

Local Market Update – April 2025

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



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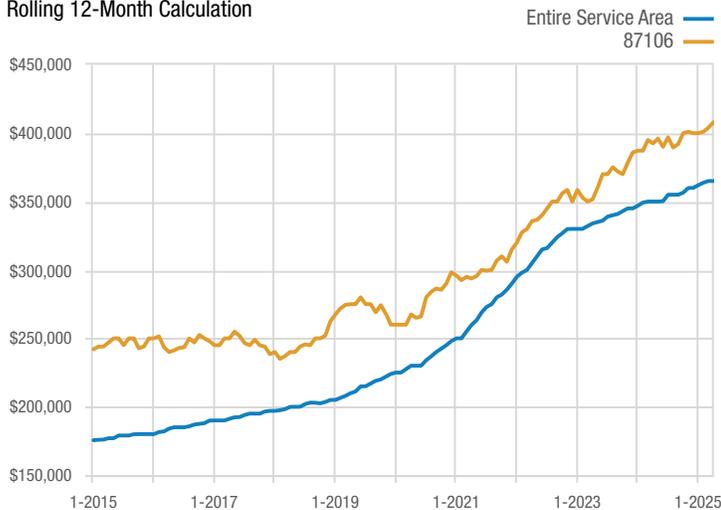
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	20	35	+ 75.0%	77	125	+ 62.3%
Pending Sales	16	22	+ 37.5%	65	78	+ 20.0%
Closed Sales	13	16	+ 23.1%	53	75	+ 41.5%
Days on Market Until Sale	20	24	+ 20.0%	24	44	+ 83.3%
Median Sales Price*	\$365,000	\$389,000	+ 6.6%	\$370,225	\$394,000	+ 6.4%
Average Sales Price*	\$406,123	\$402,678	- 0.8%	\$395,201	\$405,616	+ 2.6%
Percent of List Price Received*	96.3%	97.2%	+ 0.9%	98.3%	97.8%	- 0.5%
Inventory of Homes for Sale	31	63	+ 103.2%	—	—	—
Months Supply of Inventory	1.9	3.4	+ 78.9%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	6	5	- 16.7%	13	18	+ 38.5%
Pending Sales	6	3	- 50.0%	8	11	+ 37.5%
Closed Sales	2	2	0.0%	5	8	+ 60.0%
Days on Market Until Sale	11	50	+ 354.5%	17	41	+ 141.2%
Median Sales Price*	\$247,500	\$101,500	- 59.0%	\$230,000	\$164,000	- 28.7%
Average Sales Price*	\$247,500	\$101,500	- 59.0%	\$243,100	\$248,813	+ 2.4%
Percent of List Price Received*	100.9%	96.5%	- 4.4%	98.9%	95.7%	- 3.2%
Inventory of Homes for Sale	4	8	+ 100.0%	—	—	—
Months Supply of Inventory	1.4	4.2	+ 200.0%	—	—	—

* 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.

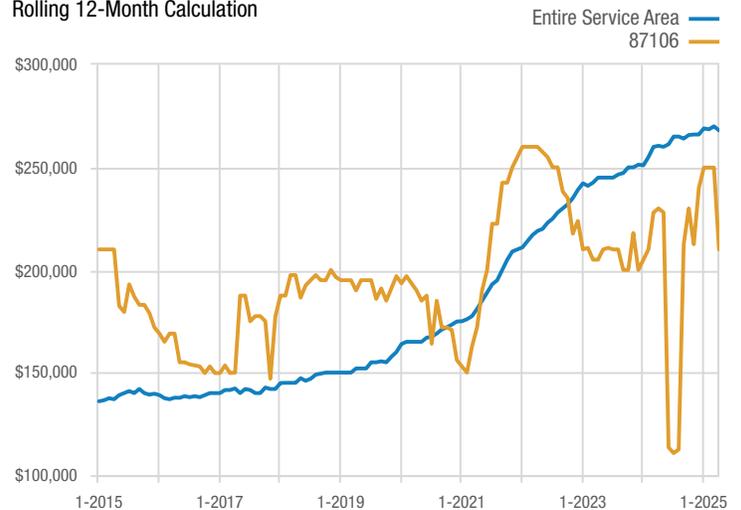
Median Sales Price - Single-Family Detached

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.