

Local Market Update – April 2025

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



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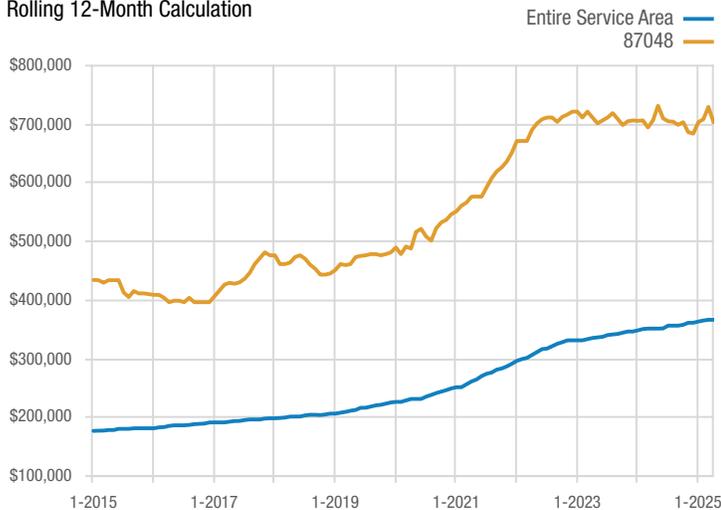
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	11	12	+ 9.1%	44	52	+ 18.2%
Pending Sales	7	5	- 28.6%	29	35	+ 20.7%
Closed Sales	8	9	+ 12.5%	22	37	+ 68.2%
Days on Market Until Sale	60	31	- 48.3%	50	44	- 12.0%
Median Sales Price*	\$804,000	\$650,000	- 19.2%	\$711,500	\$743,000	+ 4.4%
Average Sales Price*	\$886,904	\$753,111	- 15.1%	\$774,688	\$930,044	+ 20.1%
Percent of List Price Received*	96.9%	98.2%	+ 1.3%	98.1%	96.9%	- 1.2%
Inventory of Homes for Sale	24	30	+ 25.0%	—	—	—
Months Supply of Inventory	3.0	3.1	+ 3.3%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	0	1	—	1	5	+ 400.0%
Pending Sales	0	3	—	0	5	—
Closed Sales	0	2	—	1	4	+ 300.0%
Days on Market Until Sale	—	44	—	123	49	- 60.2%
Median Sales Price*	—	\$378,500	—	\$455,000	\$360,000	- 20.9%
Average Sales Price*	—	\$378,500	—	\$455,000	\$368,000	- 19.1%
Percent of List Price Received*	—	94.9%	—	101.2%	90.1%	- 11.0%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.7	—	—	—	—	—

* 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.

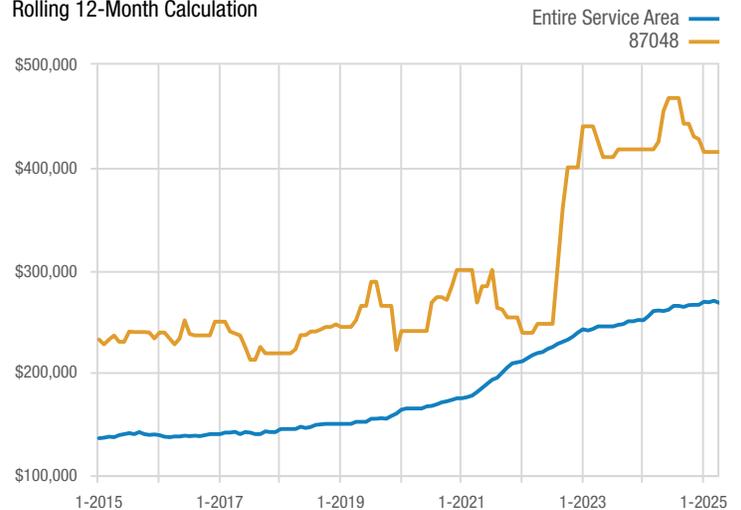
Median Sales Price - Single-Family Detached

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.