

Local Market Update – April 2025

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



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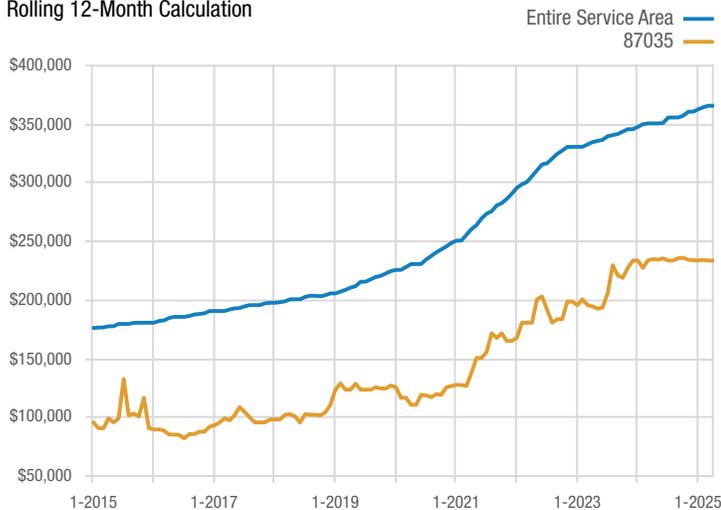
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	11	4	- 63.6%	16	19	+ 18.8%
Pending Sales	4	9	+ 125.0%	11	20	+ 81.8%
Closed Sales	4	4	0.0%	11	15	+ 36.4%
Days on Market Until Sale	74	11	- 85.1%	101	58	- 42.6%
Median Sales Price*	\$234,298	\$255,850	+ 9.2%	\$233,195	\$225,000	- 3.5%
Average Sales Price*	\$232,036	\$276,300	+ 19.1%	\$231,785	\$239,549	+ 3.3%
Percent of List Price Received*	101.7%	99.2%	- 2.5%	102.4%	99.1%	- 3.2%
Inventory of Homes for Sale	11	11	0.0%	—	—	—
Months Supply of Inventory	3.2	2.4	- 25.0%	—	—	—

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.

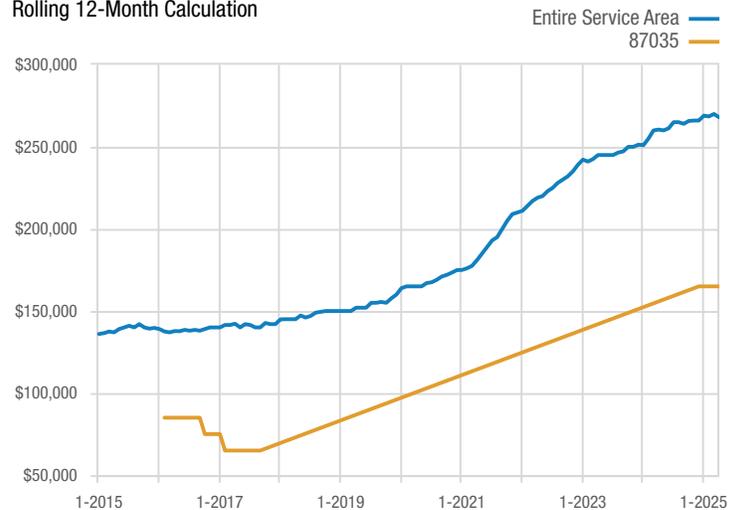
Median Sales Price - Single-Family Detached

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.