

Local Market Update – April 2025

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



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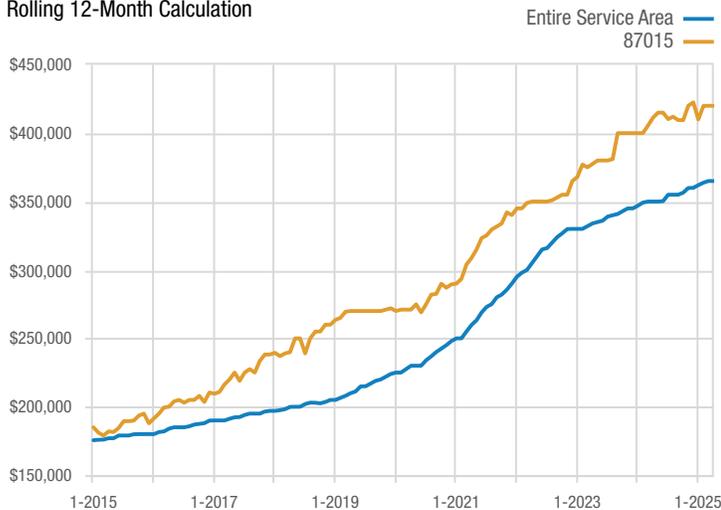
Single-Family Detached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	20	21	+ 5.0%	56	59	+ 5.4%
Pending Sales	14	12	- 14.3%	39	39	0.0%
Closed Sales	11	14	+ 27.3%	28	40	+ 42.9%
Days on Market Until Sale	27	48	+ 77.8%	47	51	+ 8.5%
Median Sales Price*	\$445,000	\$430,000	- 3.4%	\$432,500	\$430,000	- 0.6%
Average Sales Price*	\$445,362	\$429,143	- 3.6%	\$433,732	\$421,358	- 2.9%
Percent of List Price Received*	98.7%	99.4%	+ 0.7%	98.7%	98.5%	- 0.2%
Inventory of Homes for Sale	30	32	+ 6.7%	—	—	—
Months Supply of Inventory	2.7	2.8	+ 3.7%	—	—	—

Single-Family Attached	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

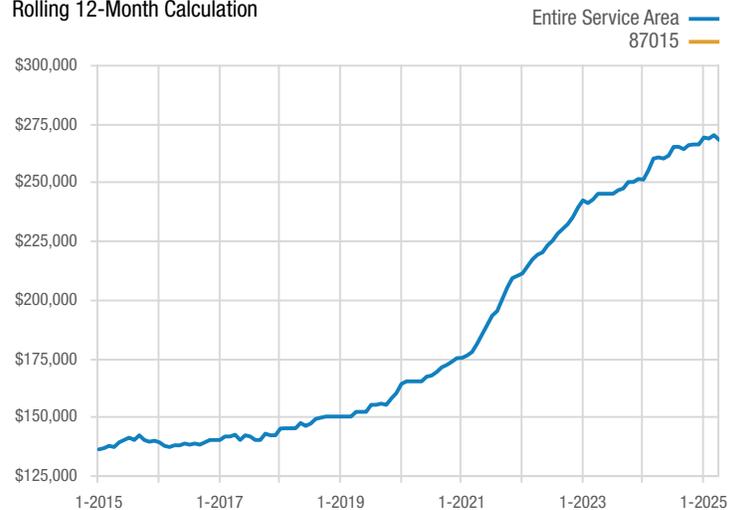
Median Sales Price - Single-Family Detached

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.