

# Local Market Update – April 2025

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



## Northwest Edgewood – 250

North of I-40, East of Hwy 217, South of and Including Golden, West of Hwy 344

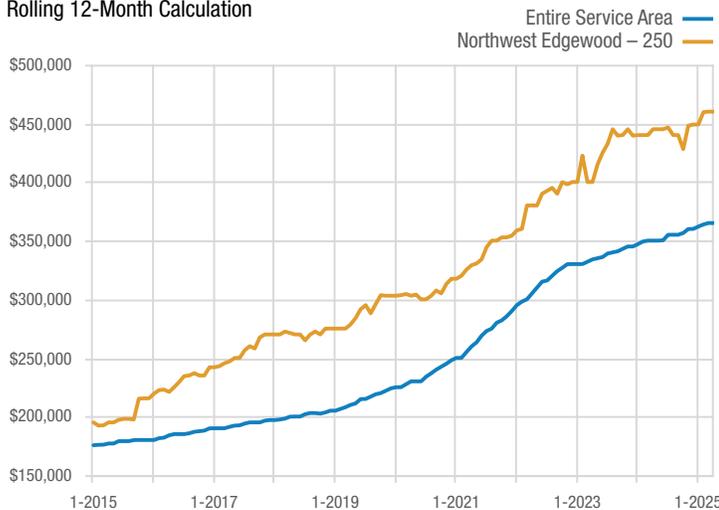
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	9	9	0.0%	22	29	+ 31.8%
Pending Sales	9	5	- 44.4%	18	20	+ 11.1%
Closed Sales	1	9	+ 800.0%	10	19	+ 90.0%
Days on Market Until Sale	27	35	+ 29.6%	84	47	- 44.0%
Median Sales Price*	\$465,000	<b>\$465,000</b>	0.0%	\$449,000	<b>\$465,000</b>	+ 3.6%
Average Sales Price*	\$465,000	<b>\$455,667</b>	- 2.0%	\$441,000	<b>\$448,789</b>	+ 1.8%
Percent of List Price Received*	97.9%	<b>100.3%</b>	+ 2.5%	99.8%	<b>98.5%</b>	- 1.3%
Inventory of Homes for Sale	14	16	+ 14.3%	—	—	—
Months Supply of Inventory	3.0	2.8	- 6.7%	—	—	—

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.

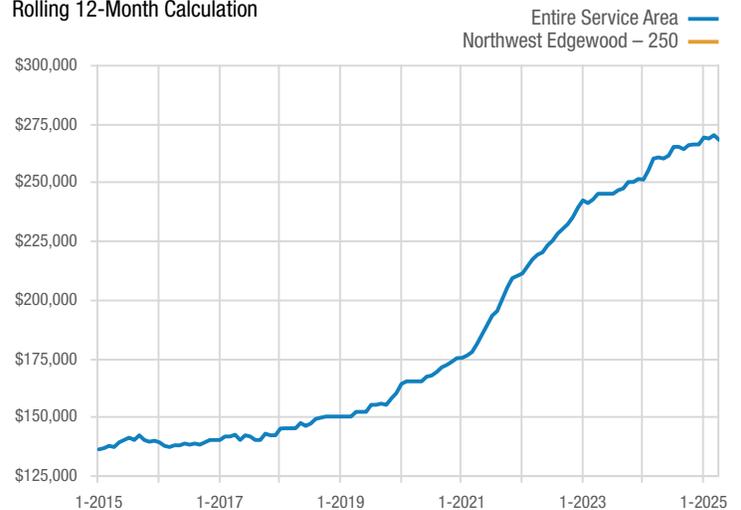
### Median Sales Price - Single-Family Detached

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.