

Local Market Update – April 2025

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



Fairgrounds – 70

East of San Mateo Blvd NE, South of I-40, West of Wyoming Blvd NE, North of Central Ave

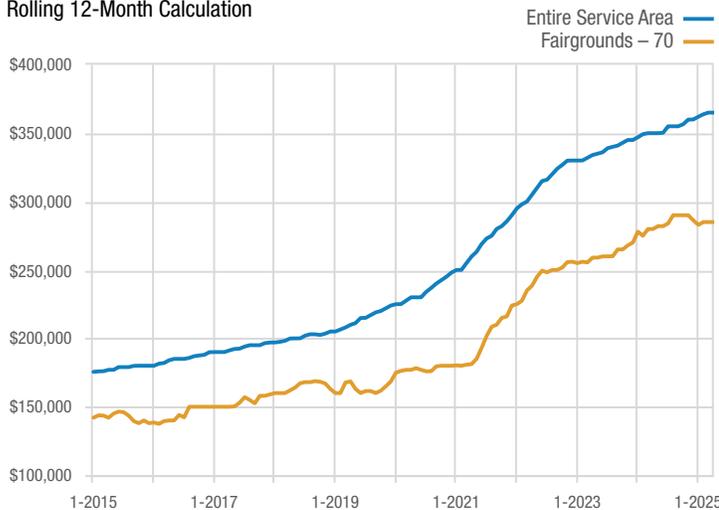
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	9	7	- 22.2%	50	50	0.0%
Pending Sales	16	13	- 18.8%	44	48	+ 9.1%
Closed Sales	10	19	+ 90.0%	32	43	+ 34.4%
Days on Market Until Sale	33	40	+ 21.2%	25	41	+ 64.0%
Median Sales Price*	\$281,000	\$289,000	+ 2.8%	\$285,000	\$285,000	0.0%
Average Sales Price*	\$290,250	\$285,942	- 1.5%	\$282,106	\$289,735	+ 2.7%
Percent of List Price Received*	100.8%	97.8%	- 3.0%	99.1%	97.7%	- 1.4%
Inventory of Homes for Sale	13	14	+ 7.7%	—	—	—
Months Supply of Inventory	1.2	1.5	+ 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%	3	4	+ 33.3%
Pending Sales	0	1	—	3	3	0.0%
Closed Sales	1	0	- 100.0%	3	2	- 33.3%
Days on Market Until Sale	0	—	—	3	10	+ 233.3%
Median Sales Price*	\$290,000	—	—	\$255,000	\$195,000	- 23.5%
Average Sales Price*	\$290,000	—	—	\$256,667	\$195,000	- 24.0%
Percent of List Price Received*	97.0%	—	—	98.6%	100.0%	+ 1.4%
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	2.0	—	—	—	—

* 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.

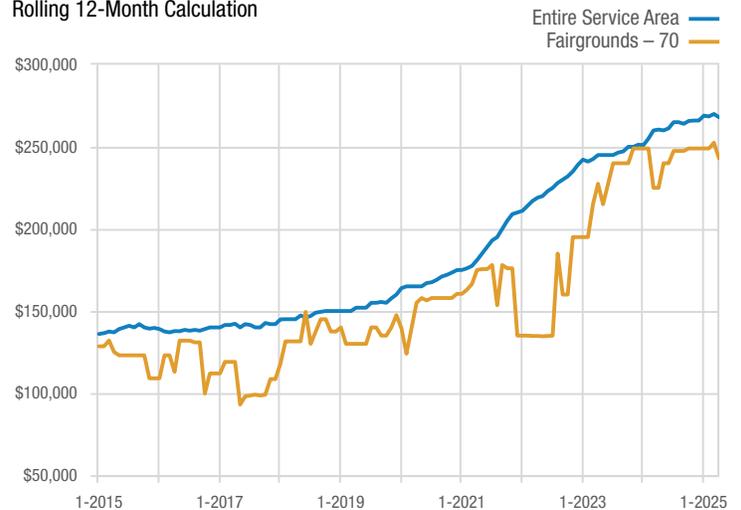
Median Sales Price - Single-Family Detached

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.