

Local Market Update – April 2025

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



Mesa Del Sol – 72

South of Sunport Blvd, East of I-25, West of KAFB, North of Isleta Reservation

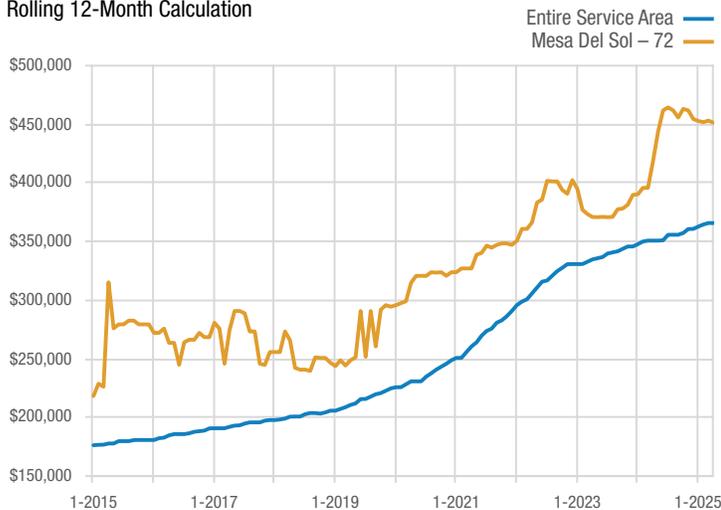
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	2	13	+ 550.0%	15	46	+ 206.7%
Pending Sales	5	9	+ 80.0%	16	25	+ 56.3%
Closed Sales	1	6	+ 500.0%	9	25	+ 177.8%
Days on Market Until Sale	3	52	+ 1,633.3%	41	56	+ 36.6%
Median Sales Price*	\$552,321	\$397,990	- 27.9%	\$444,216	\$432,990	- 2.5%
Average Sales Price*	\$552,321	\$401,724	- 27.3%	\$454,032	\$428,711	- 5.6%
Percent of List Price Received*	99.0%	98.7%	- 0.3%	98.9%	99.1%	+ 0.2%
Inventory of Homes for Sale	6	23	+ 283.3%	—	—	—
Months Supply of Inventory	1.8	4.2	+ 133.3%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	0	0	0.0%	0	1	—
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
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.

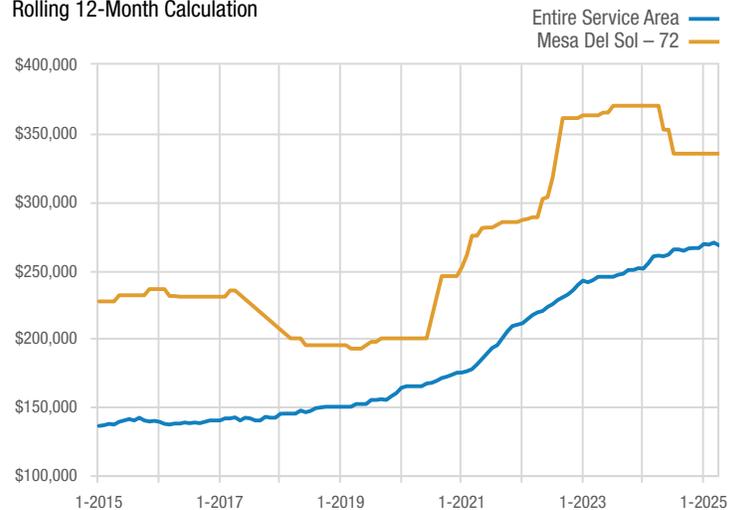
Median Sales Price - Single-Family Detached

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.