

Local Market Update – April 2025

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



87105

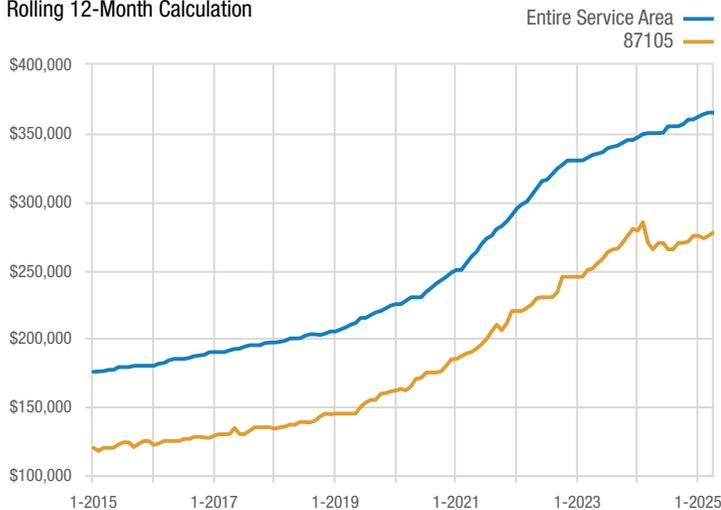
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	35	28	- 20.0%	107	140	+ 30.8%
Pending Sales	27	31	+ 14.8%	99	106	+ 7.1%
Closed Sales	22	26	+ 18.2%	83	86	+ 3.6%
Days on Market Until Sale	41	45	+ 9.8%	32	39	+ 21.9%
Median Sales Price*	\$262,500	\$292,000	+ 11.2%	\$260,000	\$269,000	+ 3.5%
Average Sales Price*	\$256,655	\$305,704	+ 19.1%	\$274,358	\$301,536	+ 9.9%
Percent of List Price Received*	99.5%	97.4%	- 2.1%	99.9%	98.3%	- 1.6%
Inventory of Homes for Sale	42	55	+ 31.0%	—	—	—
Months Supply of Inventory	1.8	2.3	+ 27.8%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	1	2	+ 100.0%	8	9	+ 12.5%
Pending Sales	1	1	0.0%	8	5	- 37.5%
Closed Sales	3	0	- 100.0%	7	3	- 57.1%
Days on Market Until Sale	54	—	—	27	41	+ 51.9%
Median Sales Price*	\$220,000	—	—	\$220,000	\$249,900	+ 13.6%
Average Sales Price*	\$231,667	—	—	\$214,143	\$285,800	+ 33.5%
Percent of List Price Received*	102.8%	—	—	102.6%	98.2%	- 4.3%
Inventory of Homes for Sale	0	4	—	—	—	—
Months Supply of Inventory	—	3.1	—	—	—	—

* 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.

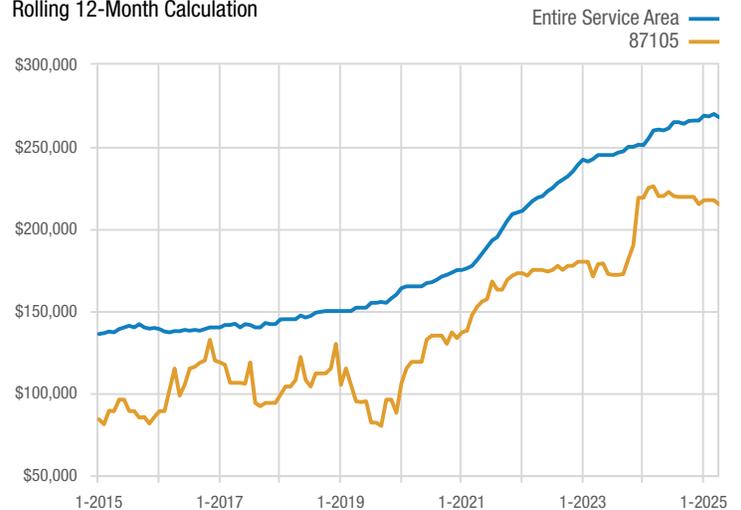
Median Sales Price - Single-Family Detached

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.