

# Local Market Update – April 2025

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



## 87109

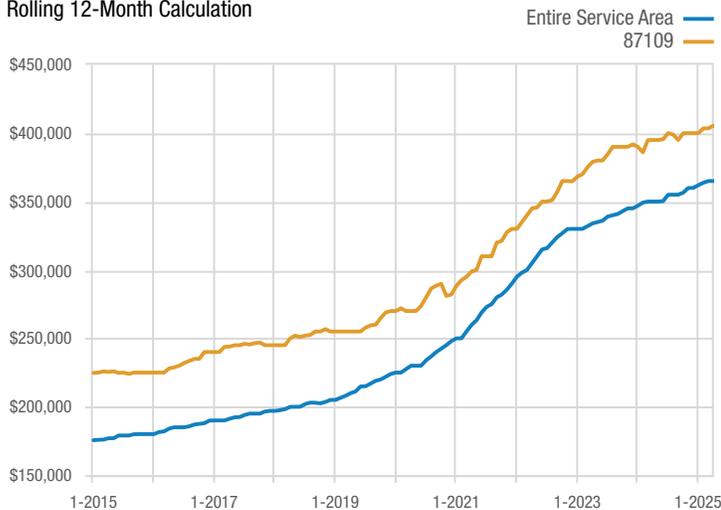
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
<b>Key Metrics</b>						
New Listings	25	<b>29</b>	+ 16.0%	85	<b>93</b>	+ 9.4%
Pending Sales	22	<b>21</b>	- 4.5%	79	<b>78</b>	- 1.3%
Closed Sales	25	<b>17</b>	- 32.0%	70	<b>71</b>	+ 1.4%
Days on Market Until Sale	17	<b>27</b>	+ 58.8%	28	<b>34</b>	+ 21.4%
Median Sales Price*	\$420,000	<b>\$435,000</b>	+ 3.6%	\$400,000	<b>\$411,000</b>	+ 2.8%
Average Sales Price*	\$448,740	<b>\$436,824</b>	- 2.7%	\$430,124	<b>\$438,598</b>	+ 2.0%
Percent of List Price Received*	98.8%	<b>99.3%</b>	+ 0.5%	99.0%	<b>98.5%</b>	- 0.5%
Inventory of Homes for Sale	15	<b>30</b>	+ 100.0%	—	—	—
Months Supply of Inventory	0.7	<b>1.5</b>	+ 114.3%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
<b>Key Metrics</b>						
New Listings	23	<b>19</b>	- 17.4%	66	<b>62</b>	- 6.1%
Pending Sales	14	<b>13</b>	- 7.1%	55	<b>47</b>	- 14.5%
Closed Sales	17	<b>11</b>	- 35.3%	51	<b>40</b>	- 21.6%
Days on Market Until Sale	6	<b>32</b>	+ 433.3%	21	<b>44</b>	+ 109.5%
Median Sales Price*	\$280,000	<b>\$271,000</b>	- 3.2%	\$265,000	<b>\$284,500</b>	+ 7.4%
Average Sales Price*	\$252,735	<b>\$238,127</b>	- 5.8%	\$239,614	<b>\$273,807</b>	+ 14.3%
Percent of List Price Received*	100.1%	<b>98.2%</b>	- 1.9%	98.7%	<b>97.8%</b>	- 0.9%
Inventory of Homes for Sale	22	<b>22</b>	0.0%	—	—	—
Months Supply of Inventory	2.1	<b>2.1</b>	0.0%	—	—	—

\* 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.

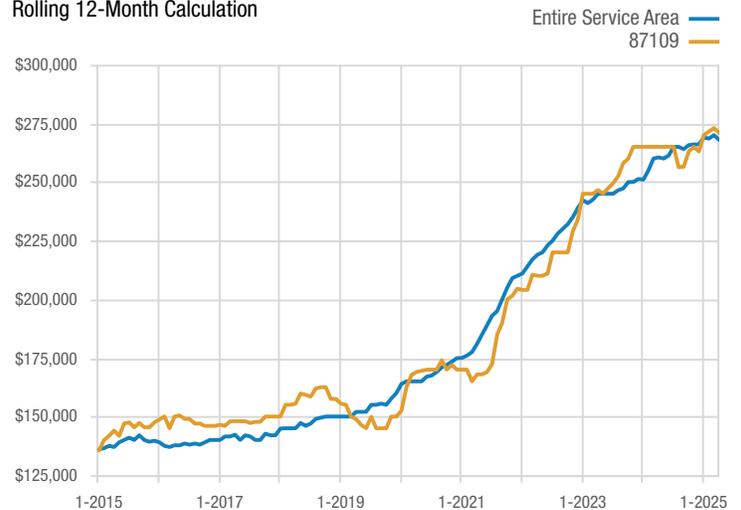
### Median Sales Price - Single-Family Detached

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.