

Local Market Update – April 2025

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



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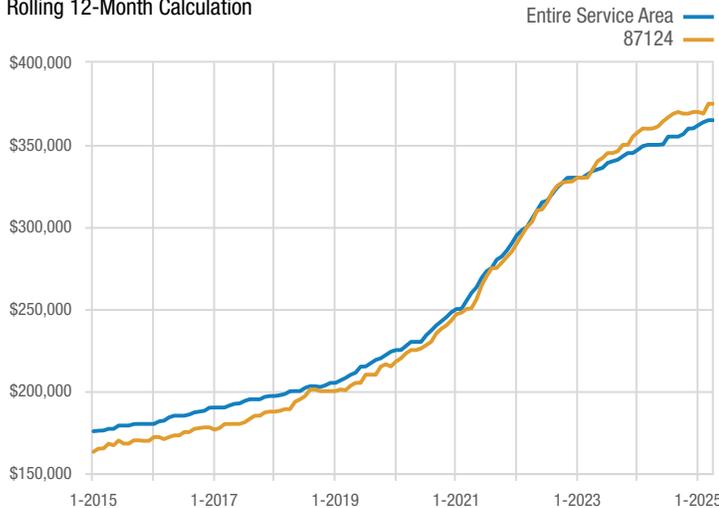
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
Key Metrics						
New Listings	81	89	+ 9.9%	303	329	+ 8.6%
Pending Sales	65	78	+ 20.0%	259	279	+ 7.7%
Closed Sales	77	59	- 23.4%	232	231	- 0.4%
Days on Market Until Sale	26	53	+ 103.8%	32	51	+ 59.4%
Median Sales Price*	\$358,500	\$367,000	+ 2.4%	\$359,000	\$370,000	+ 3.1%
Average Sales Price*	\$387,420	\$426,066	+ 10.0%	\$388,157	\$414,964	+ 6.9%
Percent of List Price Received*	99.4%	99.7%	+ 0.3%	99.1%	99.0%	- 0.1%
Inventory of Homes for Sale	109	122	+ 11.9%	—	—	—
Months Supply of Inventory	1.8	2.0	+ 11.1%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
Key Metrics						
New Listings	9	13	+ 44.4%	34	44	+ 29.4%
Pending Sales	4	5	+ 25.0%	31	27	- 12.9%
Closed Sales	7	9	+ 28.6%	29	29	0.0%
Days on Market Until Sale	32	20	- 37.5%	36	32	- 11.1%
Median Sales Price*	\$290,000	\$252,000	- 13.1%	\$267,000	\$275,000	+ 3.0%
Average Sales Price*	\$276,429	\$252,667	- 8.6%	\$247,017	\$257,307	+ 4.2%
Percent of List Price Received*	97.5%	100.6%	+ 3.2%	98.8%	99.7%	+ 0.9%
Inventory of Homes for Sale	12	21	+ 75.0%	—	—	—
Months Supply of Inventory	1.7	2.7	+ 58.8%	—	—	—

* 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.

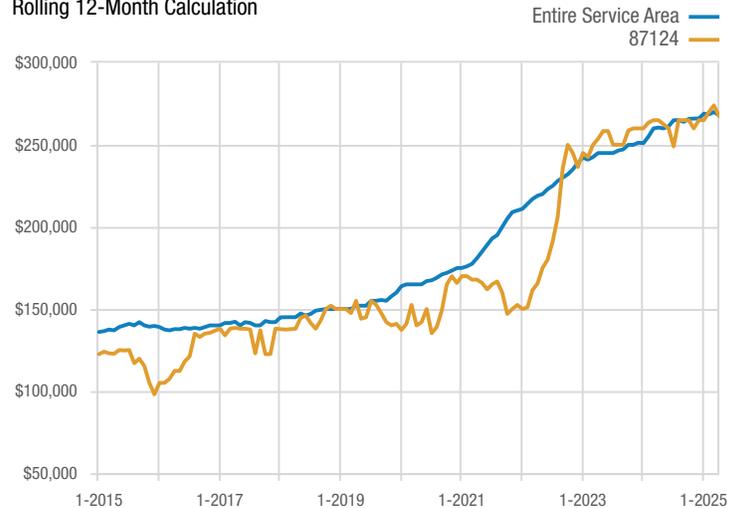
Median Sales Price - Single-Family Detached

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.