

Local Market Update – April 2025

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



East Los Lunas, Tome, Valencia – 711

North of Patricio Dr, South of Valencia Rd, East of Rio Grande River, West of La Ladera Rd

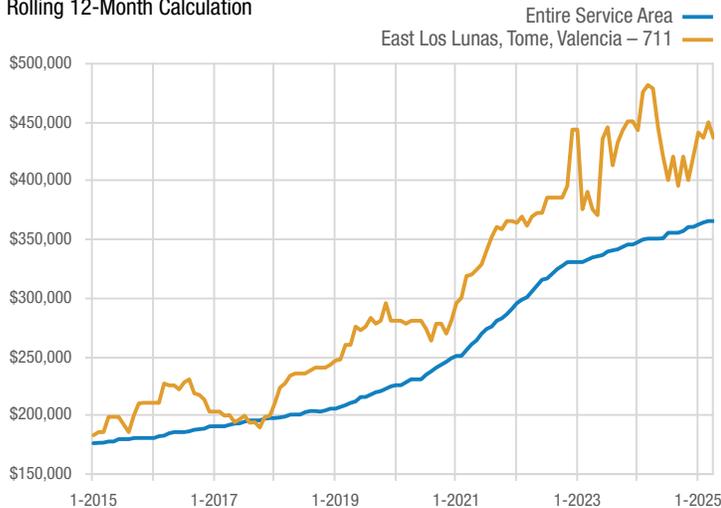
| Single-Family Detached | April | | | Year to Date | | |
|---------------------------------|-------|-----------|----------|--------------|-------------|----------|
| | 2024 | 2025 | % Change | Thru 4-2024 | Thru 4-2025 | % Change |
| New Listings | 9 | 6 | - 33.3% | 25 | 20 | - 20.0% |
| Pending Sales | 5 | 7 | + 40.0% | 17 | 18 | + 5.9% |
| Closed Sales | 0 | 3 | — | 13 | 11 | - 15.4% |
| Days on Market Until Sale | — | 24 | — | 50 | 72 | + 44.0% |
| Median Sales Price* | — | \$345,000 | — | \$445,000 | \$462,500 | + 3.9% |
| Average Sales Price* | — | \$331,333 | — | \$471,106 | \$438,455 | - 6.9% |
| Percent of List Price Received* | — | 99.6% | — | 96.8% | 97.1% | + 0.3% |
| Inventory of Homes for Sale | 17 | 15 | - 11.8% | — | — | — |
| Months Supply of Inventory | 4.7 | 4.5 | - 4.3% | — | — | — |

| 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.

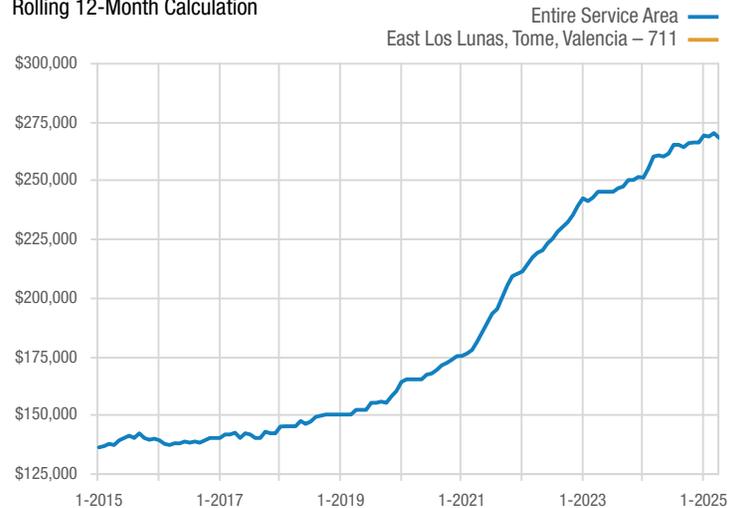
Median Sales Price - Single-Family Detached

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.