

# Local Market Update – April 2025

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



## 87104

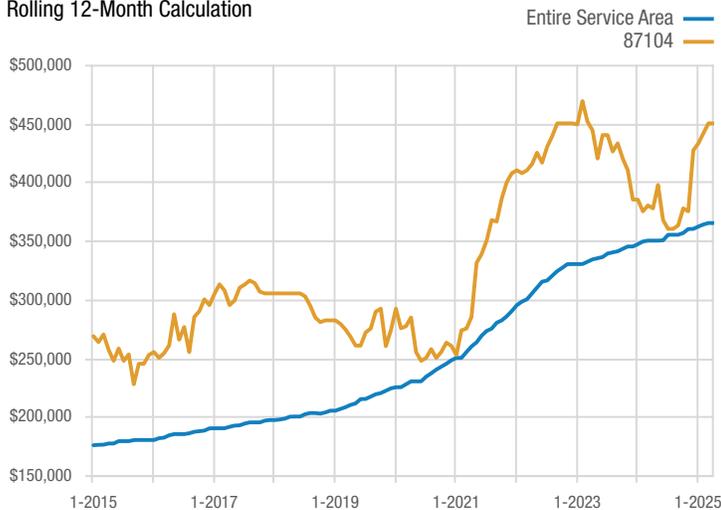
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	14	12	- 14.3%	44	53	+ 20.5%
Pending Sales	14	9	- 35.7%	34	34	0.0%
Closed Sales	7	12	+ 71.4%	22	29	+ 31.8%
Days on Market Until Sale	34	29	- 14.7%	23	54	+ 134.8%
Median Sales Price*	\$510,000	<b>\$489,100</b>	- 4.1%	\$387,500	<b>\$450,000</b>	+ 16.1%
Average Sales Price*	\$494,786	<b>\$506,918</b>	+ 2.5%	\$446,697	<b>\$498,672</b>	+ 11.6%
Percent of List Price Received*	99.0%	<b>99.2%</b>	+ 0.2%	97.7%	<b>99.4%</b>	+ 1.7%
Inventory of Homes for Sale	14	25	+ 78.6%	—	—	—
Months Supply of Inventory	2.3	3.2	+ 39.1%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	3	6	+ 100.0%	11	11	0.0%
Pending Sales	3	1	- 66.7%	9	8	- 11.1%
Closed Sales	4	2	- 50.0%	8	8	0.0%
Days on Market Until Sale	28	19	- 32.1%	18	21	+ 16.7%
Median Sales Price*	\$331,000	<b>\$270,000</b>	- 18.4%	\$307,500	<b>\$325,000</b>	+ 5.7%
Average Sales Price*	\$351,750	<b>\$270,000</b>	- 23.2%	\$304,625	<b>\$316,188</b>	+ 3.8%
Percent of List Price Received*	99.2%	<b>96.7%</b>	- 2.5%	98.8%	<b>99.2%</b>	+ 0.4%
Inventory of Homes for Sale	3	7	+ 133.3%	—	—	—
Months Supply of Inventory	1.5	3.5	+ 133.3%	—	—	—

\* 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.

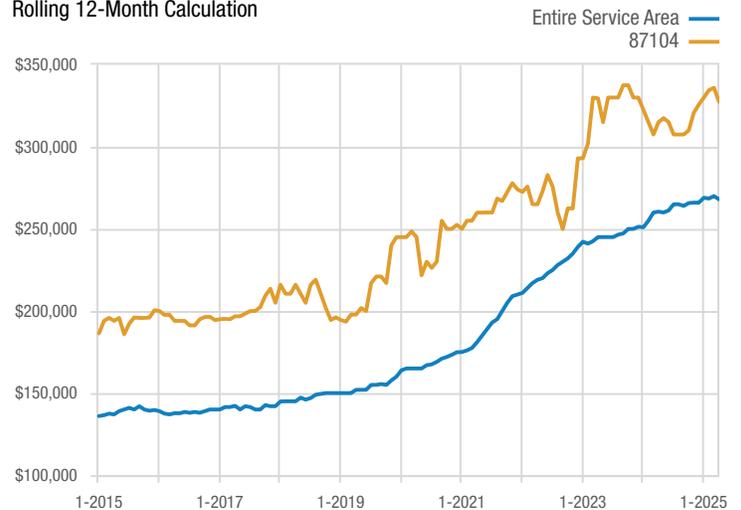
### Median Sales Price - Single-Family Detached

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.