

Local Market Update – April 2025

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



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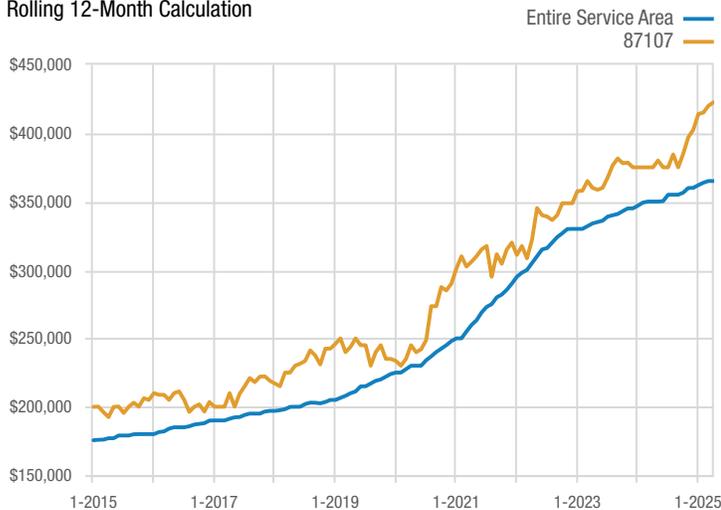
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	23	23	0.0%	85	96	+ 12.9%
Pending Sales	15	25	+ 66.7%	76	81	+ 6.6%
Closed Sales	24	18	- 25.0%	64	65	+ 1.6%
Days on Market Until Sale	51	20	- 60.8%	41	39	- 4.9%
Median Sales Price*	\$392,250	\$318,000	- 18.9%	\$368,125	\$375,000	+ 1.9%
Average Sales Price*	\$443,062	\$459,132	+ 3.6%	\$411,337	\$627,230	+ 52.5%
Percent of List Price Received*	98.5%	98.1%	- 0.4%	98.0%	97.9%	- 0.1%
Inventory of Homes for Sale	47	42	- 10.6%	—	—	—
Months Supply of Inventory	2.7	2.3	- 14.8%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	7	6	- 14.3%	17	23	+ 35.3%
Pending Sales	5	4	- 20.0%	16	20	+ 25.0%
Closed Sales	5	4	- 20.0%	17	18	+ 5.9%
Days on Market Until Sale	43	33	- 23.3%	57	37	- 35.1%
Median Sales Price*	\$290,000	\$267,000	- 7.9%	\$290,000	\$272,500	- 6.0%
Average Sales Price*	\$368,665	\$274,725	- 25.5%	\$321,274	\$321,900	+ 0.2%
Percent of List Price Received*	92.4%	99.0%	+ 7.1%	96.2%	98.6%	+ 2.5%
Inventory of Homes for Sale	3	7	+ 133.3%	—	—	—
Months Supply of Inventory	0.7	1.6	+ 128.6%	—	—	—

* 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.

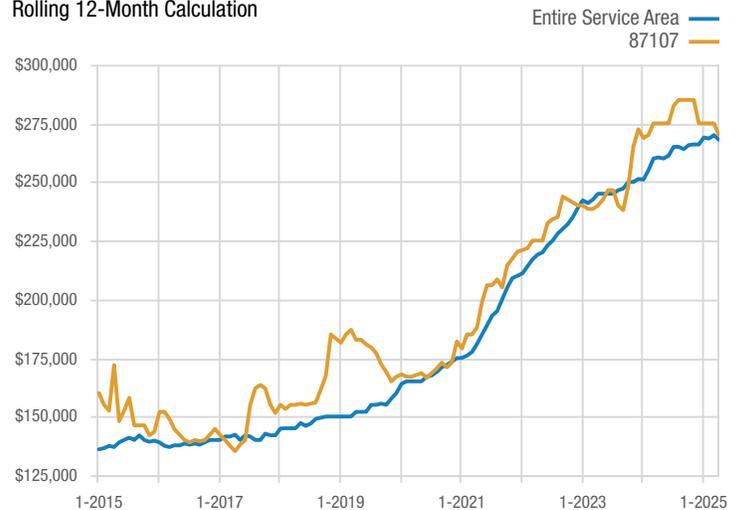
Median Sales Price - Single-Family Detached

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.