

Local Market Update – February 2025

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



Far Northeast Heights – 30

East of Wyoming Blvd NE, South of Paseo del Norte Blvd NE / San Antonio Dr NE, West of Tramway Blvd, North of Montgomery Blvd NE

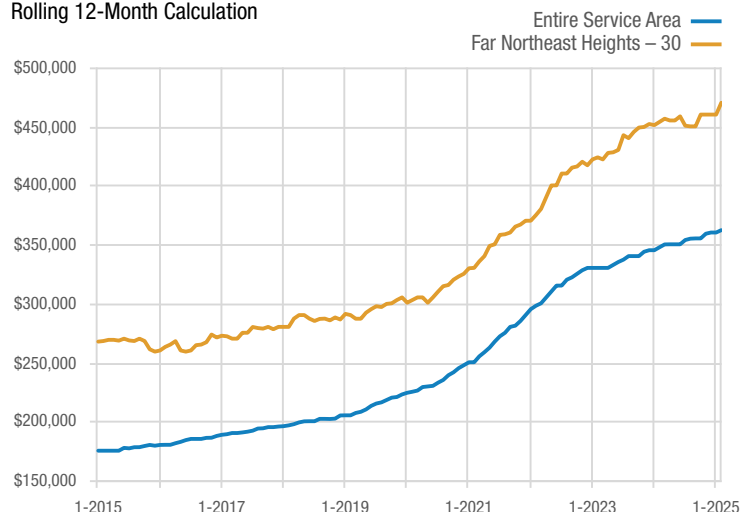
| Single-Family Detached | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------|--------------|-------------|----------|
| Key Metrics | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 28 | 40 | + 42.9% | 53 | 72 | + 35.8% |
| Pending Sales | 25 | 41 | + 64.0% | 53 | 64 | + 20.8% |
| Closed Sales | 26 | 23 | - 11.5% | 42 | 51 | + 21.4% |
| Days on Market Until Sale | 39 | 52 | + 33.3% | 37 | 43 | + 16.2% |
| Median Sales Price* | \$426,000 | \$515,000 | + 20.9% | \$426,000 | \$475,500 | + 11.6% |
| Average Sales Price* | \$453,386 | \$576,013 | + 27.0% | \$470,572 | \$523,800 | + 11.3% |
| Percent of List Price Received* | 98.7% | 99.4% | + 0.7% | 98.3% | 98.4% | + 0.1% |
| Inventory of Homes for Sale | 26 | 36 | + 38.5% | — | — | — |
| Months Supply of Inventory | 0.8 | 1.1 | + 37.5% | — | — | — |

| Single-Family Attached | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------|--------------|-------------|----------|
| Key Metrics | 2024 | 2025 | % Change | Thru 2-2024 | Thru 2-2025 | % Change |
| New Listings | 11 | 9 | - 18.2% | 15 | 20 | + 33.3% |
| Pending Sales | 7 | 8 | + 14.3% | 14 | 21 | + 50.0% |
| Closed Sales | 7 | 10 | + 42.9% | 16 | 19 | + 18.8% |
| Days on Market Until Sale | 14 | 22 | + 57.1% | 18 | 40 | + 122.2% |
| Median Sales Price* | \$345,000 | \$347,500 | + 0.7% | \$320,500 | \$340,000 | + 6.1% |
| Average Sales Price* | \$359,286 | \$341,280 | - 5.0% | \$325,813 | \$341,195 | + 4.7% |
| Percent of List Price Received* | 97.8% | 98.2% | + 0.4% | 98.1% | 98.0% | - 0.1% |
| Inventory of Homes for Sale | 7 | 12 | + 71.4% | — | — | — |
| Months Supply of Inventory | 0.8 | 1.4 | + 75.0% | — | — | — |

* 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.

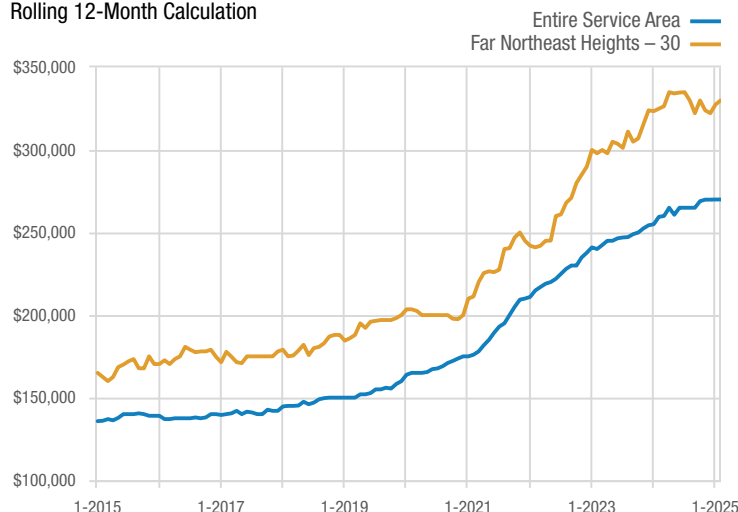
Median Sales Price - Single-Family Detached

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.