

# Local Market Update – May 2025

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



## 87123

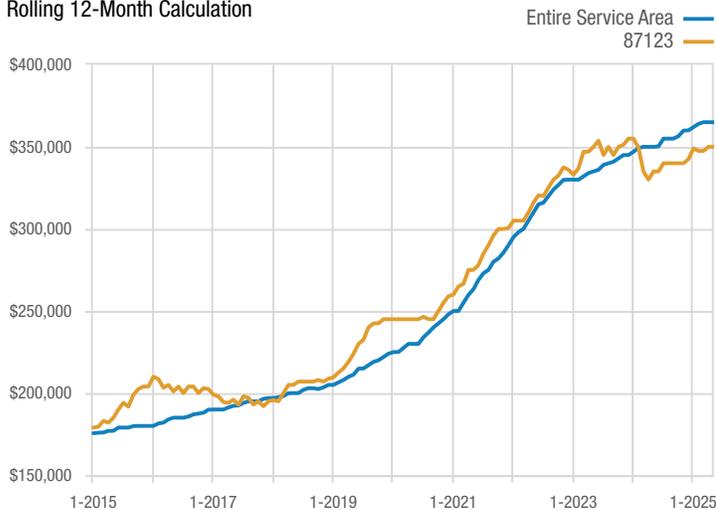
Single-Family Detached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
<b>Key Metrics</b>						
New Listings	47	<b>49</b>	+ 4.3%	205	<b>191</b>	- 6.8%
Pending Sales	44	<b>46</b>	+ 4.5%	177	<b>171</b>	- 3.4%
Closed Sales	41	<b>30</b>	- 26.8%	158	<b>150</b>	- 5.1%
Days on Market Until Sale	13	<b>24</b>	+ 84.6%	23	<b>36</b>	+ 56.5%
Median Sales Price*	\$372,000	<b>\$350,000</b>	- 5.9%	\$325,000	<b>\$337,500</b>	+ 3.8%
Average Sales Price*	\$390,254	<b>\$371,032</b>	- 4.9%	\$360,674	<b>\$365,280</b>	+ 1.3%
Percent of List Price Received*	99.2%	<b>98.0%</b>	- 1.2%	99.2%	<b>99.0%</b>	- 0.2%
Inventory of Homes for Sale	43	<b>43</b>	0.0%	—	—	—
Months Supply of Inventory	1.4	<b>1.3</b>	- 7.1%	—	—	—

Single-Family Attached	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
<b>Key Metrics</b>						
New Listings	9	<b>7</b>	- 22.2%	41	<b>43</b>	+ 4.9%
Pending Sales	7	<b>7</b>	0.0%	34	<b>43</b>	+ 26.5%
Closed Sales	6	<b>8</b>	+ 33.3%	32	<b>36</b>	+ 12.5%
Days on Market Until Sale	5	<b>8</b>	+ 60.0%	11	<b>33</b>	+ 200.0%
Median Sales Price*	\$260,000	<b>\$293,000</b>	+ 12.7%	\$282,500	<b>\$285,250</b>	+ 1.0%
Average Sales Price*	\$274,900	<b>\$292,788</b>	+ 6.5%	\$289,725	<b>\$287,439</b>	- 0.8%
Percent of List Price Received*	102.2%	<b>98.9%</b>	- 3.2%	100.2%	<b>97.8%</b>	- 2.4%
Inventory of Homes for Sale	9	<b>8</b>	- 11.1%	—	—	—
Months Supply of Inventory	1.2	<b>1.1</b>	- 8.3%	—	—	—

\* 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.

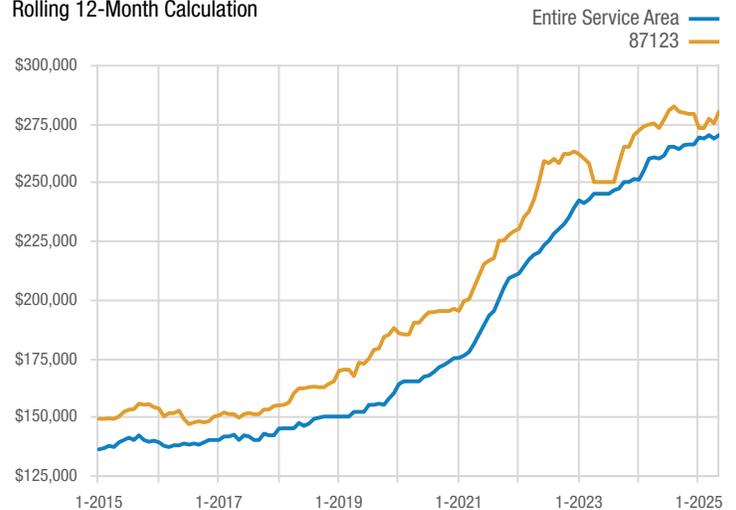
### Median Sales Price - Single-Family Detached

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.