

Local Market Update – April 2025

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



Foothills South – 51

East of Tramway Blvd to mountains, South of Montgomery Blvd NE, North of I-40

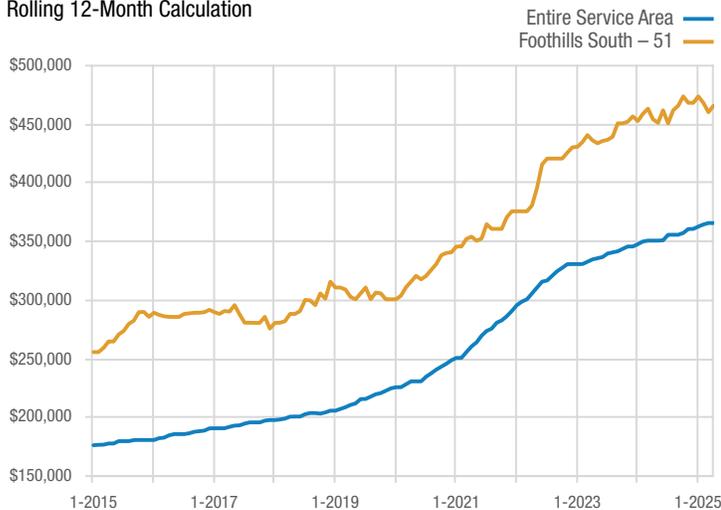
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	17	17	0.0%	59	66	+ 11.9%
Pending Sales	12	15	+ 25.0%	49	49	0.0%
Closed Sales	12	13	+ 8.3%	45	49	+ 8.9%
Days on Market Until Sale	8	41	+ 412.5%	29	40	+ 37.9%
Median Sales Price*	\$422,250	\$458,000	+ 8.5%	\$445,000	\$452,000	+ 1.6%
Average Sales Price*	\$432,521	\$482,865	+ 11.6%	\$464,176	\$491,773	+ 5.9%
Percent of List Price Received*	99.3%	99.3%	0.0%	98.6%	98.8%	+ 0.2%
Inventory of Homes for Sale	21	24	+ 14.3%	—	—	—
Months Supply of Inventory	1.8	1.7	- 5.6%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	2	5	+ 150.0%	10	16	+ 60.0%
Pending Sales	4	5	+ 25.0%	11	13	+ 18.2%
Closed Sales	4	4	0.0%	9	16	+ 77.8%
Days on Market Until Sale	2	3	+ 50.0%	8	14	+ 75.0%
Median Sales Price*	\$275,000	\$249,500	- 9.3%	\$295,000	\$282,500	- 4.2%
Average Sales Price*	\$275,750	\$247,250	- 10.3%	\$289,456	\$284,594	- 1.7%
Percent of List Price Received*	100.2%	100.3%	+ 0.1%	98.5%	98.5%	0.0%
Inventory of Homes for Sale	1	6	+ 500.0%	—	—	—
Months Supply of Inventory	0.3	1.6	+ 433.3%	—	—	—

* 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.

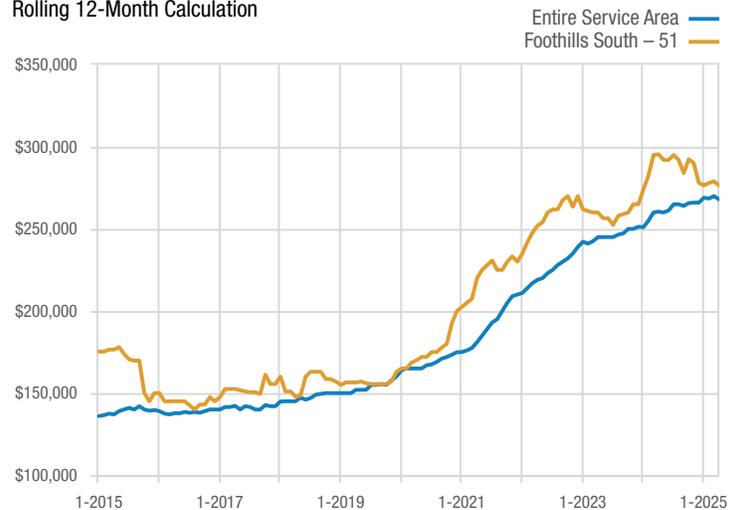
Median Sales Price - Single-Family Detached

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.