

Local Market Update – May 2025

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



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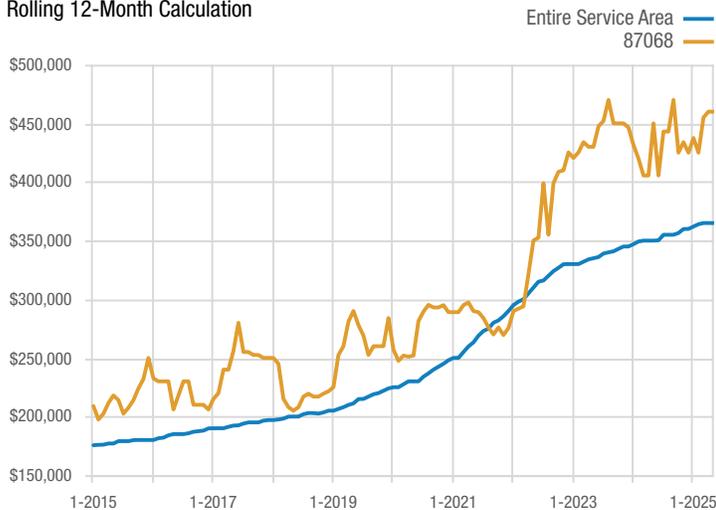
Single-Family Detached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	6	6	0.0%	18	18	0.0%
Pending Sales	3	1	- 66.7%	8	12	+ 50.0%
Closed Sales	1	1	0.0%	7	13	+ 85.7%
Days on Market Until Sale	65	22	- 66.2%	66	69	+ 4.5%
Median Sales Price*	\$485,000	\$535,000	+ 10.3%	\$332,900	\$480,000	+ 44.2%
Average Sales Price*	\$485,000	\$535,000	+ 10.3%	\$429,129	\$495,185	+ 15.4%
Percent of List Price Received*	97.2%	99.1%	+ 2.0%	97.7%	98.1%	+ 0.4%
Inventory of Homes for Sale	12	13	+ 8.3%	—	—	—
Months Supply of Inventory	7.1	4.5	- 36.6%	—	—	—

Single-Family Attached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

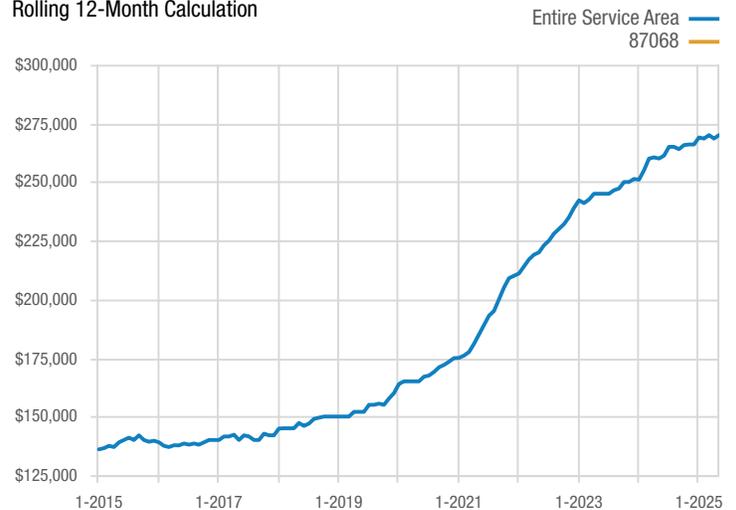
Median Sales Price - Single-Family Detached

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.