

Local Market Update – April 2025

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



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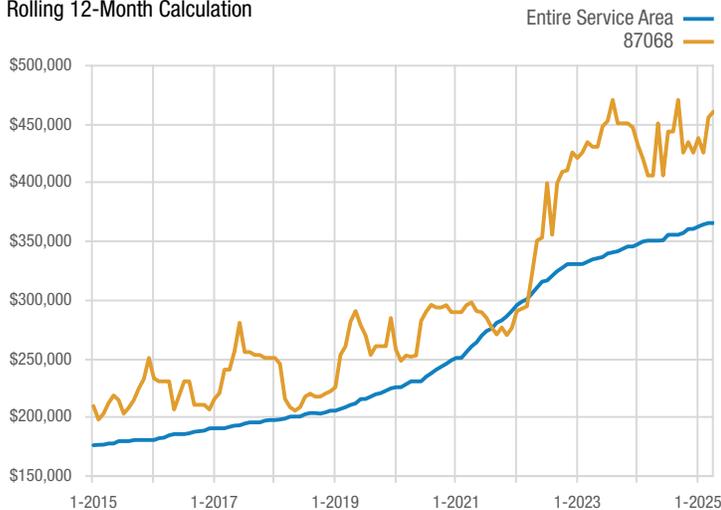
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	4	0	- 100.0%	12	11	- 8.3%
Pending Sales	0	1	—	5	11	+ 120.0%
Closed Sales	2	3	+ 50.0%	6	12	+ 100.0%
Days on Market Until Sale	23	144	+ 526.1%	67	73	+ 9.0%
Median Sales Price*	\$409,450	\$480,000	+ 17.2%	\$326,450	\$470,000	+ 44.0%
Average Sales Price*	\$409,450	\$470,000	+ 14.8%	\$419,817	\$491,867	+ 17.2%
Percent of List Price Received*	101.5%	96.3%	- 5.1%	97.7%	98.0%	+ 0.3%
Inventory of Homes for Sale	10	7	- 30.0%	—	—	—
Months Supply of Inventory	5.9	2.3	- 61.0%	—	—	—

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.

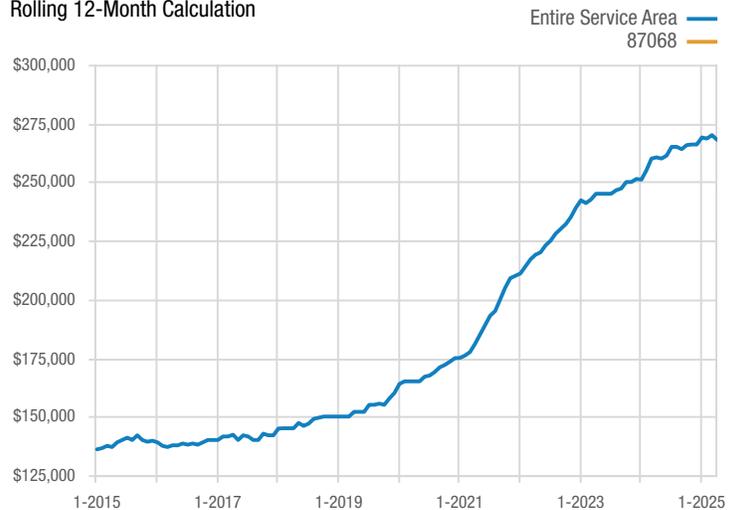
Median Sales Price - Single-Family Detached

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.