

Local Market Update – April 2025

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



Southwest Heights – 92

East of Cancito Reservation, South of Central Ave, West of Coors Blvd SW, North of Dennis Chavez Blvd

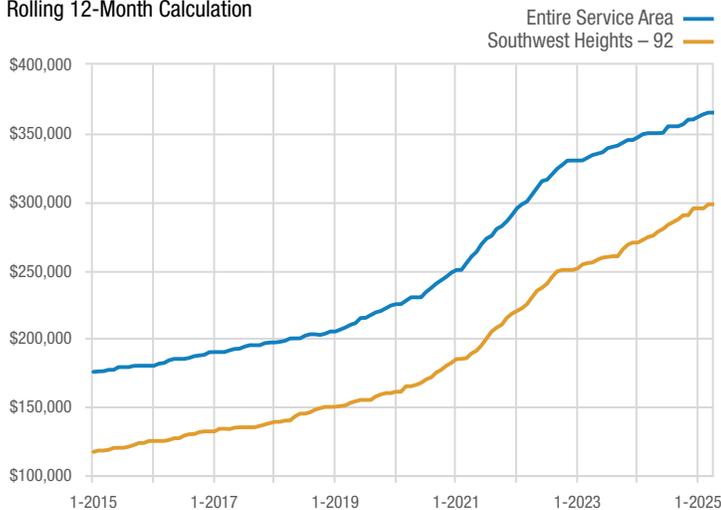
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	75	58	- 22.7%	259	222	- 14.3%
Pending Sales	58	58	0.0%	224	208	- 7.1%
Closed Sales	60	51	- 15.0%	203	176	- 13.3%
Days on Market Until Sale	20	31	+ 55.0%	30	36	+ 20.0%
Median Sales Price*	\$294,500	\$293,500	- 0.3%	\$280,000	\$290,000	+ 3.6%
Average Sales Price*	\$297,208	\$296,928	- 0.1%	\$286,445	\$293,195	+ 2.4%
Percent of List Price Received*	99.2%	99.5%	+ 0.3%	99.6%	99.7%	+ 0.1%
Inventory of Homes for Sale	72	50	- 30.6%	—	—	—
Months Supply of Inventory	1.4	1.0	- 28.6%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	2	0	- 100.0%	4	5	+ 25.0%
Pending Sales	3	0	- 100.0%	4	3	- 25.0%
Closed Sales	1	2	+ 100.0%	2	4	+ 100.0%
Days on Market Until Sale	9	21	+ 133.3%	12	25	+ 108.3%
Median Sales Price*	\$235,000	\$225,000	- 4.3%	\$170,000	\$227,450	+ 33.8%
Average Sales Price*	\$235,000	\$225,000	- 4.3%	\$170,000	\$226,225	+ 33.1%
Percent of List Price Received*	100.0%	100.0%	0.0%	90.4%	99.4%	+ 10.0%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.8	1.2	+ 50.0%	—	—	—

* 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.

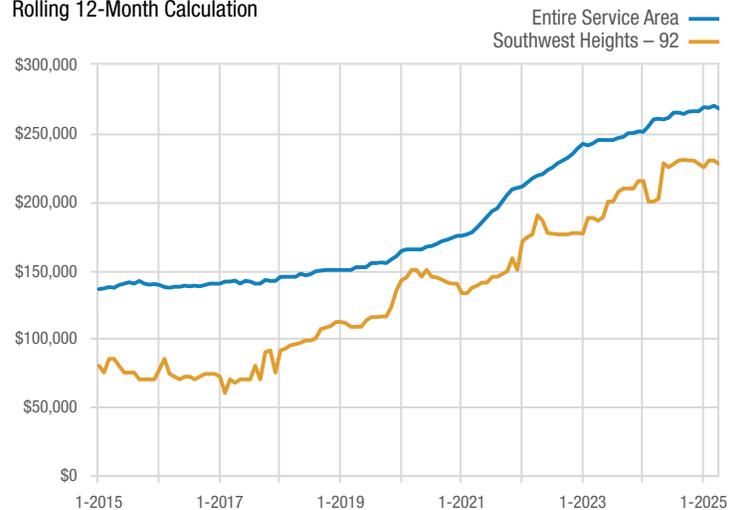
Median Sales Price - Single-Family Detached

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.