

Local Market Update – May 2025

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



87113

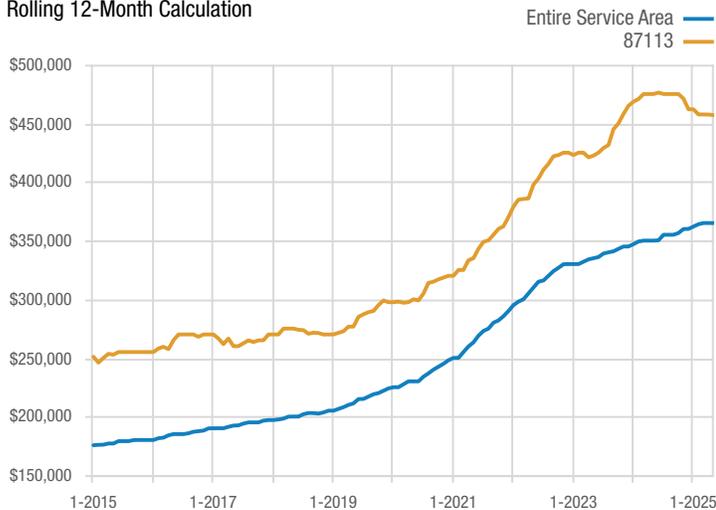
Single-Family Detached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	20	24	+ 20.0%	64	82	+ 28.1%
Pending Sales	18	16	- 11.1%	51	67	+ 31.4%
Closed Sales	15	11	- 26.7%	39	53	+ 35.9%
Days on Market Until Sale	9	54	+ 500.0%	16	41	+ 156.3%
Median Sales Price*	\$477,500	\$450,000	- 5.8%	\$473,160	\$450,000	- 4.9%
Average Sales Price*	\$552,109	\$472,182	- 14.5%	\$512,962	\$509,056	- 0.8%
Percent of List Price Received*	100.4%	98.4%	- 2.0%	100.1%	99.1%	- 1.0%
Inventory of Homes for Sale	25	28	+ 12.0%	—	—	—
Months Supply of Inventory	2.6	2.3	- 11.5%	—	—	—

Single-Family Attached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	1	3	+ 200.0%	10	7	- 30.0%
Pending Sales	2	3	+ 50.0%	10	6	- 40.0%
Closed Sales	2	0	- 100.0%	6	3	- 50.0%
Days on Market Until Sale	1	—	—	1	23	+ 2,200.0%
Median Sales Price*	\$261,250	—	—	\$258,000	\$245,000	- 5.0%
Average Sales Price*	\$261,250	—	—	\$259,750	\$250,000	- 3.8%
Percent of List Price Received*	101.4%	—	—	101.5%	100.8%	- 0.7%
Inventory of Homes for Sale	0	3	—	—	—	—
Months Supply of Inventory	—	1.5	—	—	—	—

* 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.

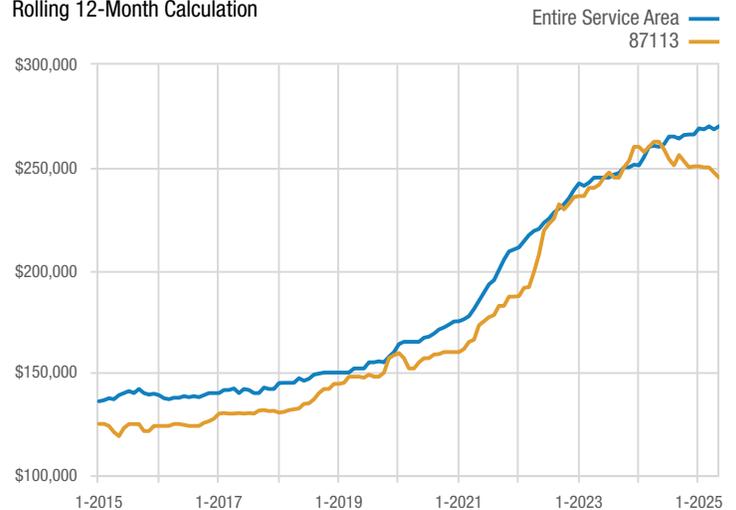
Median Sales Price - Single-Family Detached

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.