

# Local Market Update – April 2025

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



## 87121

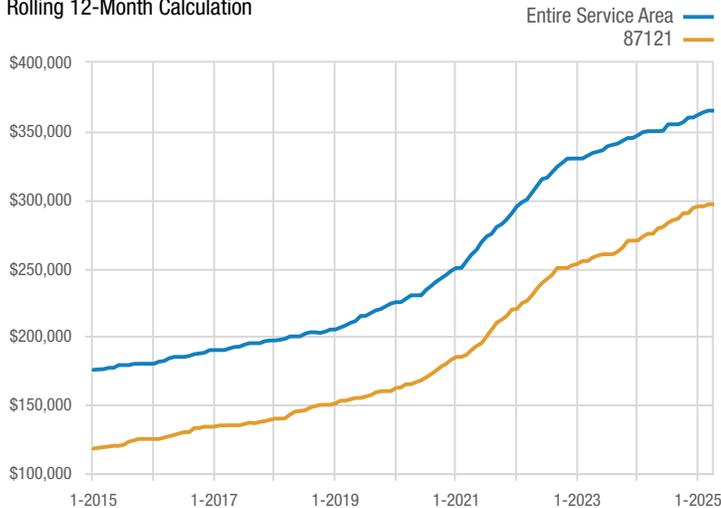
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	78	59	- 24.4%	278	238	- 14.4%
Pending Sales	60	60	0.0%	242	222	- 8.3%
Closed Sales	66	55	- 16.7%	223	193	- 13.5%
Days on Market Until Sale	21	31	+ 47.6%	30	36	+ 20.0%
Median Sales Price*	\$294,500	<b>\$295,000</b>	+ 0.2%	\$280,500	<b>\$290,000</b>	+ 3.4%
Average Sales Price*	\$296,060	<b>\$298,507</b>	+ 0.8%	\$289,268	<b>\$293,834</b>	+ 1.6%
Percent of List Price Received*	99.1%	<b>99.5%</b>	+ 0.4%	99.6%	<b>99.7%</b>	+ 0.1%
Inventory of Homes for Sale	80	56	- 30.0%	—	—	—
Months Supply of Inventory	1.5	1.0	- 33.3%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	2	0	- 100.0%	4	5	+ 25.0%
Pending Sales	3	0	- 100.0%	4	3	- 25.0%
Closed Sales	1	2	+ 100.0%	2	4	+ 100.0%
Days on Market Until Sale	9	21	+ 133.3%	12	25	+ 108.3%
Median Sales Price*	\$235,000	<b>\$225,000</b>	- 4.3%	\$170,000	<b>\$227,450</b>	+ 33.8%
Average Sales Price*	\$235,000	<b>\$225,000</b>	- 4.3%	\$170,000	<b>\$226,225</b>	+ 33.1%
Percent of List Price Received*	100.0%	<b>100.0%</b>	0.0%	90.4%	<b>99.4%</b>	+ 10.0%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.8	1.3	+ 62.5%	—	—	—

\* 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.

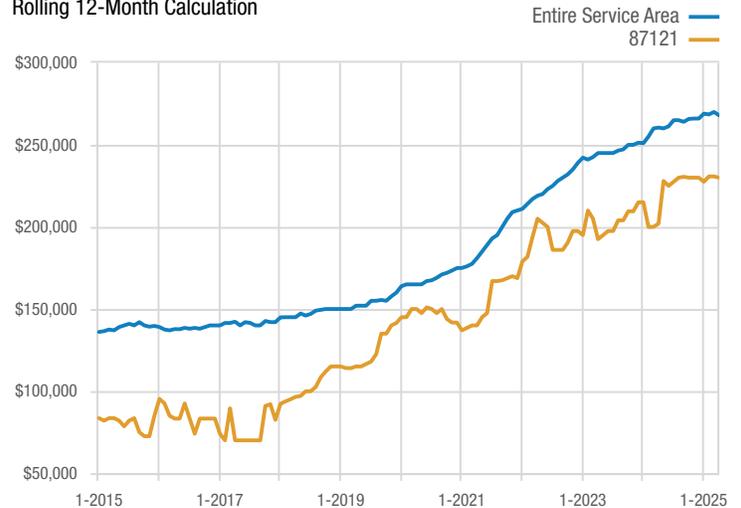
### Median Sales Price - Single-Family Detached

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.