

Local Market Update – April 2025

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



Paradise West – 120

East of West Mesa, South of Sandoval County Line, West of Unser Blvd NW, North of Paseo del Norte Blvd NE

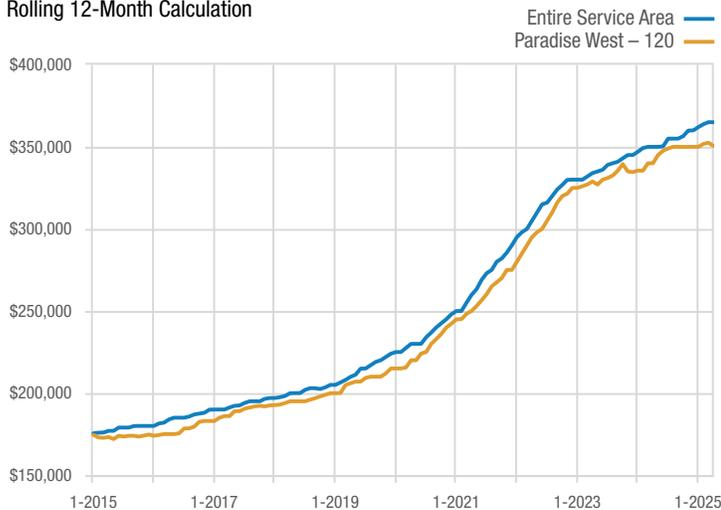
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	46	44	- 4.3%	158	167	+ 5.7%
Pending Sales	37	41	+ 10.8%	140	144	+ 2.9%
Closed Sales	34	32	- 5.9%	124	136	+ 9.7%
Days on Market Until Sale	16	23	+ 43.8%	27	34	+ 25.9%
Median Sales Price*	\$360,500	\$340,000	- 5.7%	\$342,500	\$348,550	+ 1.8%
Average Sales Price*	\$371,821	\$345,838	- 7.0%	\$350,154	\$353,768	+ 1.0%
Percent of List Price Received*	99.7%	99.5%	- 0.2%	99.5%	98.9%	- 0.6%
Inventory of Homes for Sale	33	48	+ 45.5%	—	—	—
Months Supply of Inventory	1.1	1.4	+ 27.3%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	1	0	- 100.0%	1	1	0.0%
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	7	—
Median Sales Price*	—	—	—	—	\$275,000	—
Average Sales Price*	—	—	—	—	\$275,000	—
Percent of List Price Received*	—	—	—	—	100.0%	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

* 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.

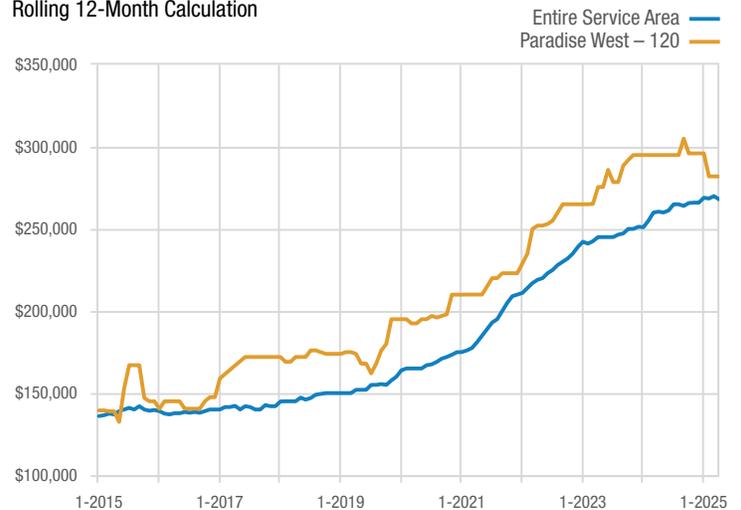
Median Sales Price - Single-Family Detached

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.