

Local Market Update – January 2025

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

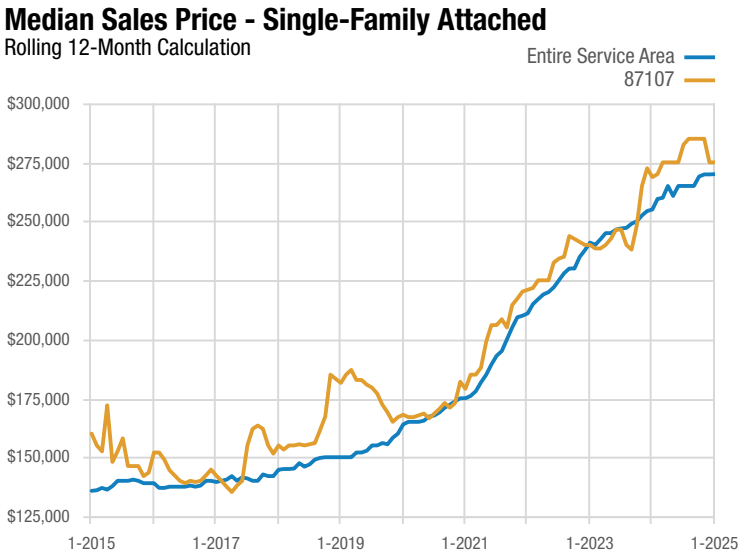
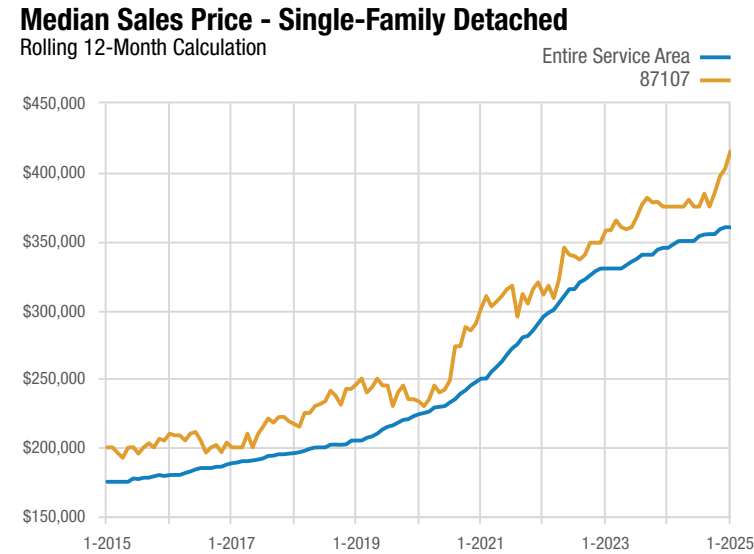


87107

Single-Family Detached	January			Year to Date		
Key Metrics	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	24	17	- 29.2%	24	17	- 29.2%
Pending Sales	19	25	+ 31.6%	19	25	+ 31.6%
Closed Sales	7	14	+ 100.0%	7	14	+ 100.0%
Days on Market Until Sale	25	42	+ 68.0%	25	42	+ 68.0%
Median Sales Price*	\$280,000	\$449,950	+ 60.7%	\$280,000	\$449,950	+ 60.7%
Average Sales Price*	\$317,286	\$490,331	+ 54.5%	\$317,286	\$490,331	+ 54.5%
Percent of List Price Received*	96.9%	98.3%	+ 1.4%	96.9%	98.3%	+ 1.4%
Inventory of Homes for Sale	59	29	- 50.8%	—	—	—
Months Supply of Inventory	3.6	1.6	- 55.6%	—	—	—

Single-Family Attached	January			Year to Date		
Key Metrics	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
New Listings	5	8	+ 60.0%	5	8	+ 60.0%
Pending Sales	3	6	+ 100.0%	3	6	+ 100.0%
Closed Sales	4	3	- 25.0%	4	3	- 25.0%
Days on Market Until Sale	18	59	+ 227.8%	18	59	+ 227.8%
Median Sales Price*	\$227,500	\$275,000	+ 20.9%	\$227,500	\$275,000	+ 20.9%
Average Sales Price*	\$239,625	\$280,667	+ 17.1%	\$239,625	\$280,667	+ 17.1%
Percent of List Price Received*	97.8%	97.7%	- 0.1%	97.8%	97.7%	- 0.1%
Inventory of Homes for Sale	7	8	+ 14.3%	—	—	—
Months Supply of Inventory	1.6	1.9	+ 18.8%	—	—	—

* 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.



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 February 5, 2025. All data from the Southwest Multiple Listing Service. Report © 2025 ShowingTime Plus, LLC.