

Local Market Update – April 2025

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



Southeast Heights – 71

South of Central Ave, East of San Mateo / Kirtland AFB, North of Kirtland AFB, West of Tramway Blvd NE

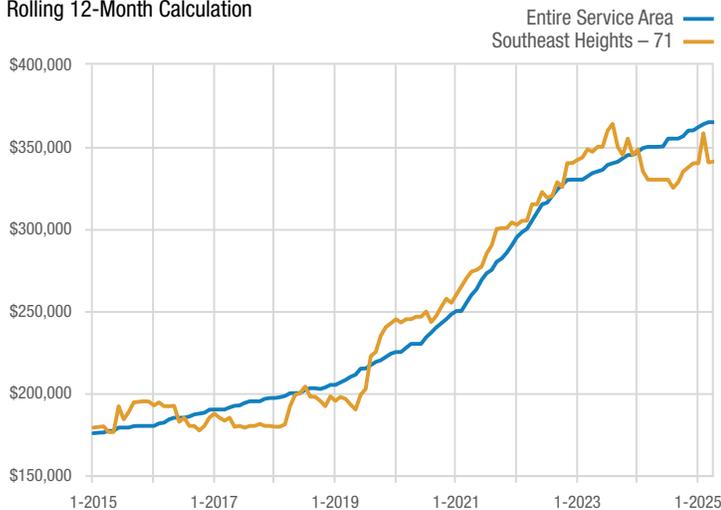
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	20	20	0.0%	65	80	+ 23.1%
Pending Sales	20	16	- 20.0%	57	61	+ 7.0%
Closed Sales	10	21	+ 110.0%	53	63	+ 18.9%
Days on Market Until Sale	32	19	- 40.6%	26	24	- 7.7%
Median Sales Price*	\$320,000	\$270,000	- 15.6%	\$300,000	\$310,000	+ 3.3%
Average Sales Price*	\$319,200	\$319,740	+ 0.2%	\$322,511	\$322,161	- 0.1%
Percent of List Price Received*	98.4%	98.2%	- 0.2%	98.8%	98.7%	- 0.1%
Inventory of Homes for Sale	17	29	+ 70.6%	—	—	—
Months Supply of Inventory	1.1	1.7	+ 54.5%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	4	6	+ 50.0%	19	20	+ 5.3%
Pending Sales	3	8	+ 166.7%	16	24	+ 50.0%
Closed Sales	3	4	+ 33.3%	15	15	0.0%
Days on Market Until Sale	11	13	+ 18.2%	26	29	+ 11.5%
Median Sales Price*	\$280,000	\$318,000	+ 13.6%	\$276,550	\$250,000	- 9.6%
Average Sales Price*	\$305,000	\$297,750	- 2.4%	\$263,803	\$258,527	- 2.0%
Percent of List Price Received*	101.2%	100.5%	- 0.7%	98.5%	99.2%	+ 0.7%
Inventory of Homes for Sale	7	4	- 42.9%	—	—	—
Months Supply of Inventory	1.6	0.8	- 50.0%	—	—	—

* 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.

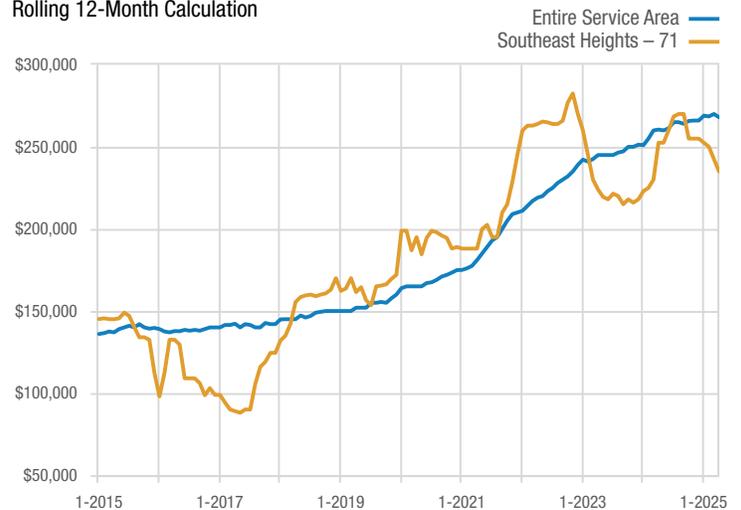
Median Sales Price - Single-Family Detached

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.