

Local Market Update – April 2025

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



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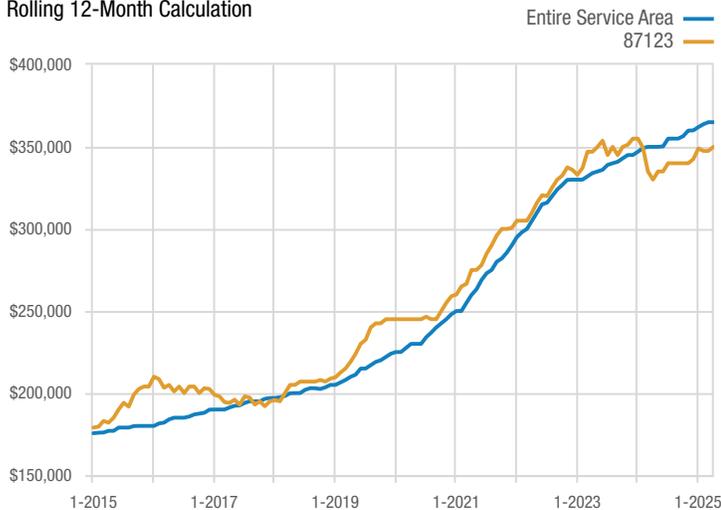
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	47	38	- 19.1%	158	141	- 10.8%
Pending Sales	44	37	- 15.9%	133	127	- 4.5%
Closed Sales	35	26	- 25.7%	117	120	+ 2.6%
Days on Market Until Sale	22	36	+ 63.6%	27	39	+ 44.4%
Median Sales Price*	\$325,000	\$345,000	+ 6.2%	\$307,000	\$332,211	+ 8.2%
Average Sales Price*	\$344,794	\$368,615	+ 6.9%	\$350,308	\$363,842	+ 3.9%
Percent of List Price Received*	98.4%	98.9%	+ 0.5%	99.2%	99.3%	+ 0.1%
Inventory of Homes for Sale	45	40	- 11.1%	—	—	—
Months Supply of Inventory	1.4	1.2	- 14.3%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	10	12	+ 20.0%	32	36	+ 12.5%
Pending Sales	8	14	+ 75.0%	27	36	+ 33.3%
Closed Sales	4	7	+ 75.0%	26	28	+ 7.7%
Days on Market Until Sale	8	53	+ 562.5%	12	40	+ 233.3%
Median Sales Price*	\$289,000	\$316,000	+ 9.3%	\$285,000	\$285,250	+ 0.1%
Average Sales Price*	\$303,250	\$303,714	+ 0.2%	\$293,146	\$285,911	- 2.5%
Percent of List Price Received*	101.8%	96.2%	- 5.5%	99.8%	97.5%	- 2.3%
Inventory of Homes for Sale	8	8	0.0%	—	—	—
Months Supply of Inventory	1.0	1.1	+ 10.0%	—	—	—

* 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.

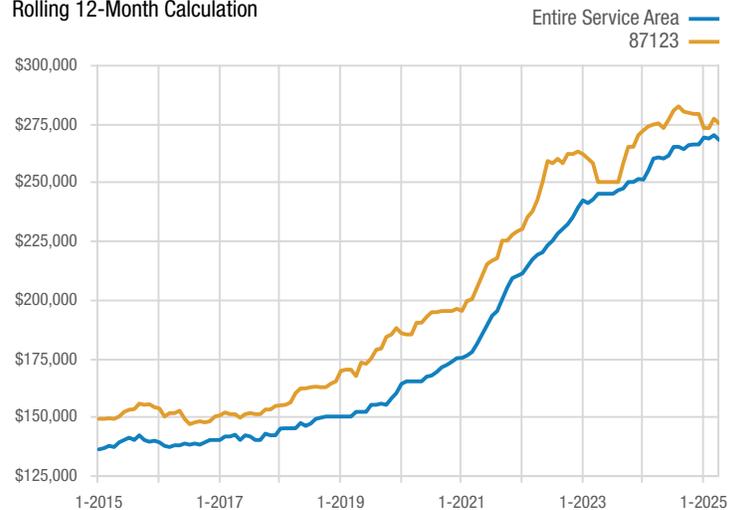
Median Sales Price - Single-Family Detached

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.