

Local Market Update – April 2025

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



Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

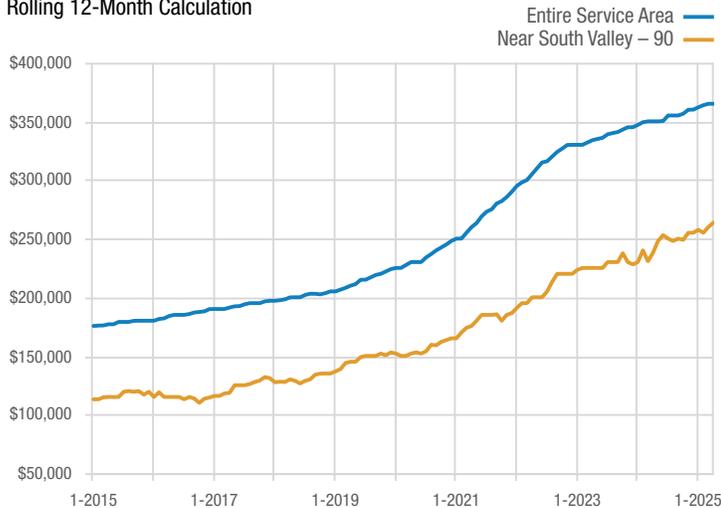
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	22	14	- 36.4%	63	71	+ 12.7%
Pending Sales	14	11	- 21.4%	63	60	- 4.8%
Closed Sales	12	19	+ 58.3%	54	57	+ 5.6%
Days on Market Until Sale	73	46	- 37.0%	36	43	+ 19.4%
Median Sales Price*	\$267,500	\$320,000	+ 19.6%	\$246,450	\$265,000	+ 7.5%
Average Sales Price*	\$257,783	\$313,700	+ 21.7%	\$251,981	\$290,871	+ 15.4%
Percent of List Price Received*	96.1%	99.1%	+ 3.1%	99.3%	98.3%	- 1.0%
Inventory of Homes for Sale	22	31	+ 40.9%	—	—	—
Months Supply of Inventory	1.9	2.4	+ 26.3%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	1	2	+ 100.0%	5	6	+ 20.0%
Pending Sales	1	1	0.0%	5	4	- 20.0%
Closed Sales	2	0	- 100.0%	4	1	- 75.0%
Days on Market Until Sale	80	—	—	44	39	- 11.4%
Median Sales Price*	\$210,000	—	—	\$197,500	\$142,500	- 27.8%
Average Sales Price*	\$210,000	—	—	\$184,375	\$142,500	- 22.7%
Percent of List Price Received*	101.3%	—	—	101.8%	96.7%	- 5.0%
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	1.6	—	—	—	—

* 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.

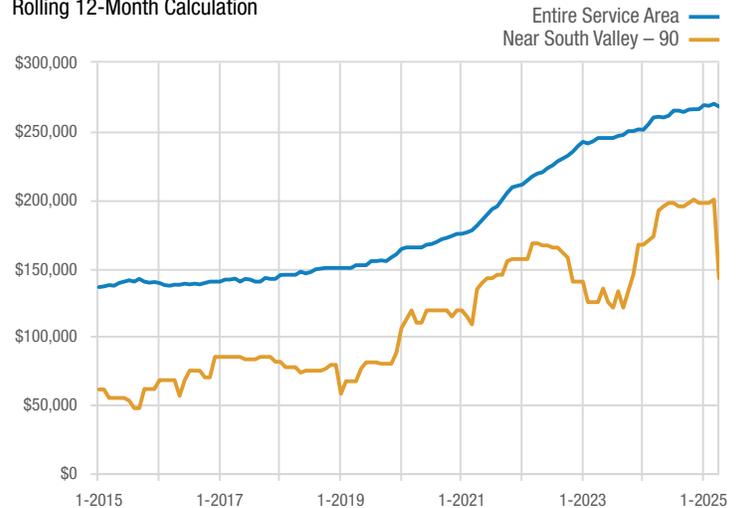
Median Sales Price - Single-Family Detached

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.