

Local Market Update – April 2025

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



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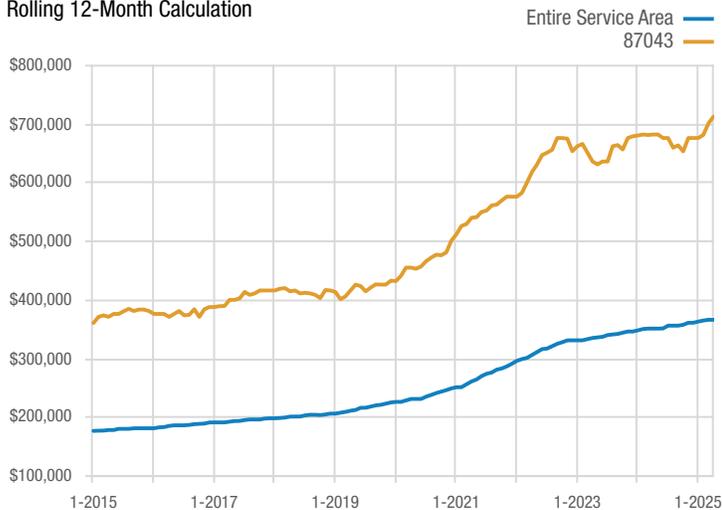
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	14	16	+ 14.3%	42	64	+ 52.4%
Pending Sales	8	12	+ 50.0%	35	45	+ 28.6%
Closed Sales	7	13	+ 85.7%	34	43	+ 26.5%
Days on Market Until Sale	20	61	+ 205.0%	54	60	+ 11.1%
Median Sales Price*	\$527,500	\$723,000	+ 37.1%	\$664,750	\$750,000	+ 12.8%
Average Sales Price*	\$563,200	\$723,838	+ 28.5%	\$655,004	\$740,493	+ 13.1%
Percent of List Price Received*	94.8%	96.6%	+ 1.9%	97.2%	97.8%	+ 0.6%
Inventory of Homes for Sale	27	35	+ 29.6%	—	—	—
Months Supply of Inventory	3.3	3.7	+ 12.1%	—	—	—

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.

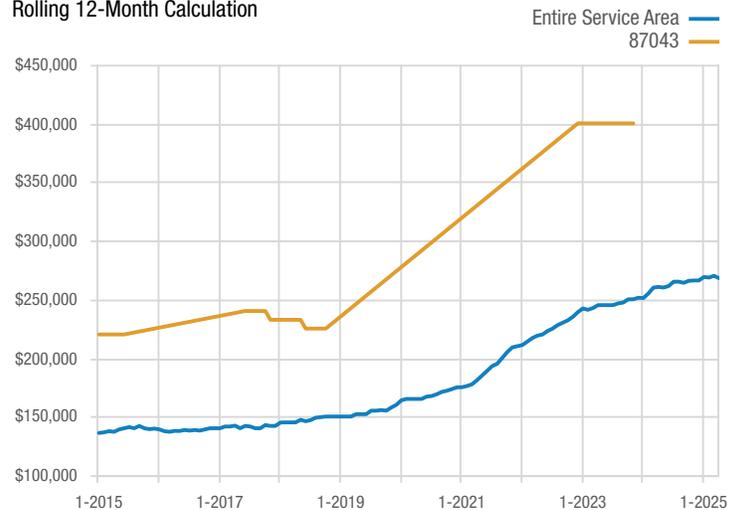
Median Sales Price - Single-Family Detached

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.