

Local Market Update – April 2025

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



Albuquerque Acres West – 21

East of I-25, South of Tramway Rd, West of Ventura St NE, North of Paseo del Norte Blvd NE

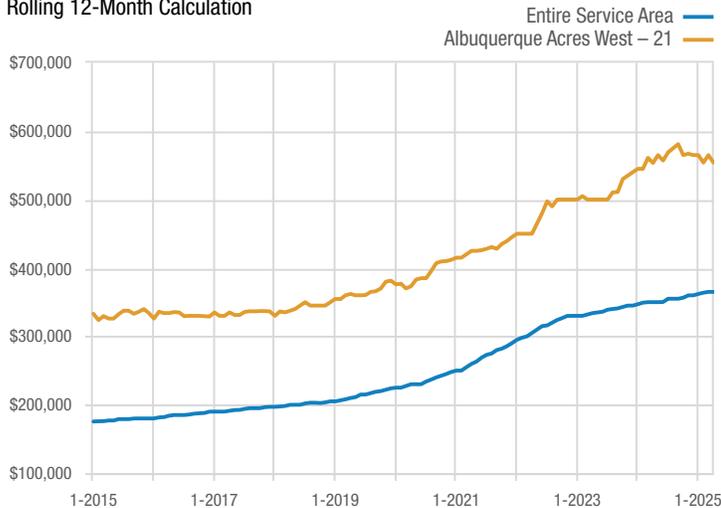
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	12	15	+ 25.0%	38	56	+ 47.4%
Pending Sales	9	18	+ 100.0%	30	51	+ 70.0%
Closed Sales	4	12	+ 200.0%	24	45	+ 87.5%
Days on Market Until Sale	7	43	+ 514.3%	31	37	+ 19.4%
Median Sales Price*	\$516,975	\$516,500	- 0.1%	\$549,500	\$535,000	- 2.6%
Average Sales Price*	\$573,238	\$608,322	+ 6.1%	\$568,006	\$557,653	- 1.8%
Percent of List Price Received*	99.9%	98.5%	- 1.4%	99.4%	99.0%	- 0.4%
Inventory of Homes for Sale	17	15	- 11.8%	—	—	—
Months Supply of Inventory	1.8	1.2	- 33.3%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	0	3	—	0	4	—
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	4	—	—	—	—
Months Supply of Inventory	—	4.0	—	—	—	—

* 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.

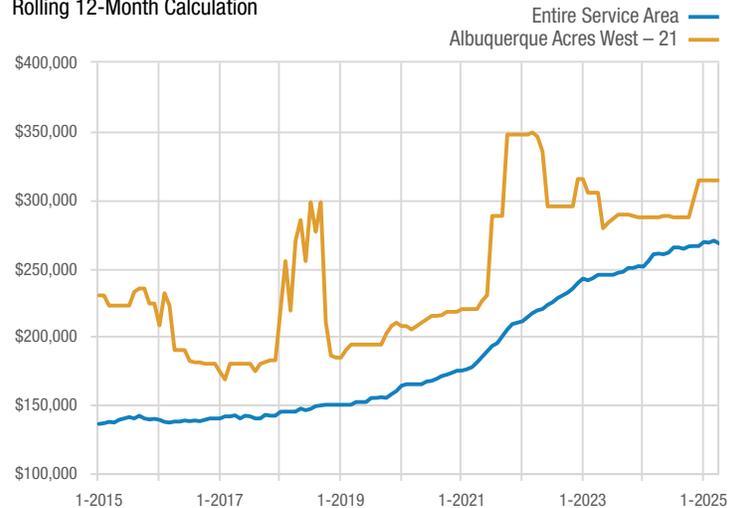
Median Sales Price - Single-Family Detached

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.