

Local Market Update – April 2025

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



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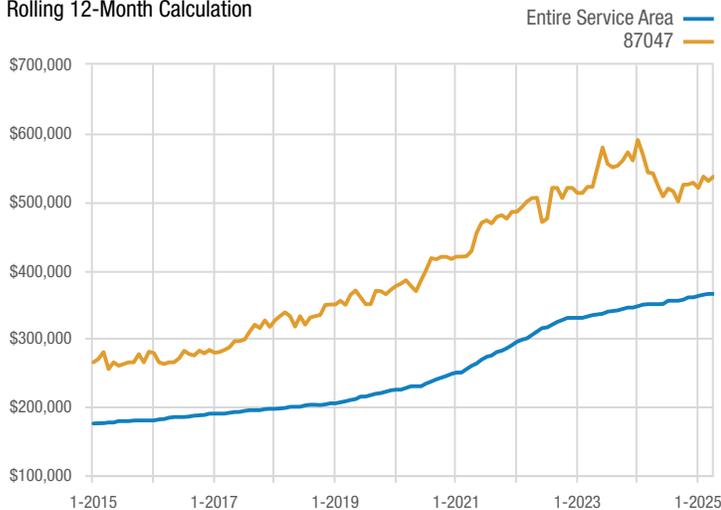
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	12	15	+ 25.0%	33	44	+ 33.3%
Pending Sales	6	14	+ 133.3%	21	33	+ 57.1%
Closed Sales	8	3	- 62.5%	17	27	+ 58.8%
Days on Market Until Sale	52	23	- 55.8%	36	74	+ 105.6%
Median Sales Price*	\$507,500	\$627,500	+ 23.6%	\$489,000	\$515,000	+ 5.3%
Average Sales Price*	\$673,508	\$749,167	+ 11.2%	\$546,298	\$619,981	+ 13.5%
Percent of List Price Received*	98.9%	99.1%	+ 0.2%	98.5%	97.8%	- 0.7%
Inventory of Homes for Sale	23	24	+ 4.3%	—	—	—
Months Supply of Inventory	3.7	3.0	- 18.9%	—	—	—

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.

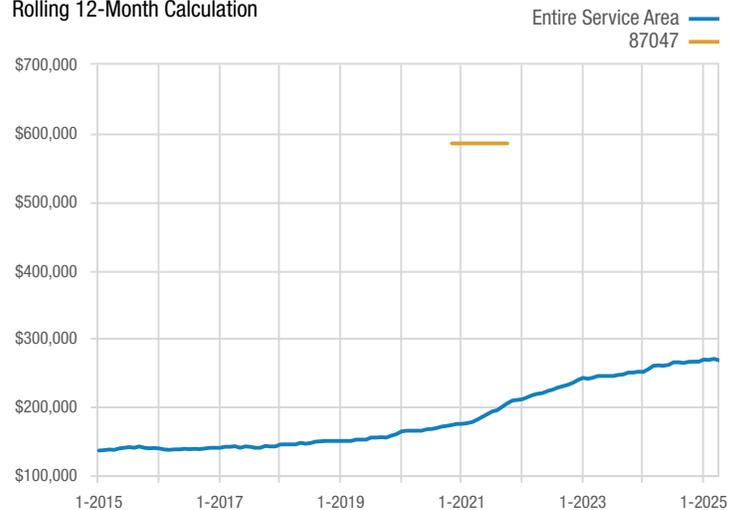
Median Sales Price - Single-Family Detached

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.