

# Local Market Update – April 2025

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



## North Albuquerque Acres Area – 20

East of Ventura St NE / Holbrook St NE, South of Elena Dr NE, West of Tennyson St NE, North of San Antonio Dr NE

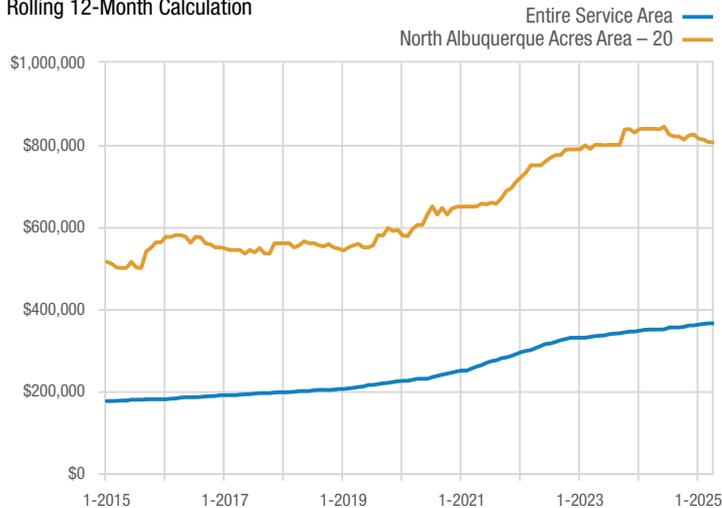
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	14	17	+ 21.4%	41	57	+ 39.0%
Pending Sales	12	12	0.0%	36	47	+ 30.6%
Closed Sales	10	13	+ 30.0%	36	39	+ 8.3%
Days on Market Until Sale	18	36	+ 100.0%	36	50	+ 38.9%
Median Sales Price*	\$995,000	\$1,175,000	+ 18.1%	\$862,500	\$835,000	- 3.2%
Average Sales Price*	\$1,295,214	\$1,307,092	+ 0.9%	\$1,068,212	\$1,042,134	- 2.4%
Percent of List Price Received*	96.9%	96.6%	- 0.3%	96.8%	98.3%	+ 1.5%
Inventory of Homes for Sale	12	25	+ 108.3%	—	—	—
Months Supply of Inventory	1.2	2.8	+ 133.3%	—	—	—

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.

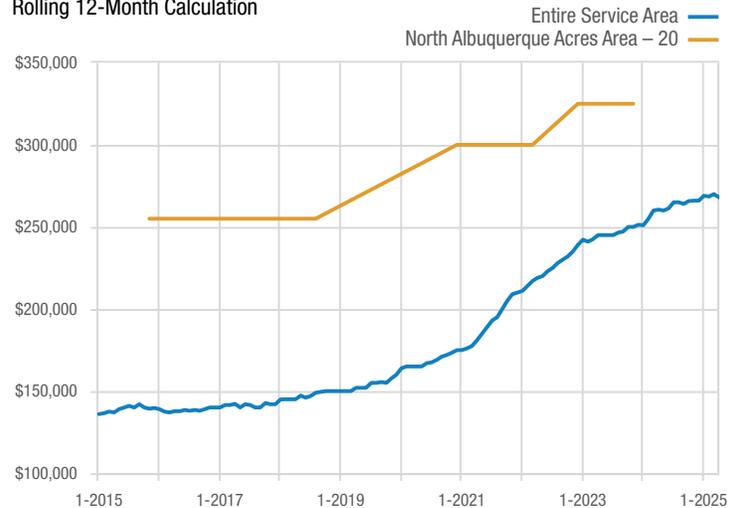
### Median Sales Price - Single-Family Detached

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.