

Local Market Update – May 2025

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



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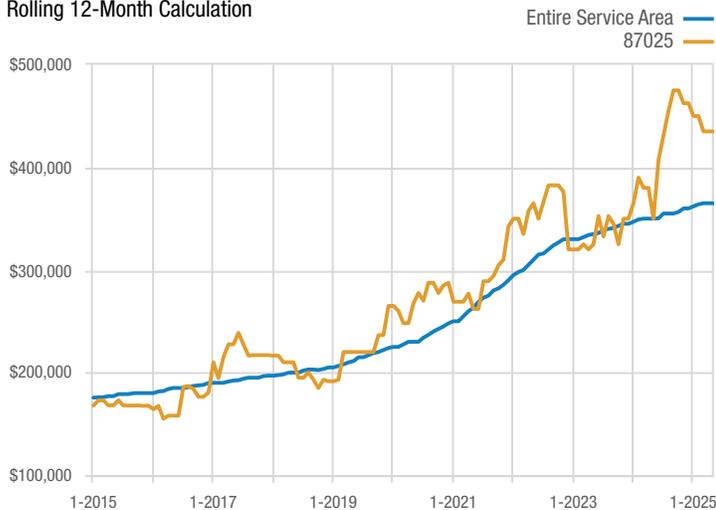
Single-Family Detached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	8	11	+ 37.5%	12	25	+ 108.3%
Pending Sales	7	4	- 42.9%	11	12	+ 9.1%
Closed Sales	0	2	—	3	6	+ 100.0%
Days on Market Until Sale	—	2	—	17	38	+ 123.5%
Median Sales Price*	—	\$445,000	—	\$300,000	\$392,500	+ 30.8%
Average Sales Price*	—	\$445,000	—	\$348,333	\$364,333	+ 4.6%
Percent of List Price Received*	—	98.9%	—	97.7%	97.6%	- 0.1%
Inventory of Homes for Sale	5	15	+ 200.0%	—	—	—
Months Supply of Inventory	1.6	7.2	+ 350.0%	—	—	—

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.

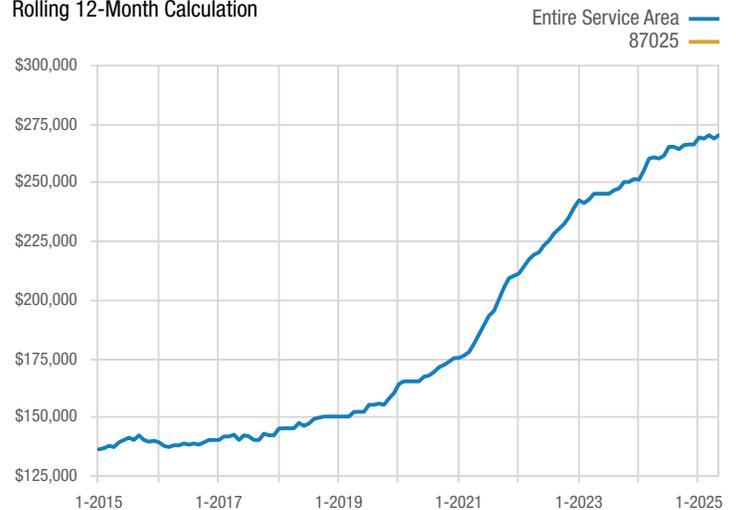
Median Sales Price - Single-Family Detached

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.