

Local Market Update – April 2025

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



Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

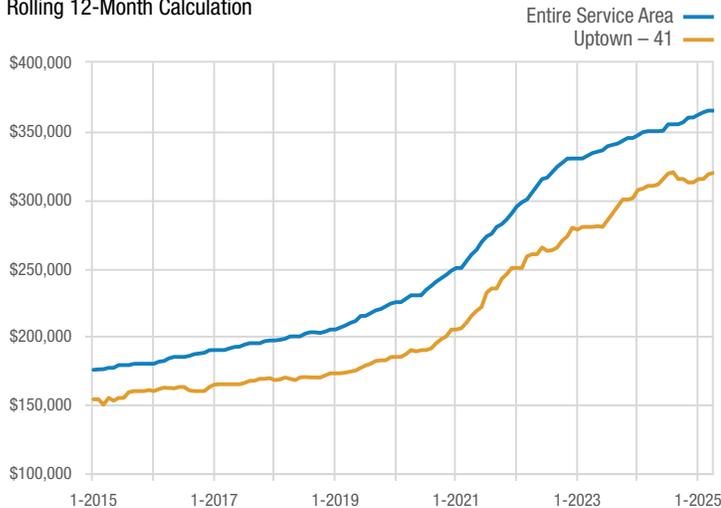
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	44	35	- 20.5%	115	111	- 3.5%
Pending Sales	24	29	+ 20.8%	94	108	+ 14.9%
Closed Sales	19	29	+ 52.6%	79	96	+ 21.5%
Days on Market Until Sale	19	35	+ 84.2%	29	38	+ 31.0%
Median Sales Price*	\$315,000	\$325,000	+ 3.2%	\$305,000	\$319,000	+ 4.6%
Average Sales Price*	\$318,553	\$361,234	+ 13.4%	\$308,546	\$344,834	+ 11.8%
Percent of List Price Received*	99.1%	100.2%	+ 1.1%	98.8%	99.1%	+ 0.3%
Inventory of Homes for Sale	36	33	- 8.3%	—	—	—
Months Supply of Inventory	1.6	1.3	- 18.8%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	2	4	+ 100.0%	15	23	+ 53.3%
Pending Sales	4	4	0.0%	13	18	+ 38.5%
Closed Sales	5	1	- 80.0%	12	13	+ 8.3%
Days on Market Until Sale	18	224	+ 1,144.4%	16	60	+ 275.0%
Median Sales Price*	\$275,000	\$165,000	- 40.0%	\$162,500	\$186,000	+ 14.5%
Average Sales Price*	\$234,800	\$165,000	- 29.7%	\$180,042	\$296,285	+ 64.6%
Percent of List Price Received*	99.2%	93.8%	- 5.4%	98.4%	96.6%	- 1.8%
Inventory of Homes for Sale	7	11	+ 57.1%	—	—	—
Months Supply of Inventory	1.7	2.6	+ 52.9%	—	—	—

* 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.

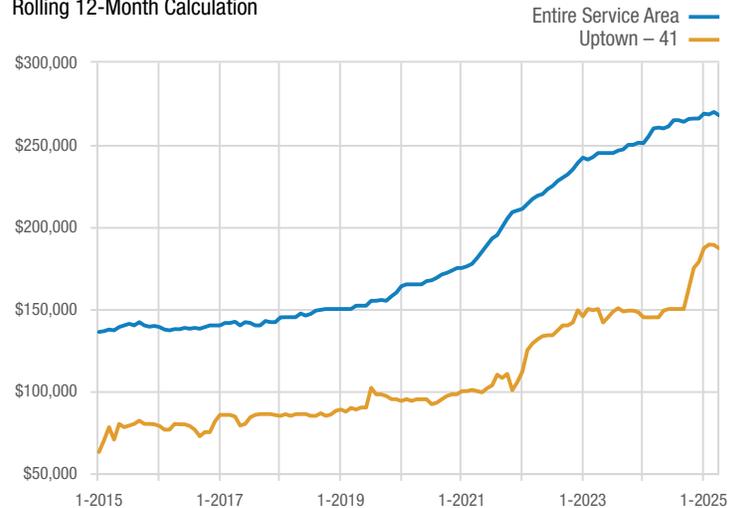
Median Sales Price - Single-Family Detached

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.