

# Local Market Update – April 2025

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



## 87108

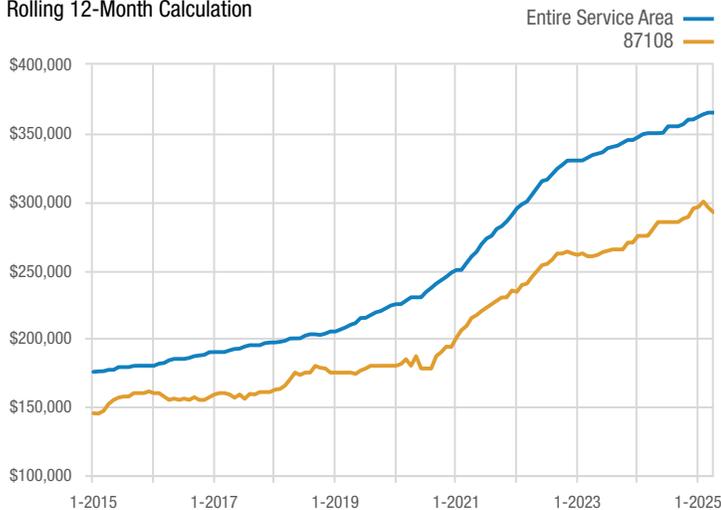
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	23	22	- 4.3%	81	113	+ 39.5%
Pending Sales	24	29	+ 20.8%	69	93	+ 34.8%
Closed Sales	16	37	+ 131.3%	57	94	+ 64.9%
Days on Market Until Sale	44	29	- 34.1%	28	31	+ 10.7%
Median Sales Price*	\$325,750	<b>\$273,500</b>	- 16.0%	\$285,000	<b>\$287,000</b>	+ 0.7%
Average Sales Price*	\$374,906	<b>\$337,398</b>	- 10.0%	\$323,396	<b>\$338,576</b>	+ 4.7%
Percent of List Price Received*	99.2%	<b>97.9%</b>	- 1.3%	99.3%	<b>98.0%</b>	- 1.3%
Inventory of Homes for Sale	22	40	+ 81.8%	—	—	—
Months Supply of Inventory	1.1	1.9	+ 72.7%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	1	3	+ 200.0%	9	14	+ 55.6%
Pending Sales	2	4	+ 100.0%	11	12	+ 9.1%
Closed Sales	2	1	- 50.0%	11	6	- 45.5%
Days on Market Until Sale	25	2	- 92.0%	64	34	- 46.9%
Median Sales Price*	\$201,000	<b>\$235,000</b>	+ 16.9%	\$290,000	<b>\$225,000</b>	- 22.4%
Average Sales Price*	\$201,000	<b>\$235,000</b>	+ 16.9%	\$255,318	<b>\$245,817</b>	- 3.7%
Percent of List Price Received*	95.6%	<b>100.0%</b>	+ 4.6%	96.5%	<b>99.3%</b>	+ 2.9%
Inventory of Homes for Sale	5	8	+ 60.0%	—	—	—
Months Supply of Inventory	1.8	3.0	+ 66.7%	—	—	—

\* 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.

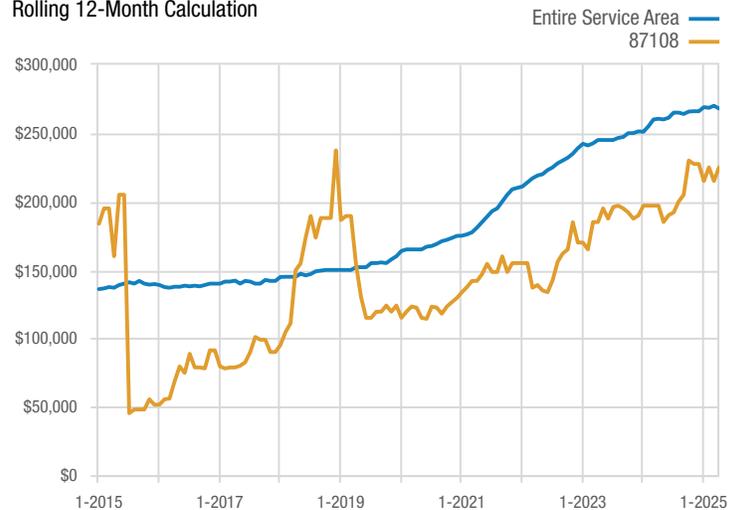
### Median Sales Price - Single-Family Detached

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.