

Local Market Update – April 2025

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



North of I-40 – 220

North of I-40, West of Golden, East of Sandia Mountains, NW of Gutierrez Canyon

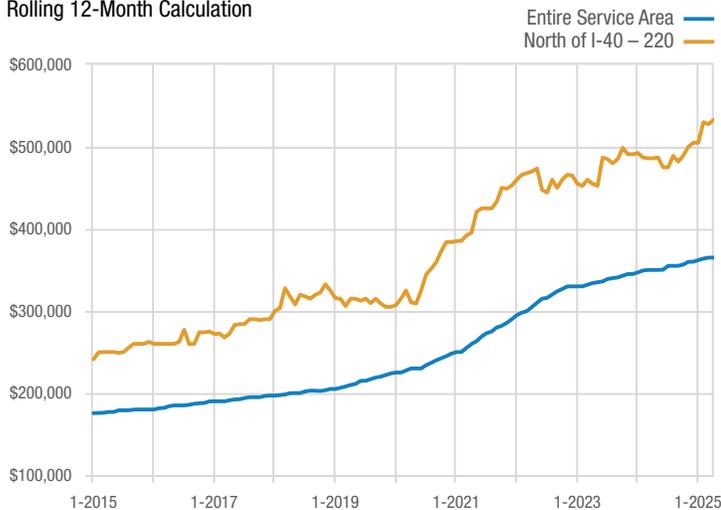
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	14	22	+ 57.1%	40	56	+ 40.0%
Pending Sales	12	17	+ 41.7%	32	41	+ 28.1%
Closed Sales	9	5	- 44.4%	26	32	+ 23.1%
Days on Market Until Sale	68	11	- 83.8%	37	62	+ 67.6%
Median Sales Price*	\$443,000	\$575,000	+ 29.8%	\$443,000	\$570,000	+ 28.7%
Average Sales Price*	\$632,451	\$652,500	+ 3.2%	\$494,637	\$638,171	+ 29.0%
Percent of List Price Received*	99.6%	100.1%	+ 0.5%	98.8%	98.2%	- 0.6%
Inventory of Homes for Sale	22	29	+ 31.8%	—	—	—
Months Supply of Inventory	2.6	3.0	+ 15.4%	—	—	—

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.

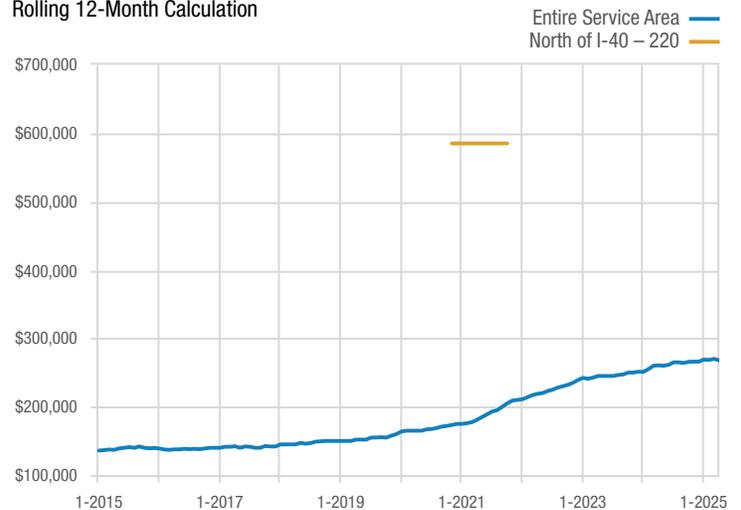
Median Sales Price - Single-Family Detached

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.