

Local Market Update – April 2025

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



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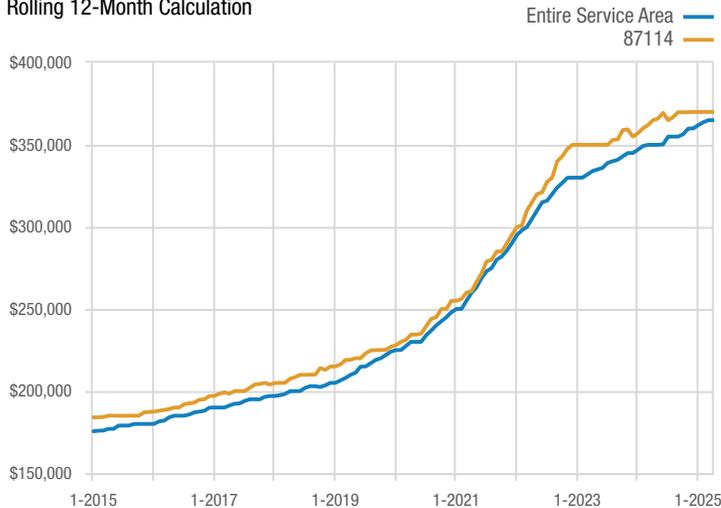
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	102	98	- 3.9%	337	356	+ 5.6%
Pending Sales	69	73	+ 5.8%	273	267	- 2.2%
Closed Sales	74	61	- 17.6%	241	246	+ 2.1%
Days on Market Until Sale	27	24	- 11.1%	30	36	+ 20.0%
Median Sales Price*	\$372,000	\$370,000	- 0.5%	\$365,000	\$365,000	0.0%
Average Sales Price*	\$417,397	\$398,346	- 4.6%	\$390,222	\$393,177	+ 0.8%
Percent of List Price Received*	99.3%	99.6%	+ 0.3%	99.3%	98.8%	- 0.5%
Inventory of Homes for Sale	94	137	+ 45.7%	—	—	—
Months Supply of Inventory	1.5	2.2	+ 46.7%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	2	6	+ 200.0%	9	17	+ 88.9%
Pending Sales	0	0	0.0%	4	11	+ 175.0%
Closed Sales	3	3	0.0%	5	13	+ 160.0%
Days on Market Until Sale	3	78	+ 2,500.0%	4	28	+ 600.0%
Median Sales Price*	\$360,000	\$195,000	- 45.8%	\$266,000	\$225,000	- 15.4%
Average Sales Price*	\$358,667	\$198,300	- 44.7%	\$301,400	\$236,496	- 21.5%
Percent of List Price Received*	103.1%	97.4%	- 5.5%	102.0%	98.1%	- 3.8%
Inventory of Homes for Sale	3	6	+ 100.0%	—	—	—
Months Supply of Inventory	1.4	2.3	+ 64.3%	—	—	—

* 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.

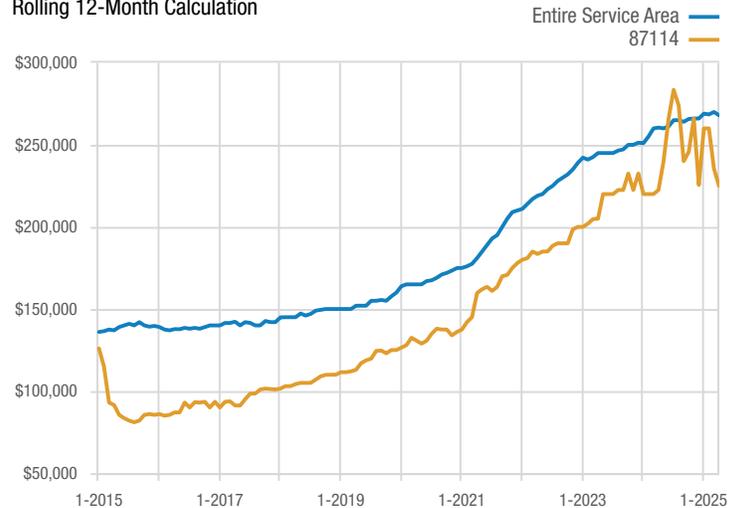
Median Sales Price - Single-Family Detached

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.