

Local Market Update – April 2025

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



Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

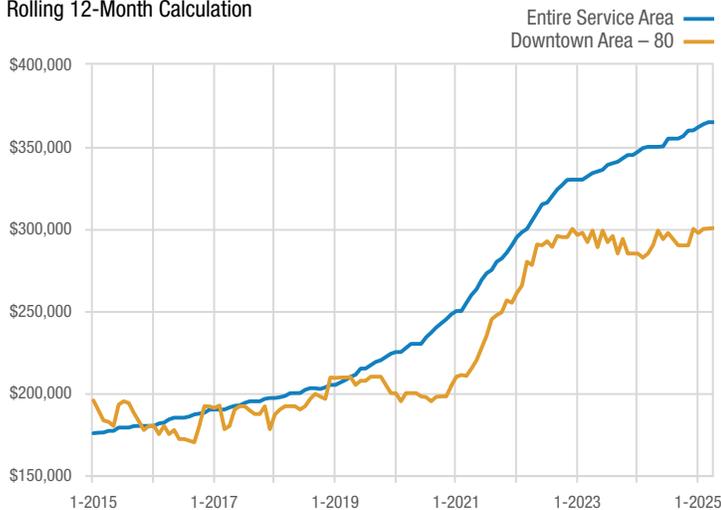
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	11	20	+ 81.8%	53	79	+ 49.1%
Pending Sales	13	16	+ 23.1%	48	58	+ 20.8%
Closed Sales	12	19	+ 58.3%	43	54	+ 25.6%
Days on Market Until Sale	44	16	- 63.6%	30	44	+ 46.7%
Median Sales Price*	\$351,500	\$385,500	+ 9.7%	\$300,000	\$303,500	+ 1.2%
Average Sales Price*	\$396,908	\$410,911	+ 3.5%	\$332,887	\$358,112	+ 7.6%
Percent of List Price Received*	98.2%	98.8%	+ 0.6%	97.8%	97.5%	- 0.3%
Inventory of Homes for Sale	20	35	+ 75.0%	—	—	—
Months Supply of Inventory	2.1	3.6	+ 71.4%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	11	6	- 45.5%	30	26	- 13.3%
Pending Sales	7	3	- 57.1%	22	23	+ 4.5%
Closed Sales	4	6	+ 50.0%	17	22	+ 29.4%
Days on Market Until Sale	69	26	- 62.3%	92	44	- 52.2%
Median Sales Price*	\$265,000	\$288,000	+ 8.7%	\$284,000	\$288,000	+ 1.4%
Average Sales Price*	\$255,500	\$272,200	+ 6.5%	\$261,765	\$287,318	+ 9.8%
Percent of List Price Received*	98.5%	97.6%	- 0.9%	97.6%	97.7%	+ 0.1%
Inventory of Homes for Sale	19	15	- 21.1%	—	—	—
Months Supply of Inventory	3.0	3.2	+ 6.7%	—	—	—

* 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.

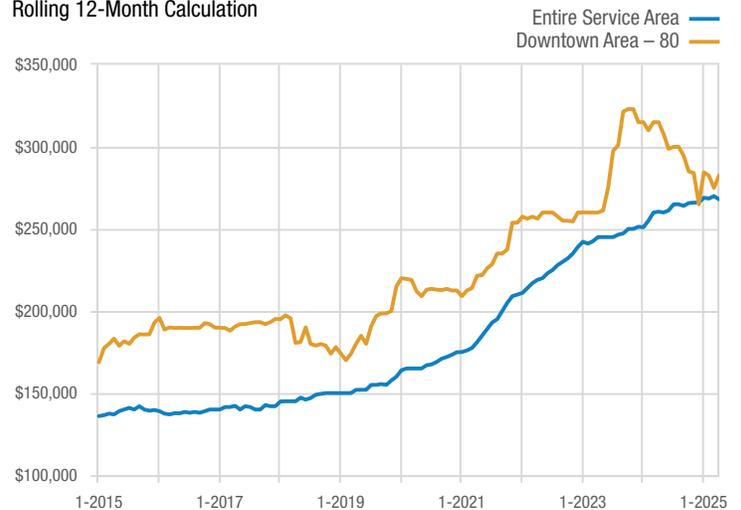
Median Sales Price - Single-Family Detached

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.