

Local Market Update – April 2025

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



UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

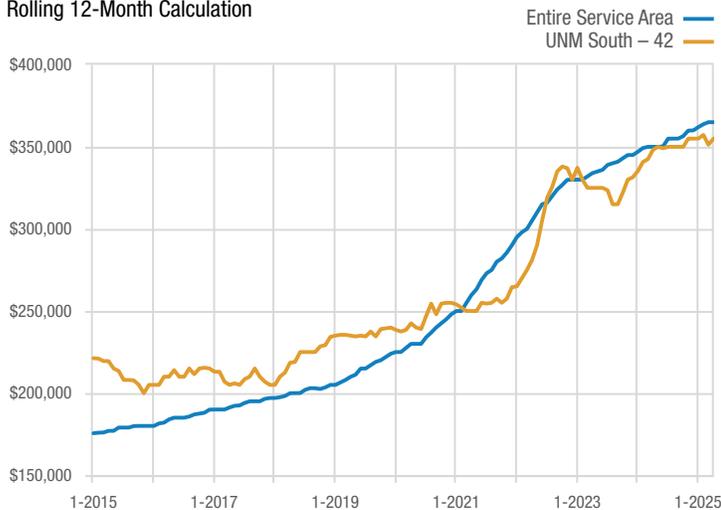
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	19	24	+ 26.3%	58	86	+ 48.3%
Pending Sales	16	22	+ 37.5%	50	64	+ 28.0%
Closed Sales	13	16	+ 23.1%	43	57	+ 32.6%
Days on Market Until Sale	58	14	- 75.9%	31	33	+ 6.5%
Median Sales Price*	\$369,000	\$393,000	+ 6.5%	\$365,000	\$356,000	- 2.5%
Average Sales Price*	\$432,829	\$467,594	+ 8.0%	\$387,197	\$406,106	+ 4.9%
Percent of List Price Received*	95.0%	98.8%	+ 4.0%	98.0%	98.3%	+ 0.3%
Inventory of Homes for Sale	23	39	+ 69.6%	—	—	—
Months Supply of Inventory	1.7	2.7	+ 58.8%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	5	4	- 20.0%	12	16	+ 33.3%
Pending Sales	5	3	- 40.0%	10	10	0.0%
Closed Sales	2	2	0.0%	10	6	- 40.0%
Days on Market Until Sale	30	50	+ 66.7%	53	42	- 20.8%
Median Sales Price*	\$98,500	\$101,500	+ 3.0%	\$290,000	\$116,500	- 59.8%
Average Sales Price*	\$98,500	\$101,500	+ 3.0%	\$254,250	\$262,750	+ 3.3%
Percent of List Price Received*	100.2%	96.5%	- 3.7%	97.8%	97.0%	- 0.8%
Inventory of Homes for Sale	3	7	+ 133.3%	—	—	—
Months Supply of Inventory	1.0	3.0	+ 200.0%	—	—	—

* 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.

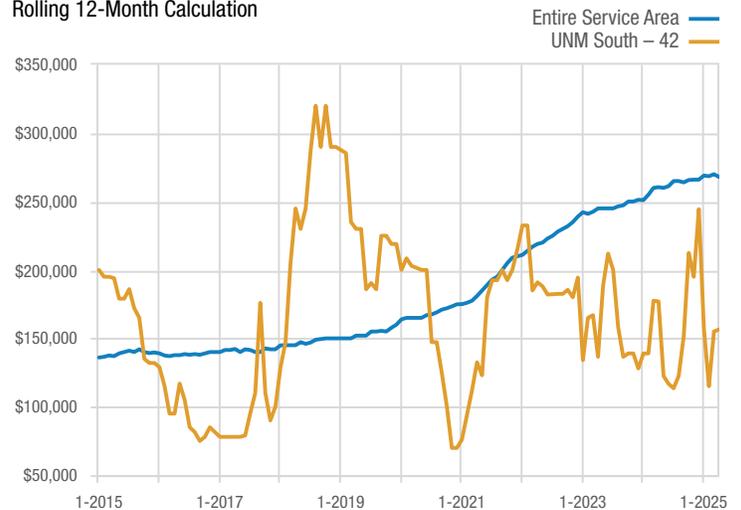
Median Sales Price - Single-Family Detached

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.