

# Local Market Update – May 2025

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



## 87109

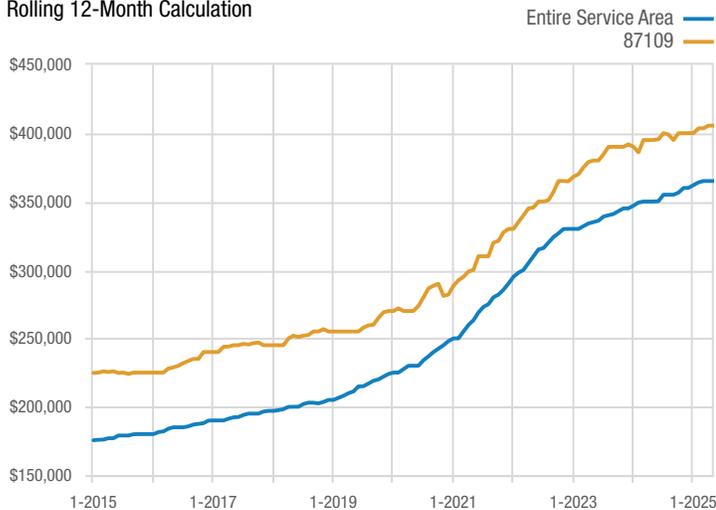
Single-Family Detached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	29	37	+ 27.6%	114	130	+ 14.0%
Pending Sales	21	29	+ 38.1%	100	103	+ 3.0%
Closed Sales	21	19	- 9.5%	91	90	- 1.1%
Days on Market Until Sale	24	20	- 16.7%	27	31	+ 14.8%
Median Sales Price*	\$415,000	<b>\$420,000</b>	+ 1.2%	\$400,000	<b>\$415,500</b>	+ 3.9%
Average Sales Price*	\$415,198	<b>\$445,374</b>	+ 7.3%	\$426,680	<b>\$440,029</b>	+ 3.1%
Percent of List Price Received*	100.3%	<b>99.0%</b>	- 1.3%	99.3%	<b>98.6%</b>	- 0.7%
Inventory of Homes for Sale	19	38	+ 100.0%	—	—	—
Months Supply of Inventory	0.9	1.9	+ 111.1%	—	—	—

Single-Family Attached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	18	17	- 5.6%	84	80	- 4.8%
Pending Sales	14	18	+ 28.6%	69	63	- 8.7%
Closed Sales	12	11	- 8.3%	63	52	- 17.5%
Days on Market Until Sale	10	20	+ 100.0%	19	42	+ 121.1%
Median Sales Price*	\$291,500	<b>\$260,500</b>	- 10.6%	\$276,500	<b>\$284,500</b>	+ 2.9%
Average Sales Price*	\$275,083	<b>\$266,455</b>	- 3.1%	\$246,370	<b>\$272,659</b>	+ 10.7%
Percent of List Price Received*	99.3%	<b>97.7%</b>	- 1.6%	98.8%	<b>97.7%</b>	- 1.1%
Inventory of Homes for Sale	22	23	+ 4.5%	—	—	—
Months Supply of Inventory	2.1	2.2	+ 4.8%	—	—	—

\* 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.

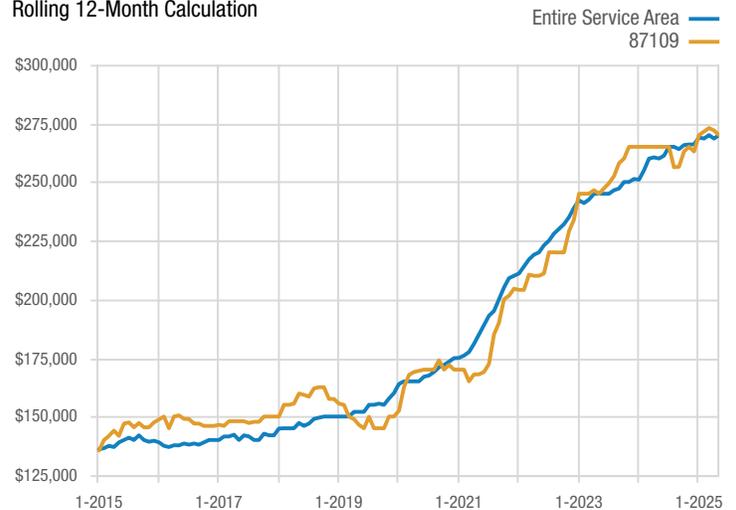
### Median Sales Price - Single-Family Detached

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.