

Local Market Update – May 2025

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



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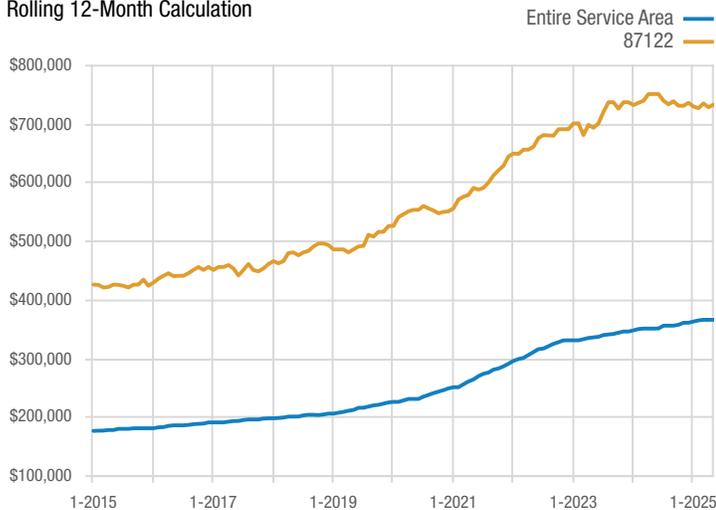
Single-Family Detached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	49	40	- 18.4%	138	167	+ 21.0%
Pending Sales	29	33	+ 13.8%	110	130	+ 18.2%
Closed Sales	18	33	+ 83.3%	90	111	+ 23.3%
Days on Market Until Sale	16	23	+ 43.8%	31	34	+ 9.7%
Median Sales Price*	\$790,000	\$830,000	+ 5.1%	\$756,500	\$755,900	- 0.1%
Average Sales Price*	\$768,951	\$918,889	+ 19.5%	\$848,933	\$887,864	+ 4.6%
Percent of List Price Received*	100.4%	98.1%	- 2.3%	98.6%	98.4%	- 0.2%
Inventory of Homes for Sale	41	51	+ 24.4%	—	—	—
Months Supply of Inventory	1.9	2.3	+ 21.1%	—	—	—

Single-Family Attached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	2	1	- 50.0%	7	9	+ 28.6%
Pending Sales	3	1	- 66.7%	5	4	- 20.0%
Closed Sales	1	0	- 100.0%	3	5	+ 66.7%
Days on Market Until Sale	3	—	—	24	4	- 83.3%
Median Sales Price*	\$370,000	—	—	\$370,000	\$395,000	+ 6.8%
Average Sales Price*	\$370,000	—	—	\$375,667	\$411,270	+ 9.5%
Percent of List Price Received*	101.4%	—	—	97.0%	101.1%	+ 4.2%
Inventory of Homes for Sale	2	3	+ 50.0%	—	—	—
Months Supply of Inventory	1.1	2.6	+ 136.4%	—	—	—

* 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.

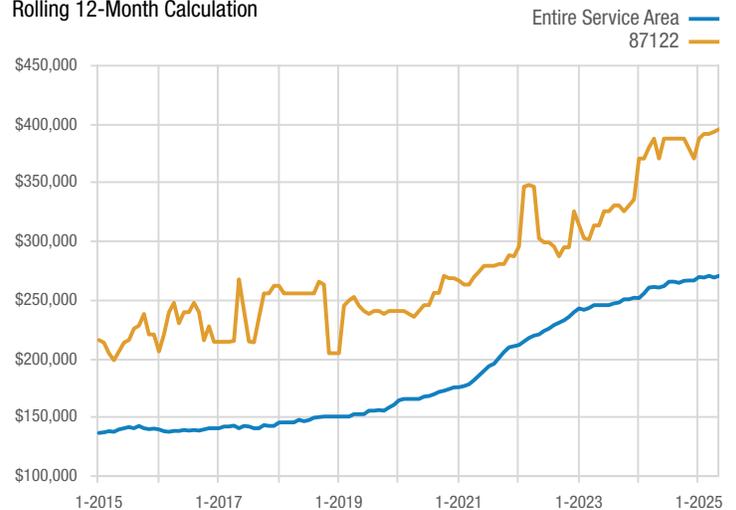
Median Sales Price - Single-Family Detached

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.