

Local Market Update – April 2025

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



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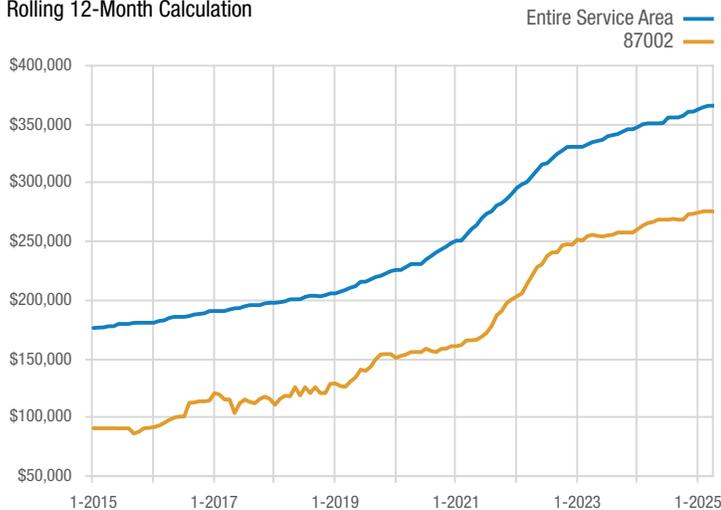
| Single-Family Detached | April | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 4-2024 | Thru 4-2025 | % Change |
| New Listings | 42 | 33 | - 21.4% | 113 | 85 | - 24.8% |
| Pending Sales | 14 | 27 | + 92.9% | 84 | 71 | - 15.5% |
| Closed Sales | 22 | 14 | - 36.4% | 83 | 57 | - 31.3% |
| Days on Market Until Sale | 45 | 75 | + 66.7% | 54 | 75 | + 38.9% |
| Median Sales Price* | \$267,900 | \$292,500 | + 9.2% | \$269,000 | \$284,900 | + 5.9% |
| Average Sales Price* | \$276,745 | \$351,693 | + 27.1% | \$277,042 | \$308,064 | + 11.2% |
| Percent of List Price Received* | 100.6% | 97.5% | - 3.1% | 98.1% | 97.3% | - 0.8% |
| Inventory of Homes for Sale | 65 | 54 | - 16.9% | — | — | — |
| Months Supply of Inventory | 3.5 | 3.2 | - 8.6% | — | — | — |

| Single-Family Attached | April | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 4-2024 | Thru 4-2025 | % Change |
| New Listings | 2 | 0 | - 100.0% | 7 | 4 | - 42.9% |
| Pending Sales | 2 | 1 | - 50.0% | 4 | 5 | + 25.0% |
| Closed Sales | 1 | 2 | + 100.0% | 3 | 6 | + 100.0% |
| Days on Market Until Sale | 13 | 24 | + 84.6% | 14 | 66 | + 371.4% |
| Median Sales Price* | \$225,000 | \$193,000 | - 14.2% | \$185,000 | \$202,250 | + 9.3% |
| Average Sales Price* | \$225,000 | \$193,000 | - 14.2% | \$193,333 | \$201,750 | + 4.4% |
| Percent of List Price Received* | 104.7% | 94.2% | - 10.0% | 99.0% | 95.0% | - 4.0% |
| Inventory of Homes for Sale | 3 | 1 | - 66.7% | — | — | — |
| Months Supply of Inventory | 2.3 | 0.6 | - 73.9% | — | — | — |

* 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.

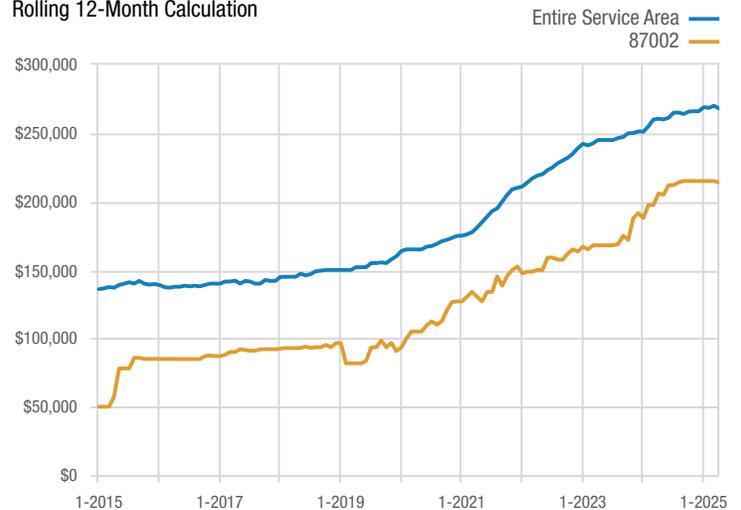
Median Sales Price - Single-Family Detached

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 May 5, 2025. All data from the Southwest Multiple Listing Service. Report © 2025 ShowingTime Plus, LLC.