

Local Market Update – April 2025

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



Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

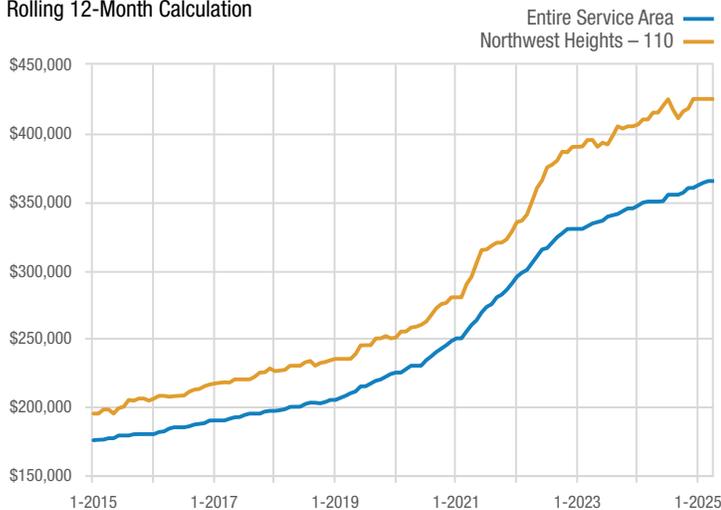
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	79	85	+ 7.6%	274	270	- 1.5%
Pending Sales	65	48	- 26.2%	210	188	- 10.5%
Closed Sales	62	52	- 16.1%	171	162	- 5.3%
Days on Market Until Sale	29	33	+ 13.8%	40	51	+ 27.5%
Median Sales Price*	\$402,500	\$406,490	+ 1.0%	\$410,000	\$402,000	- 2.0%
Average Sales Price*	\$432,548	\$452,345	+ 4.6%	\$437,293	\$447,836	+ 2.4%
Percent of List Price Received*	99.9%	99.4%	- 0.5%	99.0%	98.9%	- 0.1%
Inventory of Homes for Sale	100	125	+ 25.0%	—	—	—
Months Supply of Inventory	2.1	2.8	+ 33.3%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	4	4	0.0%	7	14	+ 100.0%
Pending Sales	2	2	0.0%	9	9	0.0%
Closed Sales	2	0	- 100.0%	8	9	+ 12.5%
Days on Market Until Sale	7	—	—	29	35	+ 20.7%
Median Sales Price*	\$382,500	—	—	\$391,500	\$267,500	- 31.7%
Average Sales Price*	\$382,500	—	—	\$396,625	\$287,222	- 27.6%
Percent of List Price Received*	99.0%	—	—	97.6%	97.9%	+ 0.3%
Inventory of Homes for Sale	3	5	+ 66.7%	—	—	—
Months Supply of Inventory	0.9	1.8	+ 100.0%	—	—	—

* 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.

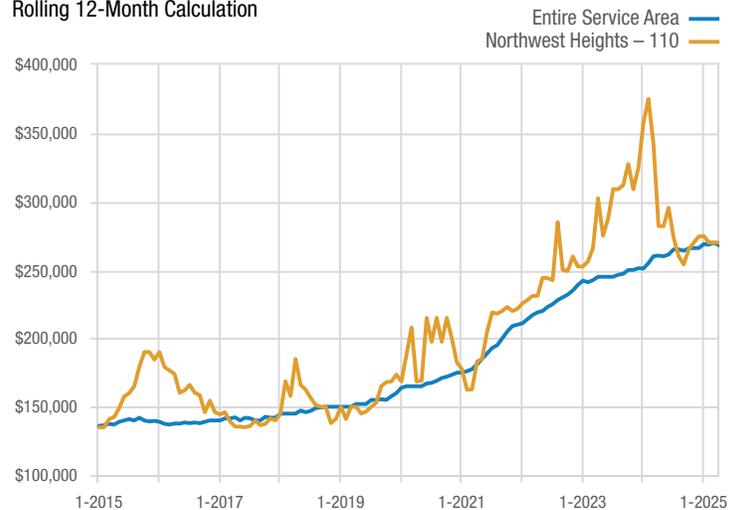
Median Sales Price - Single-Family Detached

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.