

Local Market Update – April 2025

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



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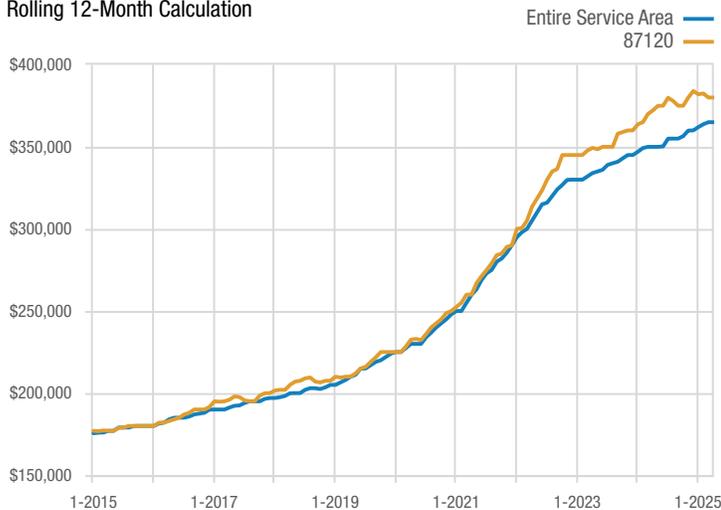
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	108	107	- 0.9%	330	334	+ 1.2%
Pending Sales	86	66	- 23.3%	255	256	+ 0.4%
Closed Sales	68	70	+ 2.9%	204	221	+ 8.3%
Days on Market Until Sale	24	28	+ 16.7%	36	45	+ 25.0%
Median Sales Price*	\$395,000	\$384,000	- 2.8%	\$385,000	\$375,000	- 2.6%
Average Sales Price*	\$424,216	\$428,814	+ 1.1%	\$417,663	\$416,807	- 0.2%
Percent of List Price Received*	100.1%	99.3%	- 0.8%	99.3%	99.1%	- 0.2%
Inventory of Homes for Sale	123	133	+ 8.1%	—	—	—
Months Supply of Inventory	2.0	2.2	+ 10.0%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	17	11	- 35.3%	39	51	+ 30.8%
Pending Sales	12	7	- 41.7%	33	46	+ 39.4%
Closed Sales	9	9	0.0%	27	40	+ 48.1%
Days on Market Until Sale	4	8	+ 100.0%	13	36	+ 176.9%
Median Sales Price*	\$235,000	\$245,000	+ 4.3%	\$248,000	\$259,950	+ 4.8%
Average Sales Price*	\$263,478	\$265,778	+ 0.9%	\$282,743	\$270,679	- 4.3%
Percent of List Price Received*	98.5%	99.0%	+ 0.5%	98.7%	98.7%	0.0%
Inventory of Homes for Sale	8	12	+ 50.0%	—	—	—
Months Supply of Inventory	0.9	1.3	+ 44.4%	—	—	—

* 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.

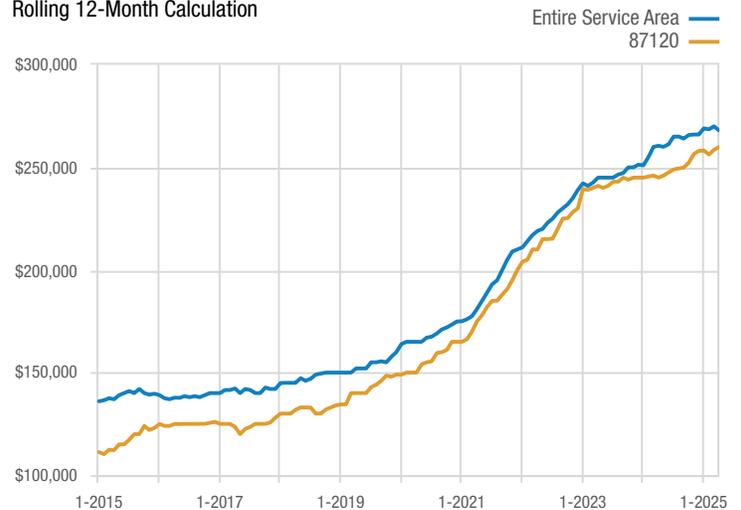
Median Sales Price - Single-Family Detached

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.