

Local Market Update – April 2025

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



87144

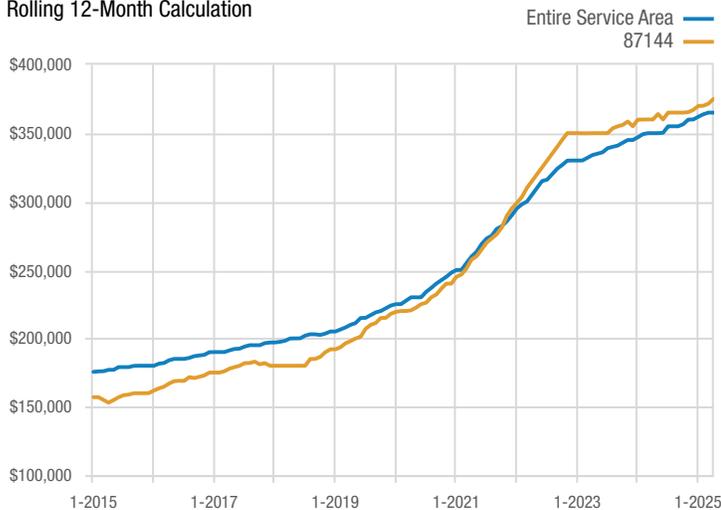
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	101	168	+ 66.3%	424	495	+ 16.7%
Pending Sales	94	100	+ 6.4%	337	349	+ 3.6%
Closed Sales	76	67	- 11.8%	298	287	- 3.7%
Days on Market Until Sale	36	54	+ 50.0%	42	56	+ 33.3%
Median Sales Price*	\$360,000	\$399,925	+ 11.1%	\$360,000	\$384,990	+ 6.9%
Average Sales Price*	\$387,318	\$423,289	+ 9.3%	\$388,486	\$408,525	+ 5.2%
Percent of List Price Received*	99.6%	99.2%	- 0.4%	99.4%	98.7%	- 0.7%
Inventory of Homes for Sale	173	245	+ 41.6%	—	—	—
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	2	1	- 50.0%	2	5	+ 150.0%
Pending Sales	0	1	—	0	5	—
Closed Sales	0	0	0.0%	0	4	—
Days on Market Until Sale	—	—	—	—	9	—
Median Sales Price*	—	—	—	—	\$391,000	—
Average Sales Price*	—	—	—	—	\$361,250	—
Percent of List Price Received*	—	—	—	—	98.6%	—
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	2.0	—	—	—	—	—

* 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.

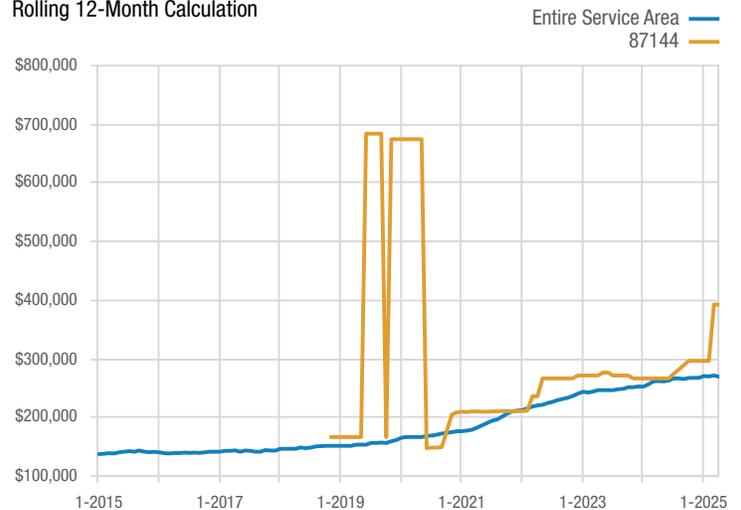
Median Sales Price - Single-Family Detached

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.