

Local Market Update – April 2025

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



Northeast Heights – 50

East of Wyoming Blvd NE, South of Montgomery Blvd NE, West of Tramway Blvd, North of Central Ave

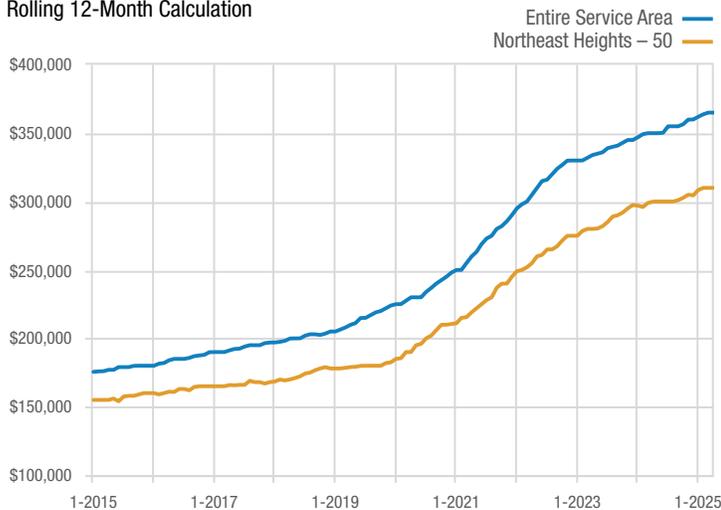
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	66	73	+ 10.6%	262	270	+ 3.1%
Pending Sales	61	75	+ 23.0%	222	263	+ 18.5%
Closed Sales	71	66	- 7.0%	213	218	+ 2.3%
Days on Market Until Sale	27	33	+ 22.2%	25	41	+ 64.0%
Median Sales Price*	\$305,000	\$315,000	+ 3.3%	\$288,000	\$310,000	+ 7.6%
Average Sales Price*	\$313,773	\$320,225	+ 2.1%	\$305,735	\$316,253	+ 3.4%
Percent of List Price Received*	99.2%	99.0%	- 0.2%	99.1%	99.1%	0.0%
Inventory of Homes for Sale	75	67	- 10.7%	—	—	—
Months Supply of Inventory	1.3	1.2	- 7.7%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	11	6	- 45.5%	34	32	- 5.9%
Pending Sales	9	11	+ 22.2%	34	29	- 14.7%
Closed Sales	7	8	+ 14.3%	28	25	- 10.7%
Days on Market Until Sale	18	63	+ 250.0%	16	48	+ 200.0%
Median Sales Price*	\$285,000	\$250,000	- 12.3%	\$272,000	\$250,000	- 8.1%
Average Sales Price*	\$267,714	\$328,649	+ 22.8%	\$252,854	\$271,908	+ 7.5%
Percent of List Price Received*	99.1%	102.9%	+ 3.8%	99.9%	99.3%	- 0.6%
Inventory of Homes for Sale	6	12	+ 100.0%	—	—	—
Months Supply of Inventory	0.8	1.5	+ 87.5%	—	—	—

* 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.

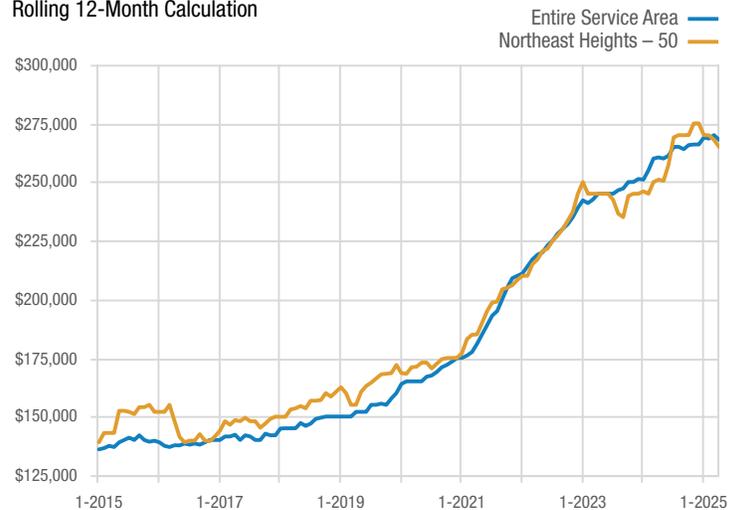
Median Sales Price - Single-Family Detached

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.