

Local Market Update – April 2025

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



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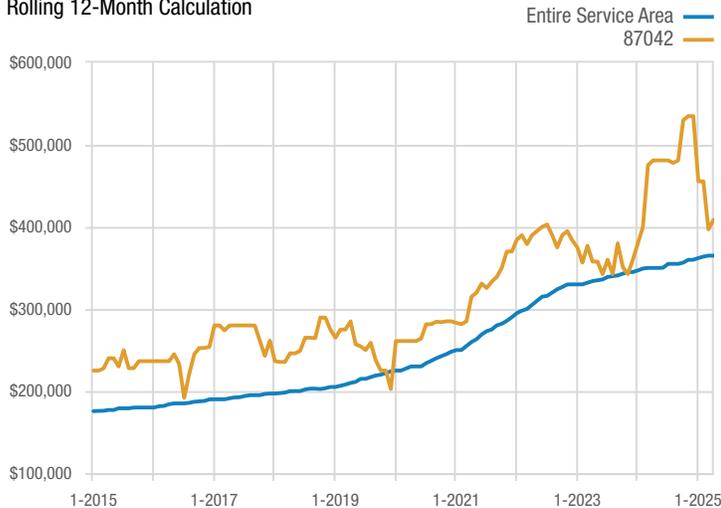
| Single-Family Detached | April | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2024 | 2025 | % Change | Thru 4-2024 | Thru 4-2025 | % Change |
| New Listings | 2 | 3 | + 50.0% | 8 | 8 | 0.0% |
| Pending Sales | 0 | 1 | — | 4 | 7 | + 75.0% |
| Closed Sales | 2 | 1 | - 50.0% | 6 | 8 | + 33.3% |
| Days on Market Until Sale | 8 | 9 | + 12.5% | 23 | 53 | + 130.4% |
| Median Sales Price* | \$747,500 | \$420,000 | - 43.8% | \$636,000 | \$405,000 | - 36.3% |
| Average Sales Price* | \$747,500 | \$420,000 | - 43.8% | \$719,667 | \$398,613 | - 44.6% |
| Percent of List Price Received* | 100.0% | 98.8% | - 1.2% | 98.7% | 98.2% | - 0.5% |
| Inventory of Homes for Sale | 9 | 6 | - 33.3% | — | — | — |
| Months Supply of Inventory | 5.2 | 3.3 | - 36.5% | — | — | — |

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

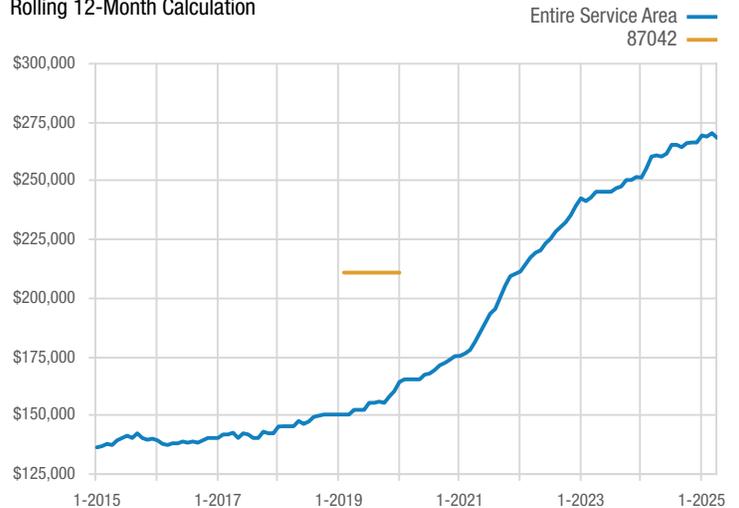
Median Sales Price - Single-Family Detached

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.