

Local Market Update – April 2025

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



South of I-40 – 230

South of Tijeras, North of CR A072, West of Valencia / Torrance County Line, East of Sandia Mountains

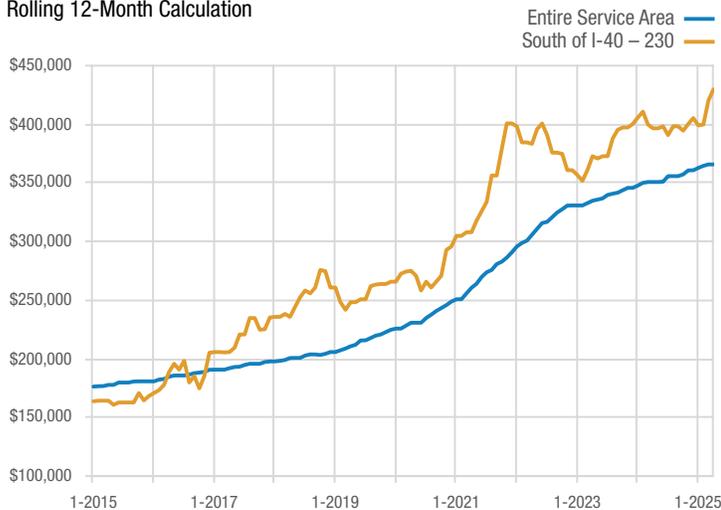
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	8	8	0.0%	18	23	+ 27.8%
Pending Sales	4	0	- 100.0%	16	7	- 56.3%
Closed Sales	5	4	- 20.0%	15	10	- 33.3%
Days on Market Until Sale	42	6	- 85.7%	60	14	- 76.7%
Median Sales Price*	\$311,000	\$217,500	- 30.1%	\$350,000	\$387,000	+ 10.6%
Average Sales Price*	\$418,200	\$251,875	- 39.8%	\$394,400	\$372,400	- 5.6%
Percent of List Price Received*	95.4%	97.3%	+ 2.0%	95.6%	99.6%	+ 4.2%
Inventory of Homes for Sale	8	15	+ 87.5%	—	—	—
Months Supply of Inventory	2.2	2.6	+ 18.2%	—	—	—

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

* 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.

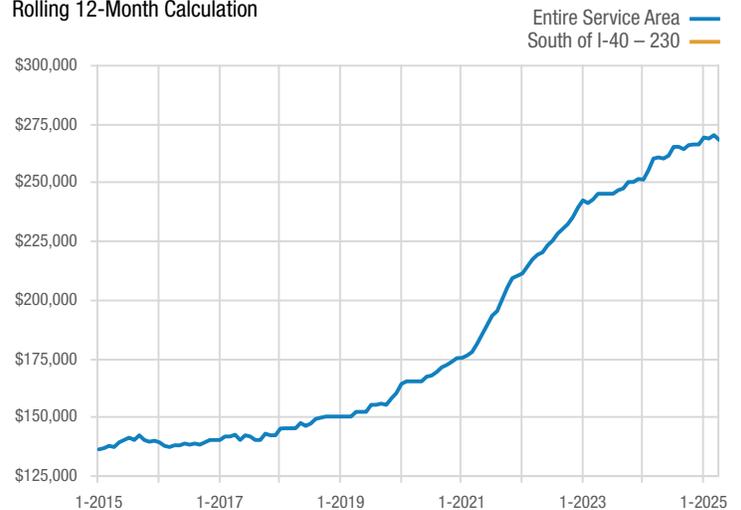
Median Sales Price - Single-Family Detached

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.