

# Local Market Update – April 2025

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



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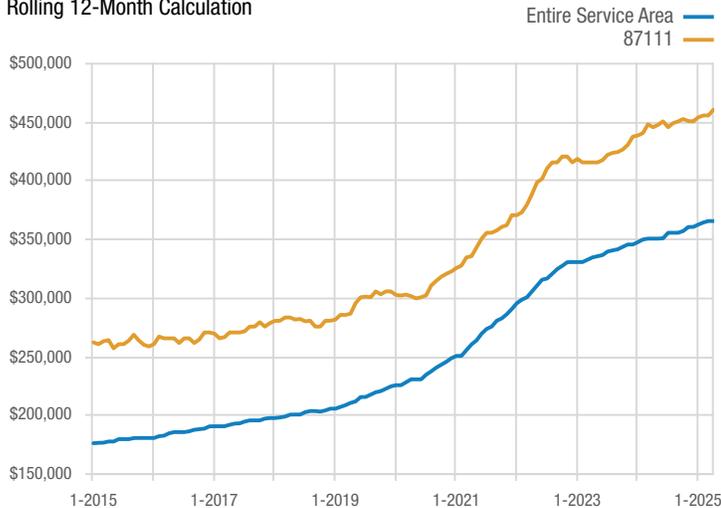
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	76	64	- 15.8%	206	251	+ 21.8%
Pending Sales	54	60	+ 11.1%	169	202	+ 19.5%
Closed Sales	45	49	+ 8.9%	136	168	+ 23.5%
Days on Market Until Sale	17	36	+ 111.8%	23	40	+ 73.9%
Median Sales Price*	\$441,000	<b>\$454,214</b>	+ 3.0%	\$445,000	<b>\$461,000</b>	+ 3.6%
Average Sales Price*	\$509,778	<b>\$526,623</b>	+ 3.3%	\$515,517	<b>\$566,004</b>	+ 9.8%
Percent of List Price Received*	100.3%	<b>99.0%</b>	- 1.3%	99.2%	<b>99.2%</b>	0.0%
Inventory of Homes for Sale	62	79	+ 27.4%	—	—	—
Months Supply of Inventory	1.4	1.7	+ 21.4%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	14	12	- 14.3%	59	56	- 5.1%
Pending Sales	13	11	- 15.4%	51	50	- 2.0%
Closed Sales	15	11	- 26.7%	41	53	+ 29.3%
Days on Market Until Sale	20	40	+ 100.0%	19	37	+ 94.7%
Median Sales Price*	\$339,000	<b>\$337,000</b>	- 0.6%	\$340,000	<b>\$319,500</b>	- 6.0%
Average Sales Price*	\$344,533	<b>\$404,310</b>	+ 17.4%	\$342,749	<b>\$340,206</b>	- 0.7%
Percent of List Price Received*	98.8%	<b>100.6%</b>	+ 1.8%	98.3%	<b>98.9%</b>	+ 0.6%
Inventory of Homes for Sale	18	19	+ 5.6%	—	—	—
Months Supply of Inventory	1.6	1.6	0.0%	—	—	—

\* 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.

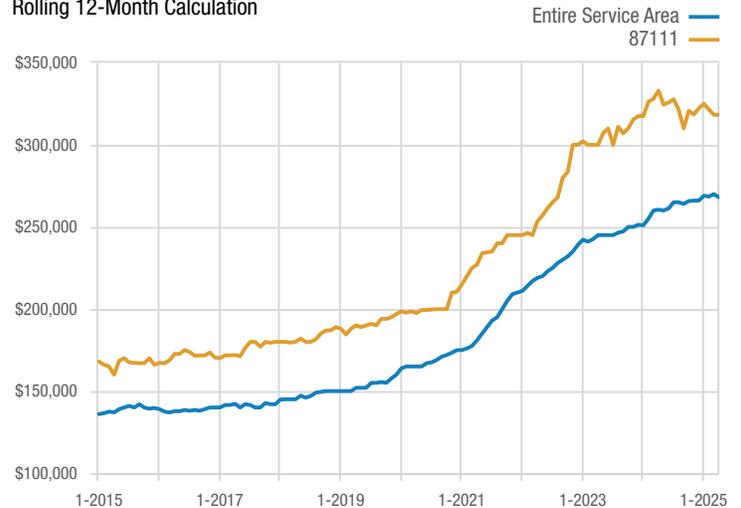
### Median Sales Price - Single-Family Detached

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.