

Local Market Update – April 2025

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



Valley Farms – 91

East of Coors Blvd SW, South of Rio Bravo Blvd SW, West / North of I-25

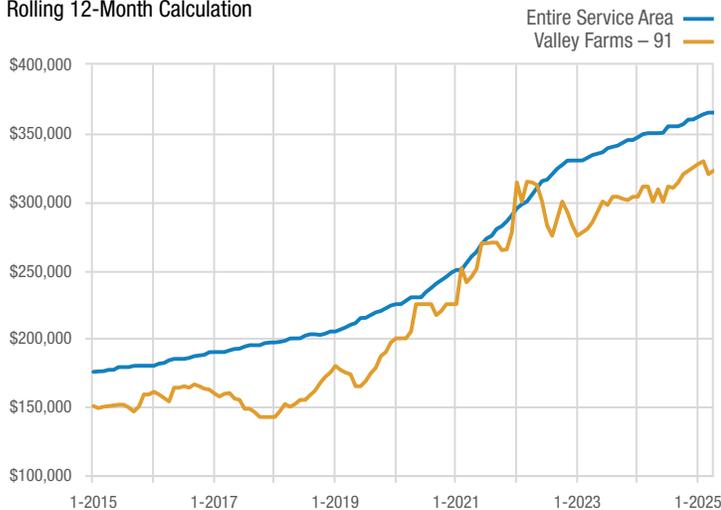
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	5	10	+ 100.0%	21	29	+ 38.1%
Pending Sales	5	8	+ 60.0%	17	15	- 11.8%
Closed Sales	4	3	- 25.0%	17	8	- 52.9%
Days on Market Until Sale	10	63	+ 530.0%	18	38	+ 111.1%
Median Sales Price*	\$265,000	\$265,000	0.0%	\$300,000	\$270,000	- 10.0%
Average Sales Price*	\$252,500	\$248,333	- 1.7%	\$320,117	\$296,875	- 7.3%
Percent of List Price Received*	105.6%	86.5%	- 18.1%	101.0%	93.0%	- 7.9%
Inventory of Homes for Sale	10	16	+ 60.0%	—	—	—
Months Supply of Inventory	1.6	2.8	+ 75.0%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	0	0	0.0%	0	1	—
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.

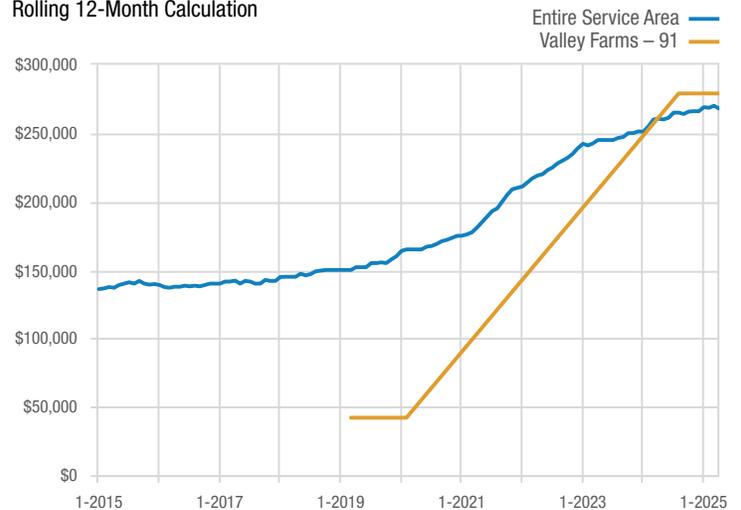
Median Sales Price - Single-Family Detached

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.