$333,889	\$345,315	+ 3.4%
Percent of List Price Received*	99.4%	99.1%	- 0.3%	99.0%	98.7%	- 0.3%
Inventory of Homes for Sale	68	58	- 14.7%	—	—	—
Months Supply of Inventory	1.8	1.5	- 16.7%	—	—	—

Single-Family Attached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Key Metrics						
New Listings	4	5	+ 25.0%	22	25	+ 13.6%
Pending Sales	2	4	+ 100.0%	21	23	+ 9.5%
Closed Sales	4	4	0.0%	22	26	+ 18.2%
Days on Market Until Sale	3	24	+ 700.0%	12	25	+ 108.3%
Median Sales Price*	\$276,500	\$309,950	+ 12.1%	\$265,000	\$262,000	- 1.1%
Average Sales Price*	\$270,475	\$309,725	+ 14.5%	\$243,768	\$266,323	+ 9.3%
Percent of List Price Received*	101.9%	99.6%	- 2.3%	100.2%	98.6%	- 1.6%
Inventory of Homes for Sale	3	6	+ 100.0%	—	—	—
Months Supply of Inventory	0.8	1.3	+ 62.5%	—	—	—

* 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.

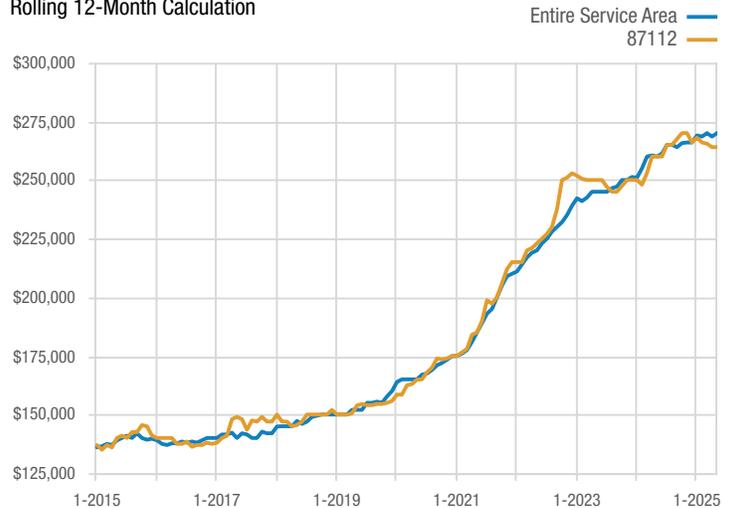
Median Sales Price - Single-Family Detached

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.