

Local Market Update – April 2025

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



Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery Blvd NE

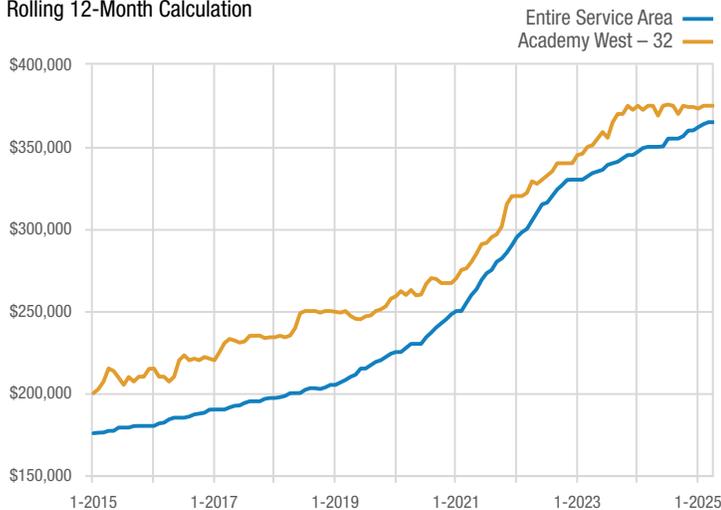
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	17	20	+ 17.6%	50	56	+ 12.0%
Pending Sales	12	15	+ 25.0%	39	46	+ 17.9%
Closed Sales	11	7	- 36.4%	37	40	+ 8.1%
Days on Market Until Sale	22	46	+ 109.1%	31	38	+ 22.6%
Median Sales Price*	\$395,000	\$406,000	+ 2.8%	\$369,000	\$381,000	+ 3.3%
Average Sales Price*	\$424,455	\$386,857	- 8.9%	\$404,762	\$395,852	- 2.2%
Percent of List Price Received*	98.3%	99.3%	+ 1.0%	99.3%	98.4%	- 0.9%
Inventory of Homes for Sale	13	21	+ 61.5%	—	—	—
Months Supply of Inventory	1.1	1.8	+ 63.6%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	20	18	- 10.0%	60	54	- 10.0%
Pending Sales	11	12	+ 9.1%	49	39	- 20.4%
Closed Sales	17	9	- 47.1%	47	33	- 29.8%
Days on Market Until Sale	6	13	+ 116.7%	23	43	+ 87.0%
Median Sales Price*	\$280,000	\$271,000	- 3.2%	\$254,000	\$271,000	+ 6.7%
Average Sales Price*	\$252,735	\$232,711	- 7.9%	\$236,400	\$266,393	+ 12.7%
Percent of List Price Received*	100.1%	98.6%	- 1.5%	98.8%	98.1%	- 0.7%
Inventory of Homes for Sale	21	20	- 4.8%	—	—	—
Months Supply of Inventory	2.3	2.2	- 4.3%	—	—	—

* 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.

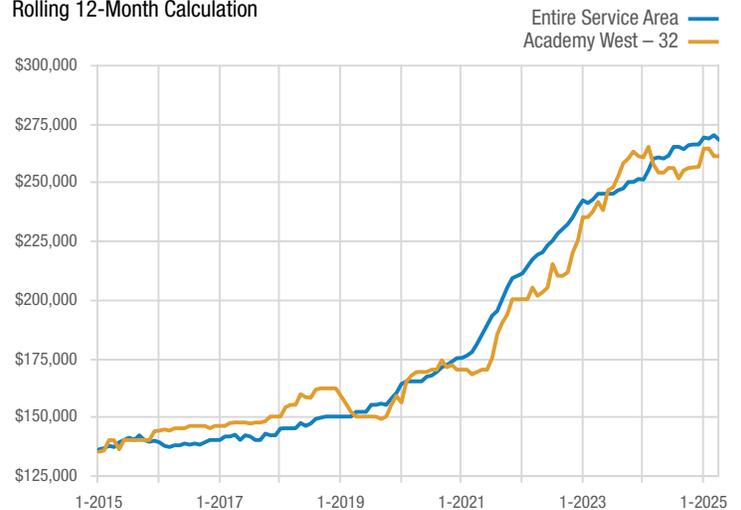
Median Sales Price - Single-Family Detached

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.