

Local Market Update – April 2025

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



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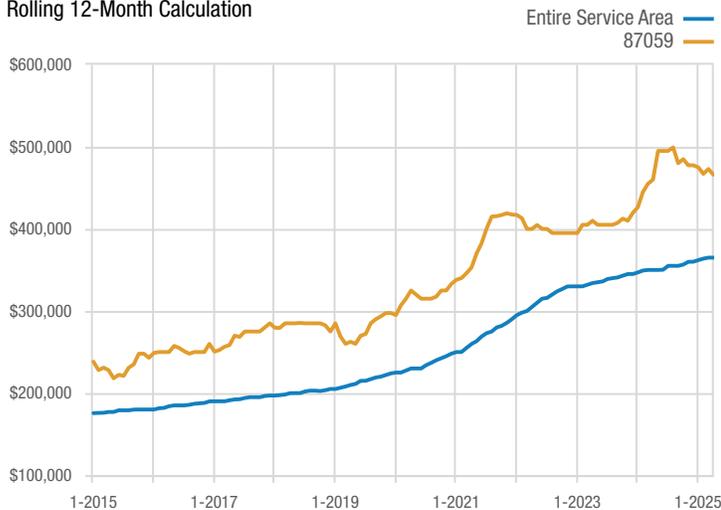
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	16	17	+ 6.3%	45	47	+ 4.4%
Pending Sales	8	7	- 12.5%	35	25	- 28.6%
Closed Sales	8	7	- 12.5%	32	24	- 25.0%
Days on Market Until Sale	32	15	- 53.1%	52	26	- 50.0%
Median Sales Price*	\$494,500	\$299,500	- 39.4%	\$528,875	\$461,000	- 12.8%
Average Sales Price*	\$581,875	\$364,571	- 37.3%	\$524,961	\$471,491	- 10.2%
Percent of List Price Received*	94.7%	98.1%	+ 3.6%	95.8%	98.9%	+ 3.2%
Inventory of Homes for Sale	21	28	+ 33.3%	—	—	—
Months Supply of Inventory	2.3	2.7	+ 17.4%	—	—	—

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.

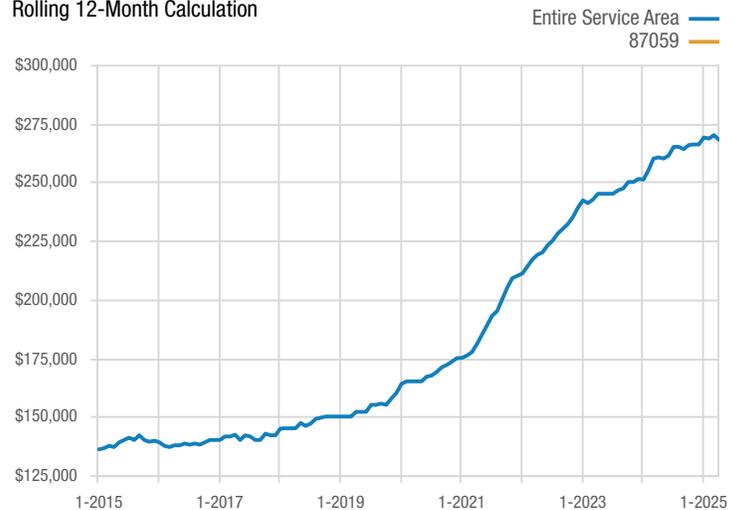
Median Sales Price - Single-Family Detached

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.