

Local Market Update – April 2025

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



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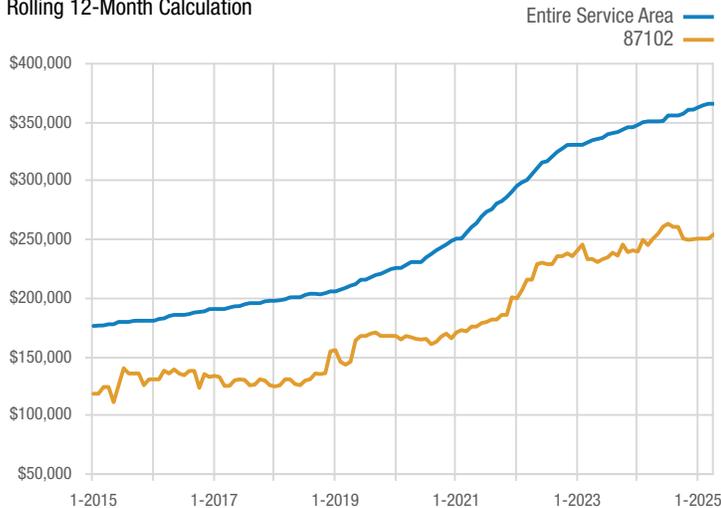
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	9	20	+ 122.2%	43	68	+ 58.1%
Pending Sales	10	11	+ 10.0%	39	51	+ 30.8%
Closed Sales	9	14	+ 55.6%	36	50	+ 38.9%
Days on Market Until Sale	65	13	- 80.0%	35	43	+ 22.9%
Median Sales Price*	\$330,000	\$297,500	- 9.8%	\$262,750	\$266,000	+ 1.2%
Average Sales Price*	\$291,600	\$307,393	+ 5.4%	\$257,550	\$275,544	+ 7.0%
Percent of List Price Received*	97.1%	99.5%	+ 2.5%	97.9%	97.2%	- 0.7%
Inventory of Homes for Sale	15	33	+ 120.0%	—	—	—
Months Supply of Inventory	1.7	3.5	+ 105.9%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	9	2	- 77.8%	24	19	- 20.8%
Pending Sales	4	3	- 25.0%	18	19	+ 5.6%
Closed Sales	3	5	+ 66.7%	15	17	+ 13.3%
Days on Market Until Sale	91	25	- 72.5%	104	48	- 53.8%
Median Sales Price*	\$210,000	\$286,000	+ 36.2%	\$257,000	\$270,000	+ 5.1%
Average Sales Price*	\$226,667	\$261,640	+ 15.4%	\$251,267	\$271,882	+ 8.2%
Percent of List Price Received*	98.0%	98.1%	+ 0.1%	97.3%	97.6%	+ 0.3%
Inventory of Homes for Sale	17	10	- 41.2%	—	—	—
Months Supply of Inventory	3.3	2.5	- 24.2%	—	—	—

* 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.

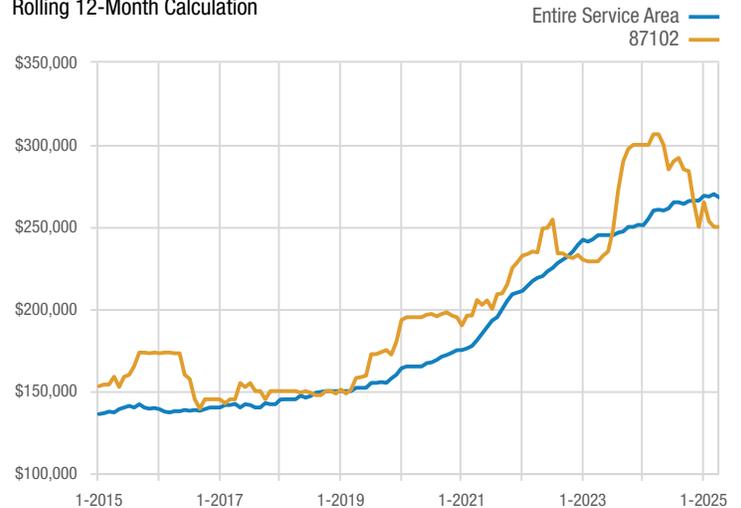
Median Sales Price - Single-Family Detached

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.