

Local Market Update – May 2025

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



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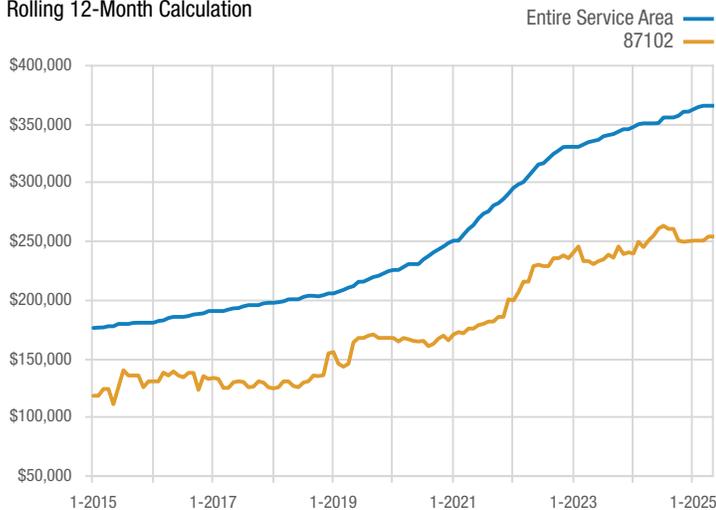
Single-Family Detached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	13	9	- 30.8%	56	77	+ 37.5%
Pending Sales	6	10	+ 66.7%	45	60	+ 33.3%
Closed Sales	11	9	- 18.2%	47	59	+ 25.5%
Days on Market Until Sale	13	37	+ 184.6%	30	42	+ 40.0%
Median Sales Price*	\$265,000	\$385,000	+ 45.3%	\$265,000	\$278,500	+ 5.1%
Average Sales Price*	\$275,400	\$389,111	+ 41.3%	\$261,728	\$292,868	+ 11.9%
Percent of List Price Received*	98.0%	99.2%	+ 1.2%	97.9%	97.5%	- 0.4%
Inventory of Homes for Sale	22	31	+ 40.9%	—	—	—
Months Supply of Inventory	2.7	3.2	+ 18.5%	—	—	—

Single-Family Attached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	6	6	0.0%	30	25	- 16.7%
Pending Sales	4	4	0.0%	22	23	+ 4.5%
Closed Sales	4	4	0.0%	19	21	+ 10.5%
Days on Market Until Sale	32	35	+ 9.4%	89	45	- 49.4%
Median Sales Price*	\$257,500	\$202,000	- 21.6%	\$257,000	\$250,000	- 2.7%
Average Sales Price*	\$261,850	\$222,250	- 15.1%	\$253,495	\$262,429	+ 3.5%
Percent of List Price Received*	96.9%	93.0%	- 4.0%	97.2%	96.7%	- 0.5%
Inventory of Homes for Sale	14	11	- 21.4%	—	—	—
Months Supply of Inventory	2.8	2.8	0.0%	—	—	—

* 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.

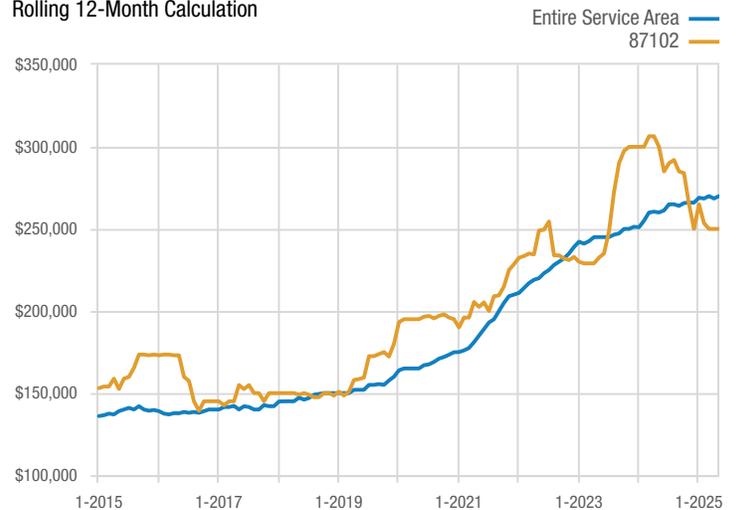
Median Sales Price - Single-Family Detached

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.