

Local Market Update – April 2025

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



Paradise East – 121

East of Unser Blvd NW, South of Sandoval County Line, West of 528 / Coors Blvd NW, North of Paseo del Norte Blvd NE

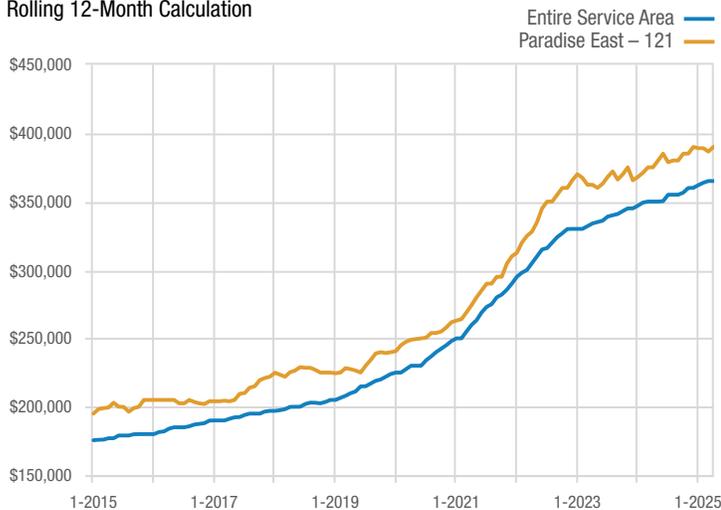
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	33	33	0.0%	100	111	+ 11.0%
Pending Sales	18	23	+ 27.8%	87	80	- 8.0%
Closed Sales	26	19	- 26.9%	79	72	- 8.9%
Days on Market Until Sale	33	25	- 24.2%	24	33	+ 37.5%
Median Sales Price*	\$367,500	\$390,000	+ 6.1%	\$370,000	\$378,500	+ 2.3%
Average Sales Price*	\$421,650	\$417,489	- 1.0%	\$406,306	\$393,056	- 3.3%
Percent of List Price Received*	99.1%	99.2%	+ 0.1%	99.6%	99.0%	- 0.6%
Inventory of Homes for Sale	24	48	+ 100.0%	—	—	—
Months Supply of Inventory	1.2	2.4	+ 100.0%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	1	5	+ 400.0%	6	15	+ 150.0%
Pending Sales	0	0	0.0%	2	9	+ 350.0%
Closed Sales	1	3	+ 200.0%	3	11	+ 266.7%
Days on Market Until Sale	2	78	+ 3,800.0%	5	30	+ 500.0%
Median Sales Price*	\$266,000	\$195,000	- 26.7%	\$218,000	\$214,900	- 1.4%
Average Sales Price*	\$266,000	\$198,300	- 25.5%	\$232,333	\$222,223	- 4.4%
Percent of List Price Received*	106.4%	97.4%	- 8.5%	102.5%	97.8%	- 4.6%
Inventory of Homes for Sale	2	5	+ 150.0%	—	—	—
Months Supply of Inventory	1.3	2.0	+ 53.8%	—	—	—

* 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.

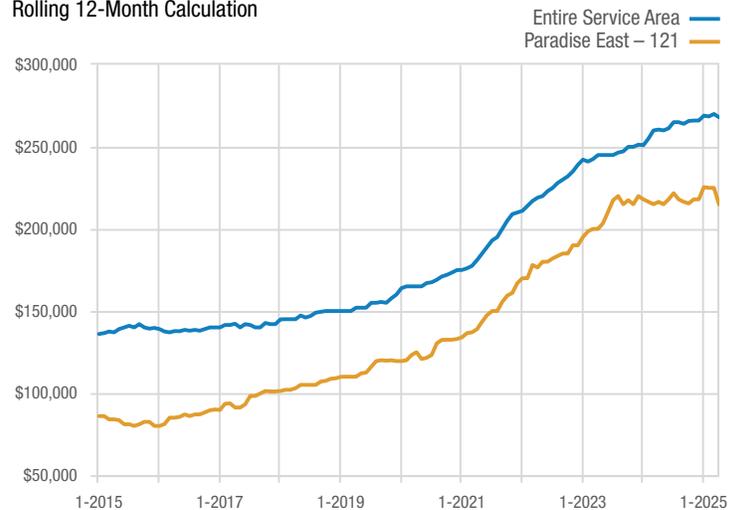
Median Sales Price - Single-Family Detached

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.