

Local Market Update – April 2025

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



South 217 Area – 260

South of I-40, East of Hwy 217, North of Torrance County Line, West of Hwy 344

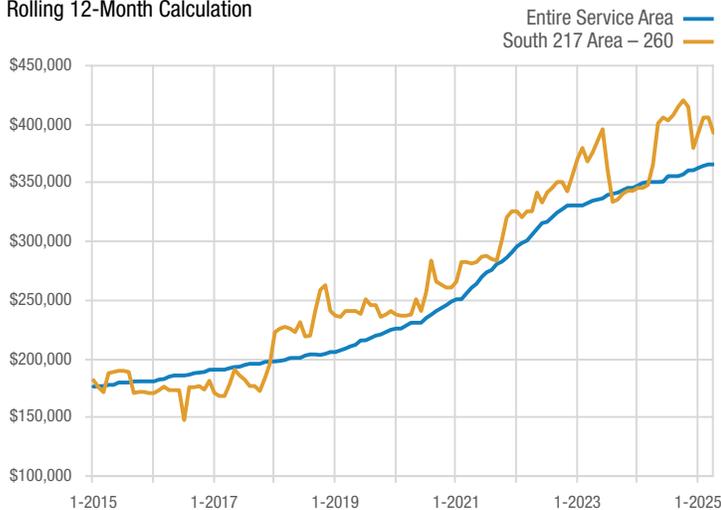
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	4	3	- 25.0%	12	8	- 33.3%
Pending Sales	2	3	+ 50.0%	7	7	0.0%
Closed Sales	3	2	- 33.3%	5	6	+ 20.0%
Days on Market Until Sale	58	49	- 15.5%	36	71	+ 97.2%
Median Sales Price*	\$540,000	\$386,000	- 28.5%	\$405,000	\$427,000	+ 5.4%
Average Sales Price*	\$429,329	\$386,000	- 10.1%	\$411,597	\$409,833	- 0.4%
Percent of List Price Received*	96.7%	97.6%	+ 0.9%	98.3%	97.9%	- 0.4%
Inventory of Homes for Sale	8	5	- 37.5%	—	—	—
Months Supply of Inventory	2.7	2.5	- 7.4%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

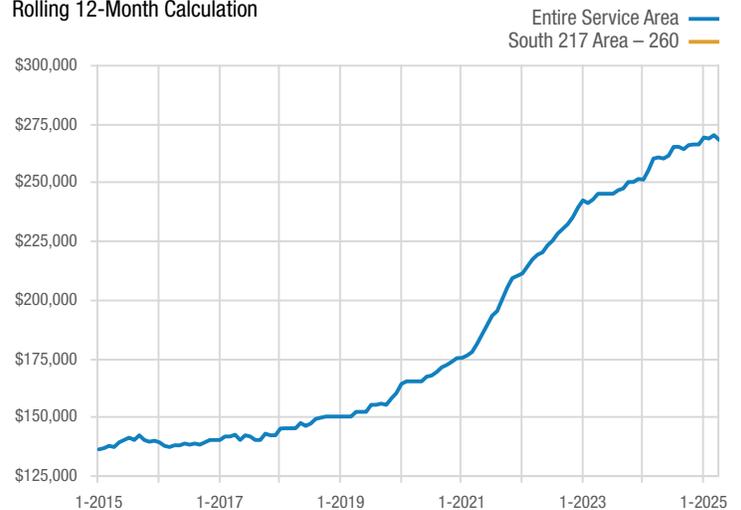
Median Sales Price - Single-Family Detached

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.