

Local Market Update – April 2025

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



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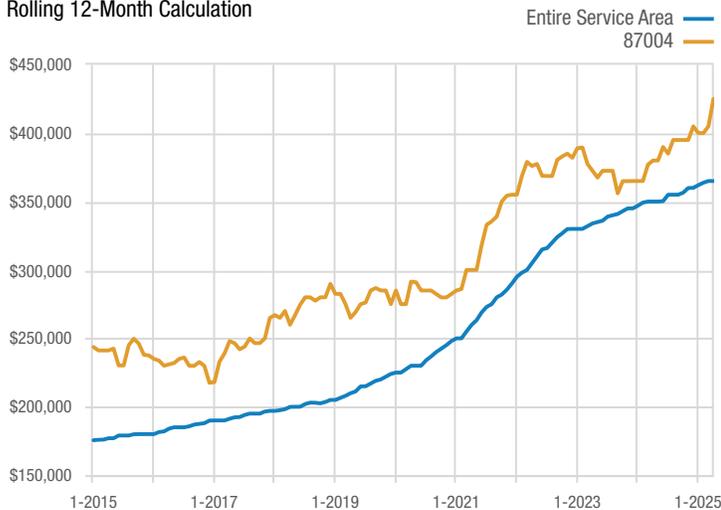
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	7	9	+ 28.6%	30	42	+ 40.0%
Pending Sales	10	9	- 10.0%	28	34	+ 21.4%
Closed Sales	9	9	0.0%	22	28	+ 27.3%
Days on Market Until Sale	33	40	+ 21.2%	34	39	+ 14.7%
Median Sales Price*	\$390,000	\$510,000	+ 30.8%	\$385,000	\$451,500	+ 17.3%
Average Sales Price*	\$450,333	\$756,959	+ 68.1%	\$407,177	\$574,269	+ 41.0%
Percent of List Price Received*	99.2%	98.9%	- 0.3%	98.7%	98.4%	- 0.3%
Inventory of Homes for Sale	9	19	+ 111.1%	—	—	—
Months Supply of Inventory	1.4	2.8	+ 100.0%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	1	1	0.0%	1	2	+ 100.0%
Pending Sales	0	1	—	0	2	—
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	—	—	—	2	40	+ 1,900.0%
Median Sales Price*	—	—	—	\$180,000	\$208,000	+ 15.6%
Average Sales Price*	—	—	—	\$180,000	\$208,000	+ 15.6%
Percent of List Price Received*	—	—	—	95.2%	99.0%	+ 4.0%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

* 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.

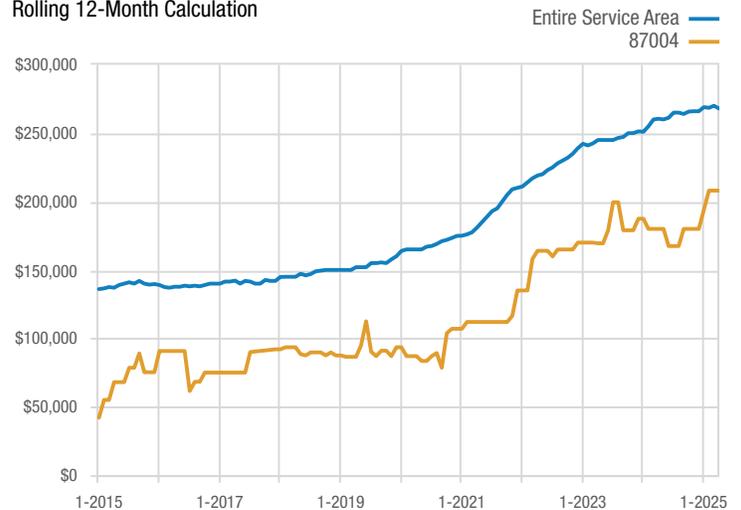
Median Sales Price - Single-Family Detached

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.