

Local Market Update – April 2025

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



Los Chavez – 740

North of I-25 Bypass, South of Miller Rd, East of I-25, West of Rio Grande River

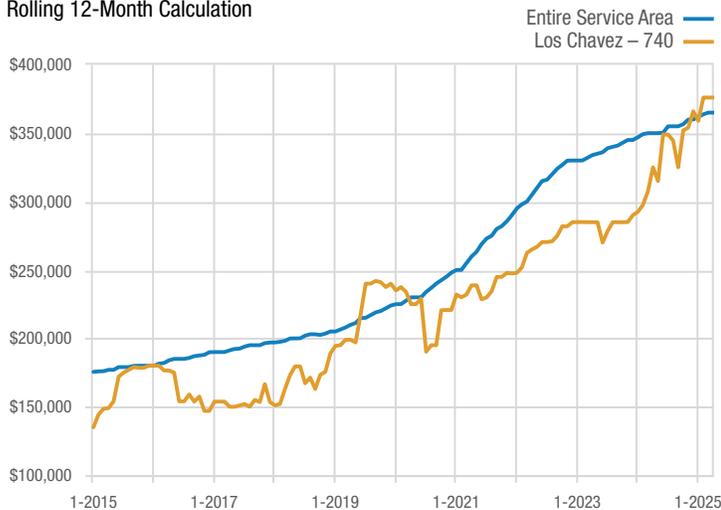
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	5	5	0.0%	13	14	+ 7.7%
Pending Sales	2	3	+ 50.0%	15	8	- 46.7%
Closed Sales	4	0	- 100.0%	13	3	- 76.9%
Days on Market Until Sale	146	—	—	135	57	- 57.8%
Median Sales Price*	\$363,500	—	—	\$388,000	\$425,000	+ 9.5%
Average Sales Price*	\$405,377	—	—	\$409,039	\$503,000	+ 23.0%
Percent of List Price Received*	97.8%	—	—	97.8%	99.8%	+ 2.0%
Inventory of Homes for Sale	12	17	+ 41.7%	—	—	—
Months Supply of Inventory	4.4	6.5	+ 47.7%	—	—	—

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.

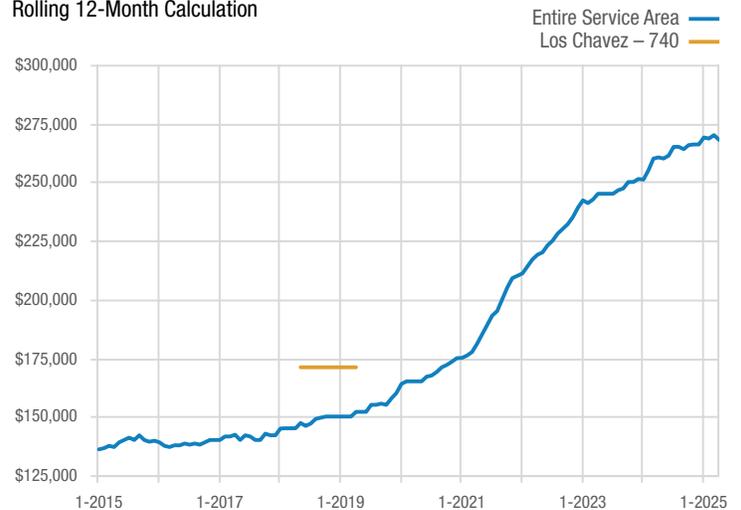
Median Sales Price - Single-Family Detached

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.