

# Local Market Update – April 2025

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



## Adelino – 750

North of Manzano Expy, South of Patricio Dr / S Rio del Oro Loop, West of Rio Grande River to Manzano Mountains

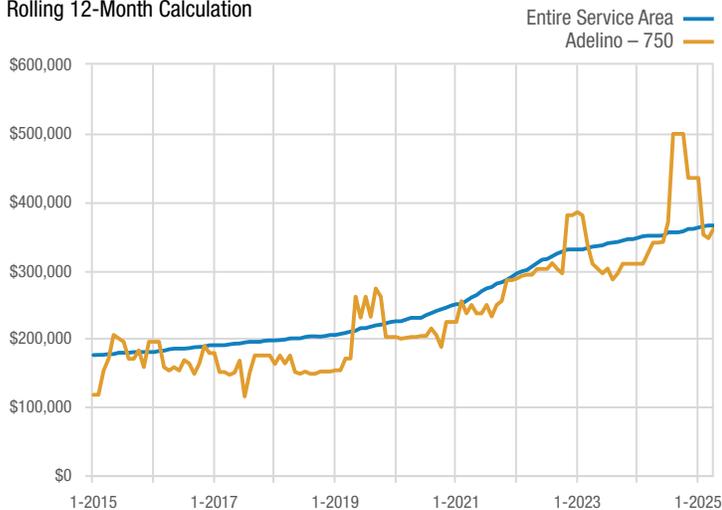
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	1	3	+ 200.0%	4	6	+ 50.0%
Pending Sales	0	1	—	2	6	+ 200.0%
Closed Sales	0	1	—	2	5	+ 150.0%
Days on Market Until Sale	—	3	—	11	36	+ 227.3%
Median Sales Price*	—	\$595,000	—	\$371,000	\$333,000	- 10.2%
Average Sales Price*	—	\$595,000	—	\$371,000	\$371,080	+ 0.0%
Percent of List Price Received*	—	100.0%	—	98.6%	97.3%	- 1.3%
Inventory of Homes for Sale	3	4	+ 33.3%	—	—	—
Months Supply of Inventory	1.9	2.2	+ 15.8%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% 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.

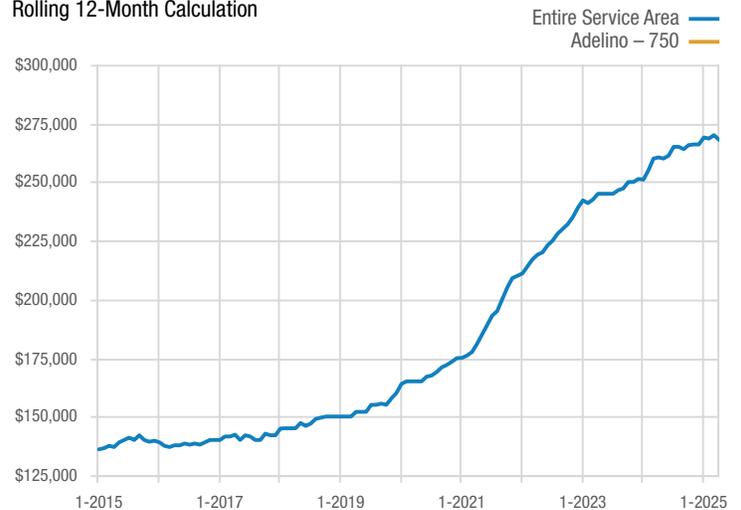
### Median Sales Price - Single-Family Detached

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