

# Local Market Update – April 2025

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



## 87112

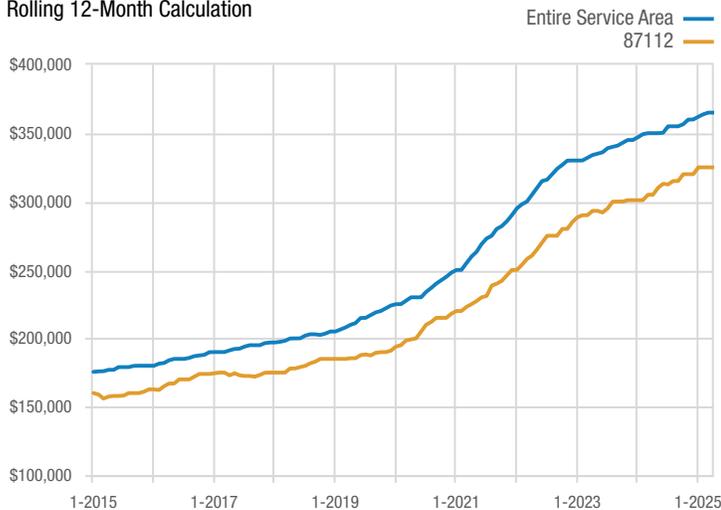
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	39	49	+ 25.6%	167	191	+ 14.4%
Pending Sales	38	50	+ 31.6%	141	183	+ 29.8%
Closed Sales	41	49	+ 19.5%	140	150	+ 7.1%
Days on Market Until Sale	27	31	+ 14.8%	27	40	+ 48.1%
Median Sales Price*	\$304,000	<b>\$325,500</b>	+ 7.1%	\$300,000	<b>\$324,900</b>	+ 8.3%
Average Sales Price*	\$324,610	<b>\$347,217</b>	+ 7.0%	\$330,577	<b>\$348,224</b>	+ 5.3%
Percent of List Price Received*	100.1%	<b>99.0%</b>	- 1.1%	98.9%	<b>98.6%</b>	- 0.3%
Inventory of Homes for Sale	54	54	0.0%	—	—	—
Months Supply of Inventory	1.4	1.4	0.0%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	5	3	- 40.0%	18	20	+ 11.1%
Pending Sales	5	5	0.0%	19	19	0.0%
Closed Sales	5	8	+ 60.0%	18	22	+ 22.2%
Days on Market Until Sale	2	14	+ 600.0%	14	26	+ 85.7%
Median Sales Price*	\$275,000	<b>\$250,000</b>	- 9.1%	\$250,000	<b>\$258,750</b>	+ 3.5%
Average Sales Price*	\$259,600	<b>\$252,625</b>	- 2.7%	\$237,833	<b>\$258,432</b>	+ 8.7%
Percent of List Price Received*	100.3%	<b>100.5%</b>	+ 0.2%	99.8%	<b>98.5%</b>	- 1.3%
Inventory of Homes for Sale	1	7	+ 600.0%	—	—	—
Months Supply of Inventory	0.2	1.6	+ 700.0%	—	—	—

\* 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.

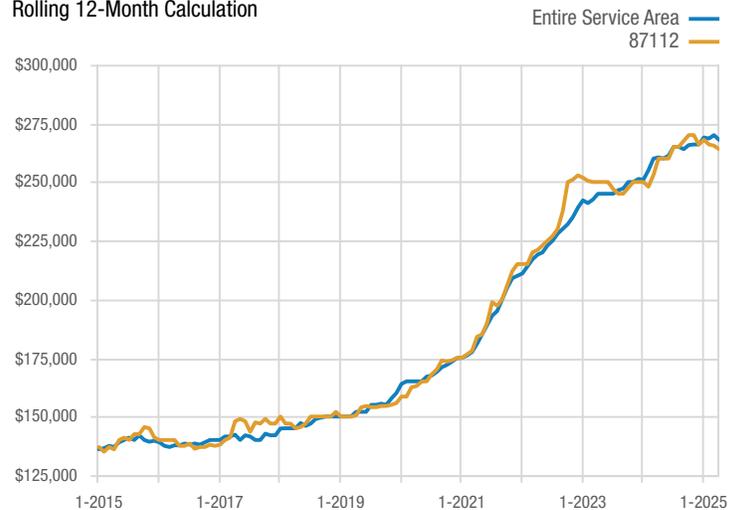
### Median Sales Price - Single-Family Detached

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.