

# Local Market Update – April 2025

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



## UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

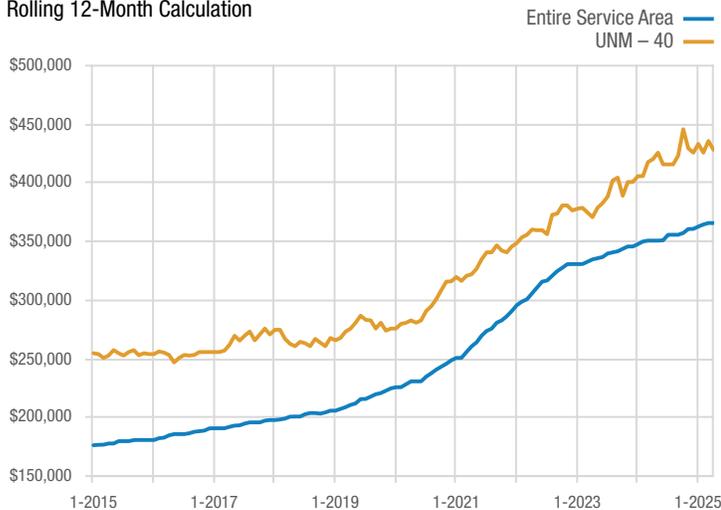
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	25	16	- 36.0%	73	72	- 1.4%
Pending Sales	15	12	- 20.0%	55	47	- 14.5%
Closed Sales	14	8	- 42.9%	46	44	- 4.3%
Days on Market Until Sale	37	20	- 45.9%	36	34	- 5.6%
Median Sales Price*	\$413,500	<b>\$407,500</b>	- 1.5%	\$420,000	<b>\$429,750</b>	+ 2.3%
Average Sales Price*	\$439,714	<b>\$451,325</b>	+ 2.6%	\$452,927	<b>\$485,160</b>	+ 7.1%
Percent of List Price Received*	100.8%	<b>96.9%</b>	- 3.9%	98.9%	<b>97.6%</b>	- 1.3%
Inventory of Homes for Sale	30	34	+ 13.3%	—	—	—
Months Supply of Inventory	2.1	<b>2.3</b>	+ 9.5%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	1	4	+ 300.0%	2	9	+ 350.0%
Pending Sales	1	2	+ 100.0%	1	4	+ 300.0%
Closed Sales	1	0	- 100.0%	1	3	+ 200.0%
Days on Market Until Sale	13	—	—	13	31	+ 138.5%
Median Sales Price*	\$410,000	—	—	\$410,000	<b>\$295,000</b>	- 28.0%
Average Sales Price*	\$410,000	—	—	\$410,000	<b>\$309,667</b>	- 24.5%
Percent of List Price Received*	95.5%	—	—	95.5%	<b>94.0%</b>	- 1.6%
Inventory of Homes for Sale	2	5	+ 150.0%	—	—	—
Months Supply of Inventory	1.1	<b>3.5</b>	+ 218.2%	—	—	—

\* 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.

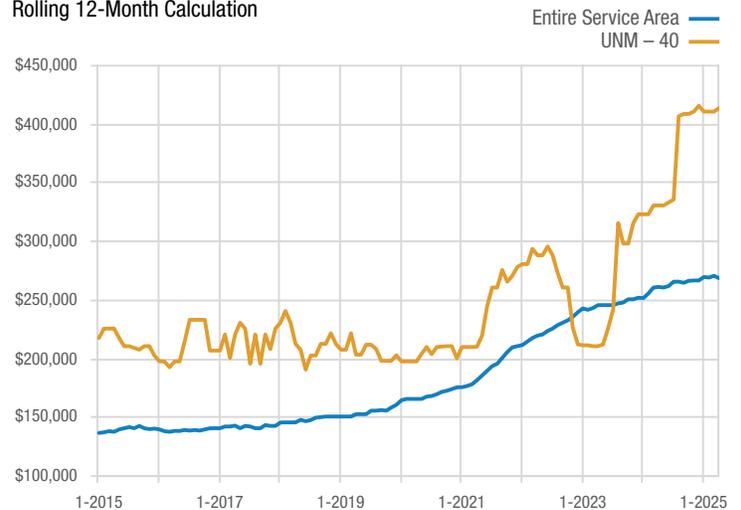
### Median Sales Price - Single-Family Detached

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.