

# Local Market Update – April 2025

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



## Bernalillo / Algodones – 170

East of Rio Rancho Blvd, South of Rio Grande River, West of I-25, North of Sandia Reservation

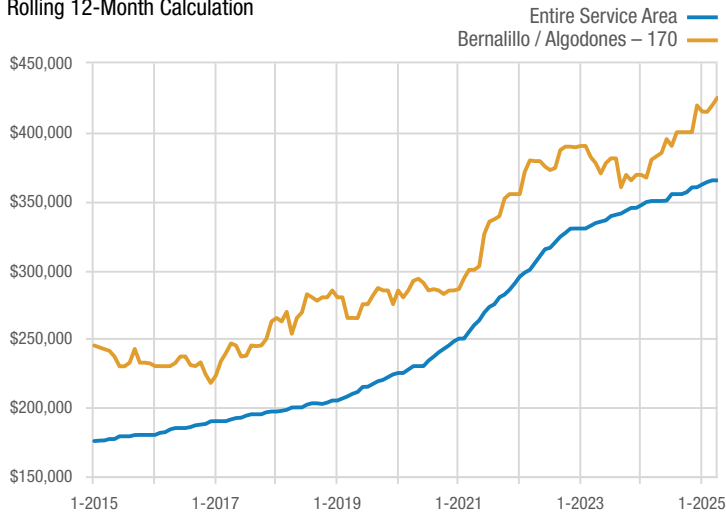
Single-Family Detached		April			Year to Date		
Key Metrics		2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings		7	9	+ 28.6%	34	44	+ 29.4%
Pending Sales		12	10	- 16.7%	32	37	+ 15.6%
Closed Sales		11	9	- 18.2%	24	30	+ 25.0%
Days on Market Until Sale		28	40	+ 42.9%	32	40	+ 25.0%
Median Sales Price*		\$410,000	\$510,000	+ 24.4%	\$400,000	\$431,500	+ 7.9%
Average Sales Price*		\$453,455	\$756,959	+ 66.9%	\$412,204	\$561,318	+ 36.2%
Percent of List Price Received*		99.5%	98.9%	- 0.6%	98.8%	98.4%	- 0.4%
Inventory of Homes for Sale		10	18	+ 80.0%	—	—	—
Months Supply of Inventory		1.5	2.5	+ 66.7%	—	—	—

Single-Family Attached		April			Year to Date		
Key Metrics		2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings		1	1	0.0%	1	2	+ 100.0%
Pending Sales		0	1	—	0	2	—
Closed Sales		0	0	0.0%	1	1	0.0%
Days on Market Until Sale		—	—	—	2	40	+ 1,900.0%
Median Sales Price*		—	—	—	\$180,000	\$208,000	+ 15.6%
Average Sales Price*		—	—	—	\$180,000	\$208,000	+ 15.6%
Percent of List Price Received*		—	—	—	95.2%	99.0%	+ 4.0%
Inventory of Homes for Sale		1	0	- 100.0%	—	—	—
Months Supply of Inventory		1.0	—	—	—	—	—

\* 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.

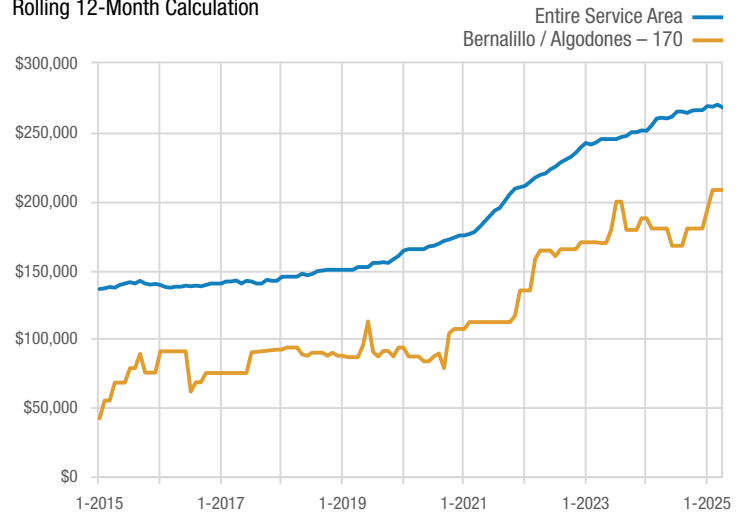
### Median Sales Price - Single-Family Detached

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.