

Local Market Update – February 2025

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



UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

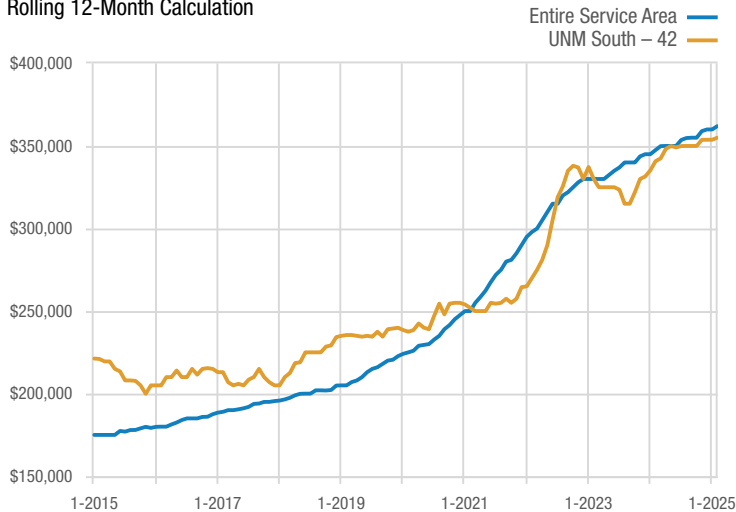
Single-Family Detached	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	12	20	+ 66.7%	20	36	+ 80.0%
Pending Sales	12	19	+ 58.3%	19	29	+ 52.6%
Closed Sales	9	12	+ 33.3%	19	26	+ 36.8%
Days on Market Until Sale	9	43	+ 377.8%	23	29	+ 26.1%
Median Sales Price*	\$324,614	\$372,000	+ 14.6%	\$361,000	\$378,250	+ 4.8%
Average Sales Price*	\$325,346	\$386,044	+ 18.7%	\$364,684	\$405,521	+ 11.2%
Percent of List Price Received*	98.3%	97.4%	- 0.9%	98.3%	98.7%	+ 0.4%
Inventory of Homes for Sale	20	29	+ 45.0%	—	—	—
Months Supply of Inventory	1.5	2.0	+ 33.3%	—	—	—

Single-Family Attached	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	1	3	+ 200.0%	6	10	+ 66.7%
Pending Sales	2	3	+ 50.0%	5	4	- 20.0%
Closed Sales	3	0	- 100.0%	6	1	- 83.3%
Days on Market Until Sale	85	—	—	72	54	- 25.0%
Median Sales Price*	\$350,000	—	—	\$357,500	\$115,000	- 67.8%
Average Sales Price*	\$278,333	—	—	\$309,167	\$115,000	- 62.8%
Percent of List Price Received*	96.9%	—	—	96.8%	96.6%	- 0.2%
Inventory of Homes for Sale	2	9	+ 350.0%	—	—	—
Months Supply of Inventory	0.7	3.6	+ 414.3%	—	—	—

* 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.

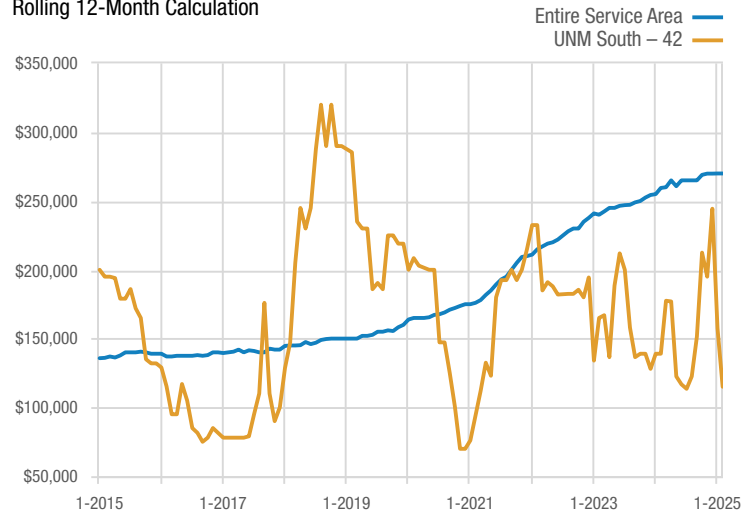
Median Sales Price - Single-Family Detached

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