

Local Market Update – May 2025

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



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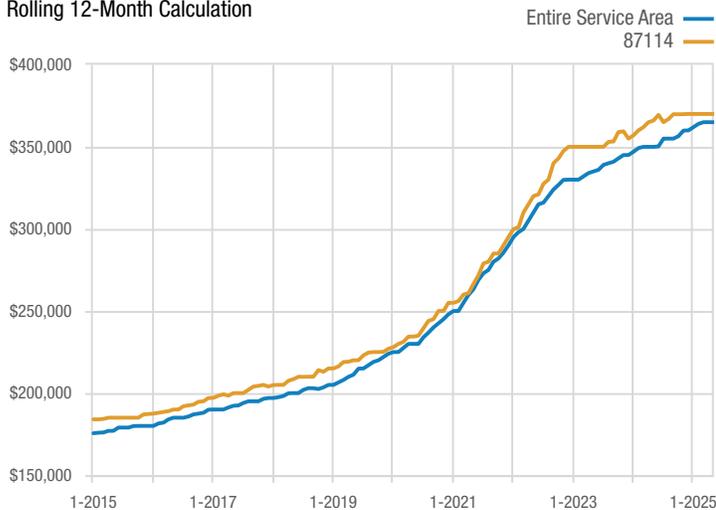
Single-Family Detached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	91	101	+ 11.0%	428	457	+ 6.8%
Pending Sales	78	76	- 2.6%	351	338	- 3.7%
Closed Sales	79	59	- 25.3%	320	307	- 4.1%
Days on Market Until Sale	23	26	+ 13.0%	28	34	+ 21.4%
Median Sales Price*	\$392,000	\$392,000	0.0%	\$370,000	\$369,900	- 0.0%
Average Sales Price*	\$427,397	\$402,053	- 5.9%	\$399,400	\$394,740	- 1.2%
Percent of List Price Received*	99.2%	99.4%	+ 0.2%	99.3%	98.9%	- 0.4%
Inventory of Homes for Sale	99	148	+ 49.5%	—	—	—
Months Supply of Inventory	1.6	2.4	+ 50.0%	—	—	—

Single-Family Attached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	2	3	+ 50.0%	11	20	+ 81.8%
Pending Sales	3	6	+ 100.0%	7	16	+ 128.6%
Closed Sales	0	0	0.0%	5	13	+ 160.0%
Days on Market Until Sale	—	—	—	4	28	+ 600.0%
Median Sales Price*	—	—	—	\$266,000	\$225,000	- 15.4%
Average Sales Price*	—	—	—	\$301,400	\$236,496	- 21.5%
Percent of List Price Received*	—	—	—	102.0%	98.1%	- 3.8%
Inventory of Homes for Sale	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	0.5	1.0	+ 100.0%	—	—	—

* 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.

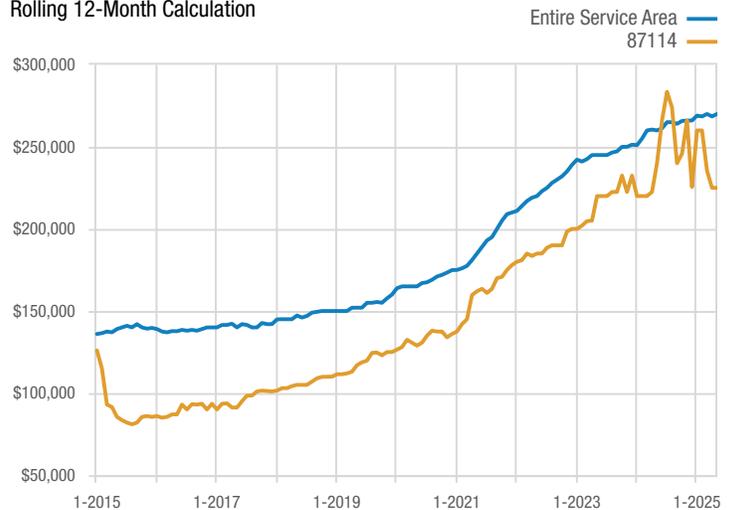
Median Sales Price - Single-Family Detached

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.