

Local Market Update – April 2025

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

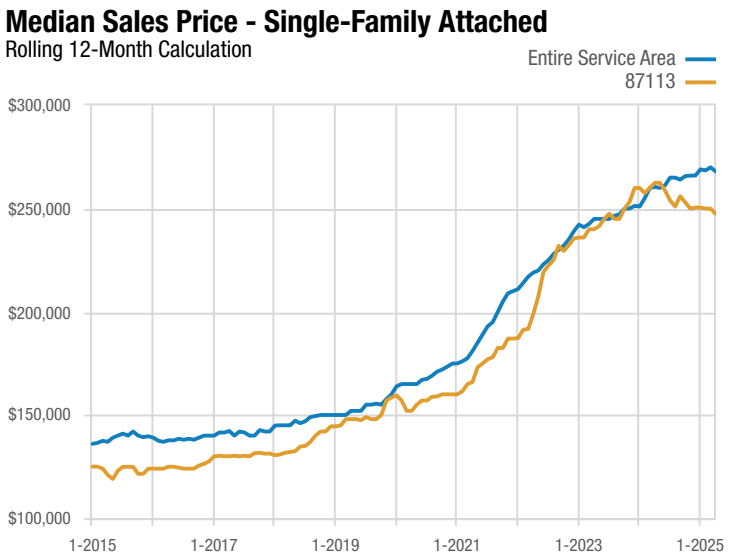
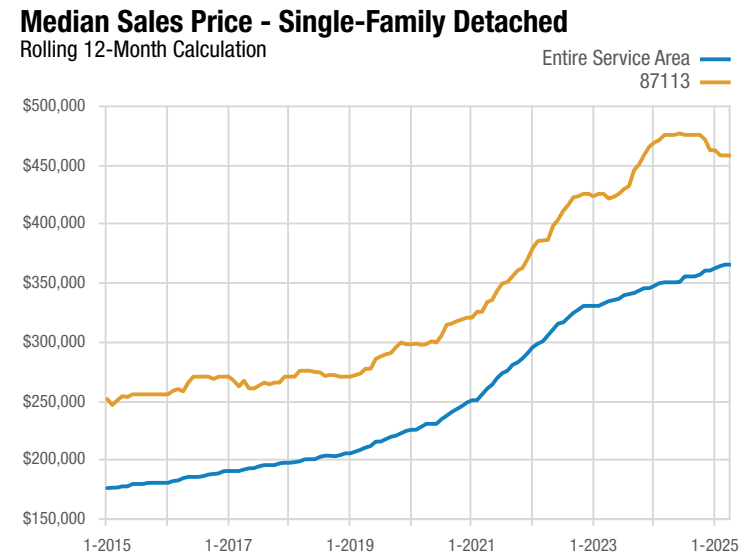


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Single-Family Detached	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	17	11	- 35.3%	44	58	+ 31.8%
Pending Sales	13	17	+ 30.8%	33	51	+ 54.5%
Closed Sales	6	13	+ 116.7%	24	42	+ 75.0%
Days on Market Until Sale	24	42	+ 75.0%	20	38	+ 90.0%
Median Sales Price*	\$464,500	\$465,000	+ 0.1%	\$471,080	\$453,750	- 3.7%
Average Sales Price*	\$489,158	\$537,385	+ 9.9%	\$488,495	\$518,713	+ 6.2%
Percent of List Price Received*	99.9%	99.1%	- 0.8%	99.9%	99.3%	- 0.6%
Inventory of Homes for Sale	24	21	- 12.5%	—	—	—
Months Supply of Inventory	2.5	1.7	- 32.0%	—	—	—

Single-Family Attached	April			Year to Date		
Key Metrics	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	5	1	- 80.0%	9	4	- 55.6%
Pending Sales	4	0	- 100.0%	8	3	- 62.5%
Closed Sales	2	0	- 100.0%	4	3	- 25.0%
Days on Market Until Sale	2	—	—	1	23	+ 2,200.0%
Median Sales Price*	\$260,000	—	—	\$258,000	\$245,000	- 5.0%
Average Sales Price*	\$260,000	—	—	\$259,000	\$250,000	- 3.5%
Percent of List Price Received*	100.0%	—	—	101.6%	100.8%	- 0.8%
Inventory of Homes for Sale	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	0.5	1.6	+ 220.0%	—	—	—

* 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.



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.