

Local Market Update – April 2025

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



Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

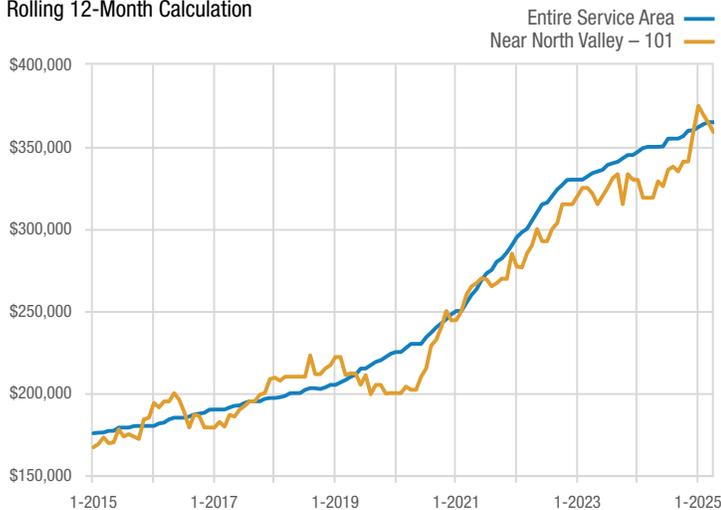
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	26	22	- 15.4%	79	94	+ 19.0%
Pending Sales	21	20	- 4.8%	72	71	- 1.4%
Closed Sales	20	19	- 5.0%	54	58	+ 7.4%
Days on Market Until Sale	42	20	- 52.4%	35	40	+ 14.3%
Median Sales Price*	\$334,500	\$321,000	- 4.0%	\$312,500	\$340,000	+ 8.8%
Average Sales Price*	\$363,425	\$388,293	+ 6.8%	\$356,668	\$407,800	+ 14.3%
Percent of List Price Received*	98.4%	98.3%	- 0.1%	97.8%	97.9%	+ 0.1%
Inventory of Homes for Sale	32	40	+ 25.0%	—	—	—
Months Supply of Inventory	2.1	2.4	+ 14.3%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	8	7	- 12.5%	19	24	+ 26.3%
Pending Sales	5	3	- 40.0%	19	22	+ 15.8%
Closed Sales	7	5	- 28.6%	19	21	+ 10.5%
Days on Market Until Sale	46	27	- 41.3%	57	32	- 43.9%
Median Sales Price*	\$320,000	\$265,000	- 17.2%	\$292,000	\$270,000	- 7.5%
Average Sales Price*	\$374,046	\$262,780	- 29.7%	\$324,561	\$315,462	- 2.8%
Percent of List Price Received*	94.5%	98.8%	+ 4.6%	96.6%	98.9%	+ 2.4%
Inventory of Homes for Sale	4	8	+ 100.0%	—	—	—
Months Supply of Inventory	0.9	1.8	+ 100.0%	—	—	—

* 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.

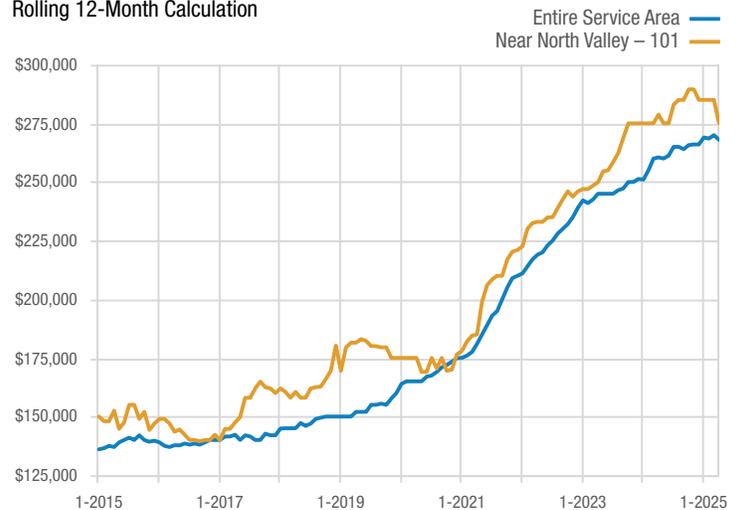
Median Sales Price - Single-Family Detached

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.