

Local Market Update – April 2025

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



North Valley – 100

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

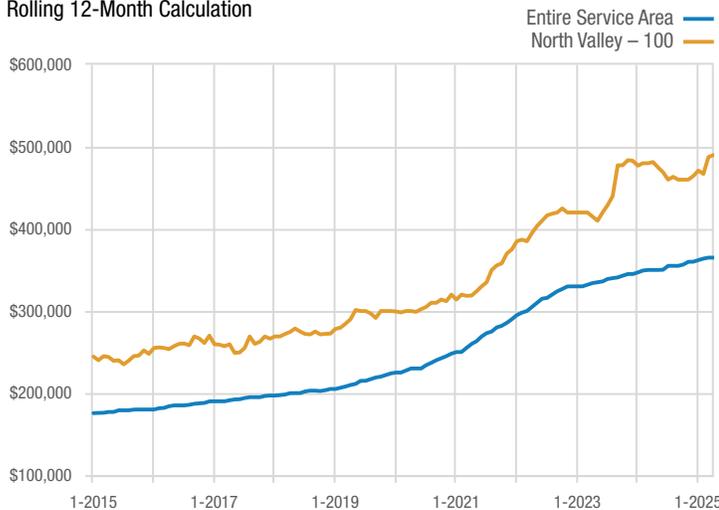
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	20	16	- 20.0%	59	61	+ 3.4%
Pending Sales	13	16	+ 23.1%	47	48	+ 2.1%
Closed Sales	12	10	- 16.7%	36	38	+ 5.6%
Days on Market Until Sale	62	21	- 66.1%	45	51	+ 13.3%
Median Sales Price*	\$522,000	\$521,000	- 0.2%	\$440,236	\$494,995	+ 12.4%
Average Sales Price*	\$664,105	\$664,900	+ 0.1%	\$528,483	\$862,067	+ 63.1%
Percent of List Price Received*	99.3%	99.8%	+ 0.5%	98.5%	99.0%	+ 0.5%
Inventory of Homes for Sale	43	36	- 16.3%	—	—	—
Months Supply of Inventory	3.8	2.7	- 28.9%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	5	1	- 80.0%	13	5	- 61.5%
Pending Sales	4	2	- 50.0%	11	6	- 45.5%
Closed Sales	4	0	- 100.0%	9	4	- 55.6%
Days on Market Until Sale	3	—	—	2	23	+ 1,050.0%
Median Sales Price*	\$315,000	—	—	\$266,000	\$252,500	- 5.1%
Average Sales Price*	\$332,500	—	—	\$289,667	\$276,250	- 4.6%
Percent of List Price Received*	100.7%	—	—	100.2%	100.3%	+ 0.1%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.4	0.9	+ 125.0%	—	—	—

* 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.

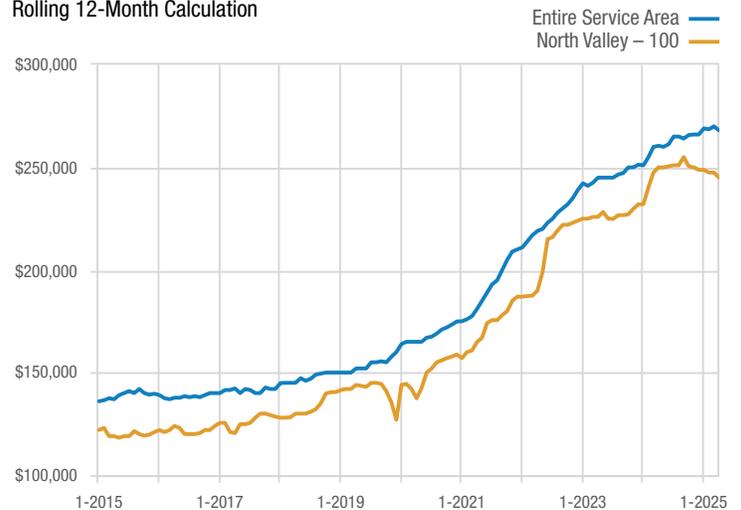
Median Sales Price - Single-Family Detached

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.