

Local Market Update – April 2025

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



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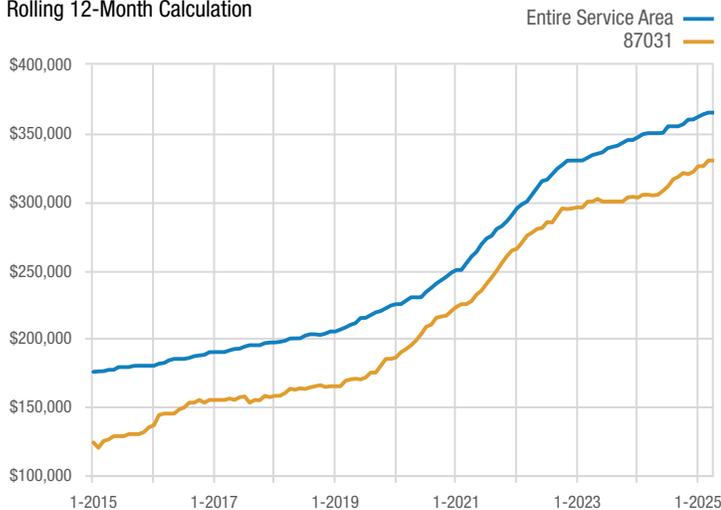
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	62	65	+ 4.8%	243	235	- 3.3%
Pending Sales	40	63	+ 57.5%	176	211	+ 19.9%
Closed Sales	49	56	+ 14.3%	157	167	+ 6.4%
Days on Market Until Sale	50	64	+ 28.0%	52	62	+ 19.2%
Median Sales Price*	\$317,000	\$333,213	+ 5.1%	\$313,000	\$340,000	+ 8.6%
Average Sales Price*	\$339,599	\$336,601	- 0.9%	\$337,514	\$351,816	+ 4.2%
Percent of List Price Received*	98.5%	99.4%	+ 0.9%	99.0%	98.8%	- 0.2%
Inventory of Homes for Sale	121	132	+ 9.1%	—	—	—
Months Supply of Inventory	2.7	2.8	+ 3.7%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	4	0	- 100.0%	7	3	- 57.1%
Pending Sales	4	0	- 100.0%	6	1	- 83.3%
Closed Sales	0	0	0.0%	3	3	0.0%
Days on Market Until Sale	—	—	—	38	21	- 44.7%
Median Sales Price*	—	—	—	\$240,000	\$245,000	+ 2.1%
Average Sales Price*	—	—	—	\$235,000	\$251,000	+ 6.8%
Percent of List Price Received*	—	—	—	101.5%	96.6%	- 4.8%
Inventory of Homes for Sale	2	4	+ 100.0%	—	—	—
Months Supply of Inventory	0.9	2.2	+ 144.4%	—	—	—

* 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.

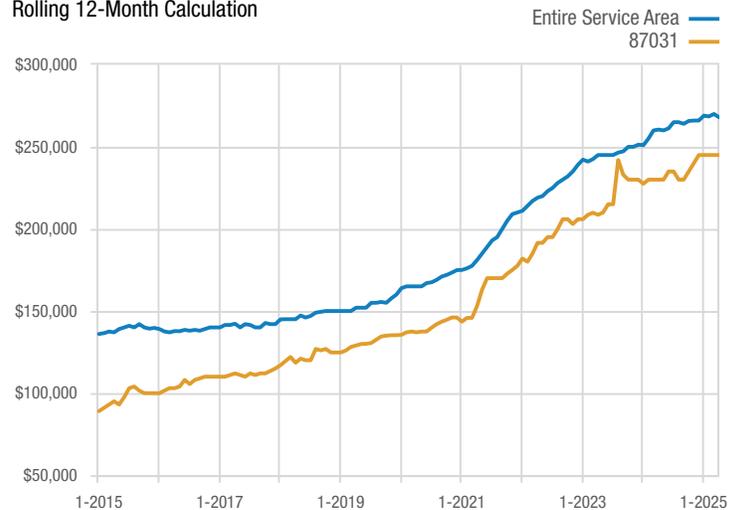
Median Sales Price - Single-Family Detached

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.