

Local Market Update – April 2025

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



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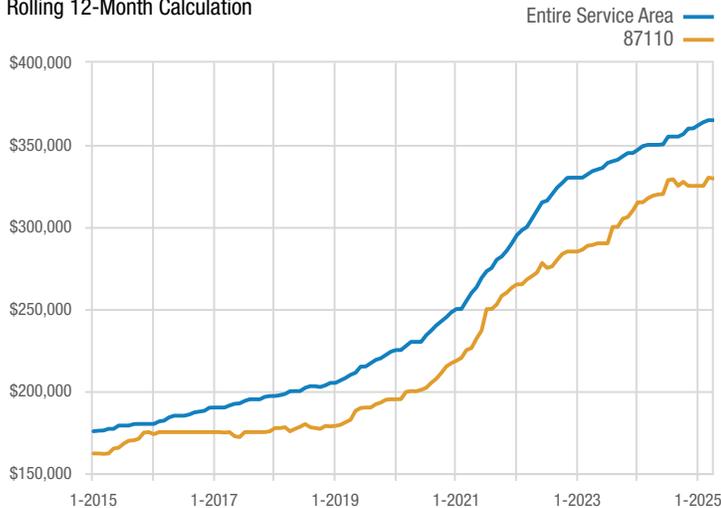
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	60	43	- 28.3%	173	154	- 11.0%
Pending Sales	37	36	- 2.7%	140	139	- 0.7%
Closed Sales	32	35	+ 9.4%	123	120	- 2.4%
Days on Market Until Sale	35	34	- 2.9%	33	39	+ 18.2%
Median Sales Price*	\$330,000	\$334,500	+ 1.4%	\$315,000	\$327,500	+ 4.0%
Average Sales Price*	\$342,313	\$366,774	+ 7.1%	\$336,940	\$358,488	+ 6.4%
Percent of List Price Received*	99.6%	99.7%	+ 0.1%	98.6%	99.0%	+ 0.4%
Inventory of Homes for Sale	59	51	- 13.6%	—	—	—
Months Supply of Inventory	1.8	1.5	- 16.7%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	2	5	+ 150.0%	12	23	+ 91.7%
Pending Sales	4	5	+ 25.0%	10	19	+ 90.0%
Closed Sales	4	0	- 100.0%	10	13	+ 30.0%
Days on Market Until Sale	21	—	—	13	44	+ 238.5%
Median Sales Price*	\$215,000	—	—	\$172,500	\$186,000	+ 7.8%
Average Sales Price*	\$221,000	—	—	\$189,650	\$285,208	+ 50.4%
Percent of List Price Received*	99.8%	—	—	98.8%	97.1%	- 1.7%
Inventory of Homes for Sale	4	6	+ 50.0%	—	—	—
Months Supply of Inventory	1.1	1.5	+ 36.4%	—	—	—

* 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.

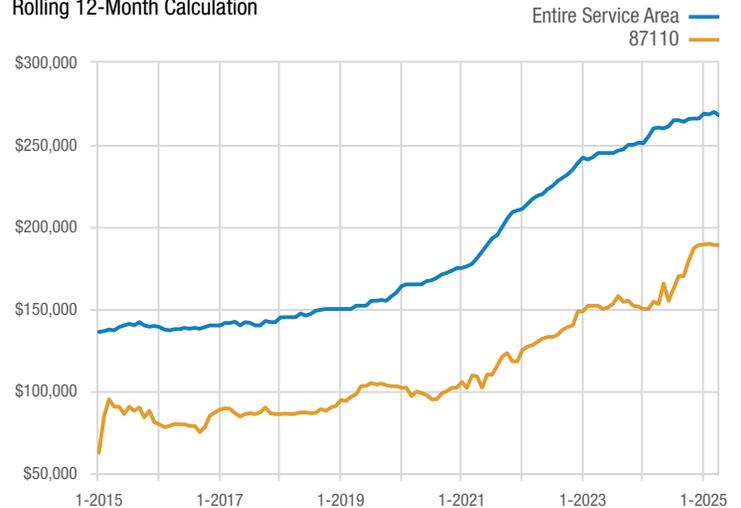
Median Sales Price - Single-Family Detached

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.