

# Local Market Update – April 2025

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



## 87122

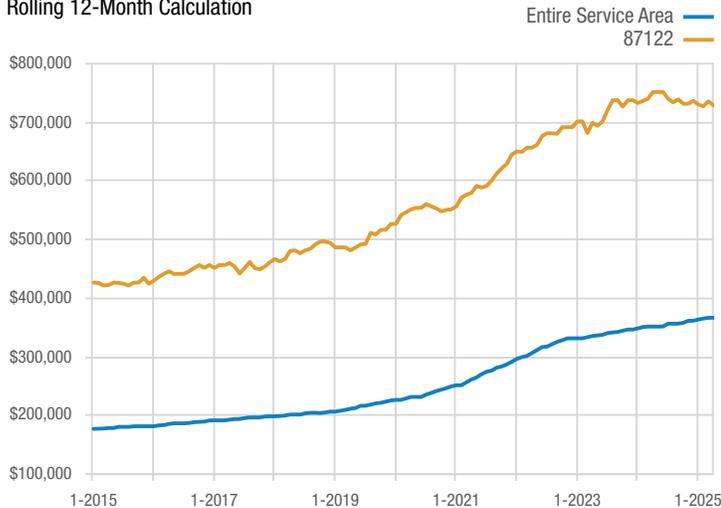
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	29	42	+ 44.8%	89	127	+ 42.7%
Pending Sales	21	33	+ 57.1%	81	99	+ 22.2%
Closed Sales	22	22	0.0%	72	78	+ 8.3%
Days on Market Until Sale	16	27	+ 68.8%	34	39	+ 14.7%
Median Sales Price*	\$826,068	<b>\$914,000</b>	+ 10.6%	\$752,500	<b>\$746,000</b>	- 0.9%
Average Sales Price*	\$985,751	<b>\$1,055,092</b>	+ 7.0%	\$868,929	<b>\$874,738</b>	+ 0.7%
Percent of List Price Received*	98.7%	<b>97.4%</b>	- 1.3%	98.2%	<b>98.5%</b>	+ 0.3%
Inventory of Homes for Sale	27	49	+ 81.5%	—	—	—
Months Supply of Inventory	1.3	2.2	+ 69.2%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	3	4	+ 33.3%	5	8	+ 60.0%
Pending Sales	1	1	0.0%	2	3	+ 50.0%
Closed Sales	1	0	- 100.0%	2	4	+ 100.0%
Days on Market Until Sale	20	—	—	35	3	- 91.4%
Median Sales Price*	\$387,000	—	—	\$378,500	<b>\$397,500</b>	+ 5.0%
Average Sales Price*	\$387,000	—	—	\$378,500	<b>\$416,450</b>	+ 10.0%
Percent of List Price Received*	96.8%	—	—	94.7%	<b>100.0%</b>	+ 5.6%
Inventory of Homes for Sale	3	4	+ 33.3%	—	—	—
Months Supply of Inventory	2.1	2.7	+ 28.6%	—	—	—

\* 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.

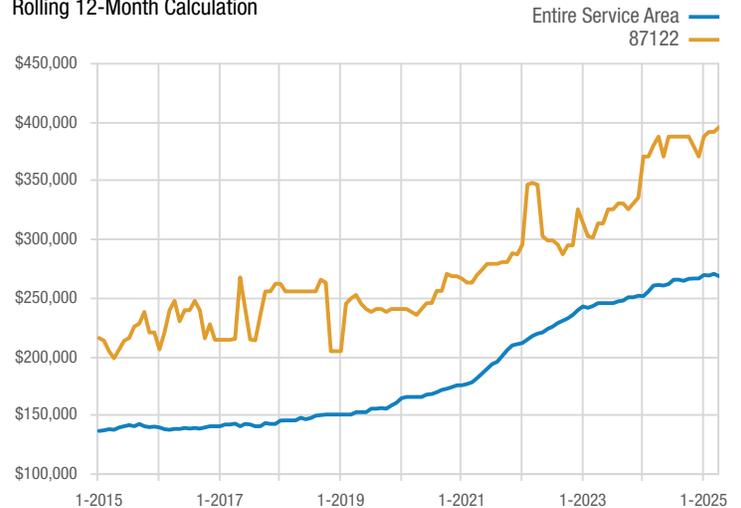
### Median Sales Price - Single-Family Detached

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.