

Local Market Update – February 2025

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



Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

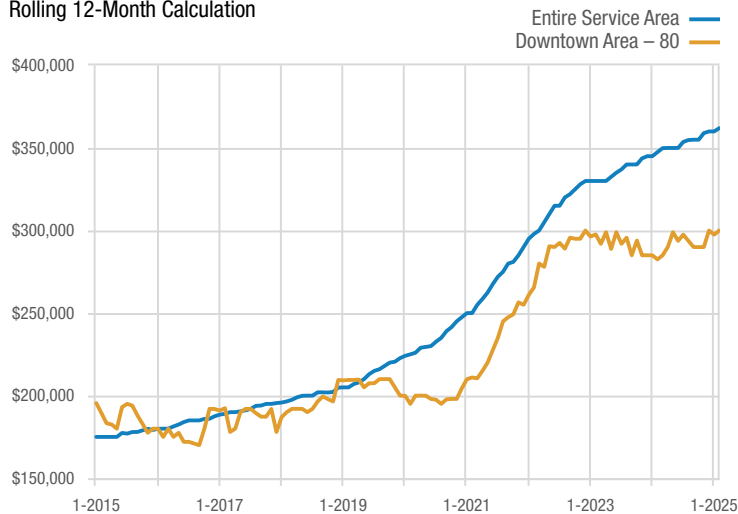
Single-Family Detached	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	16	18	+ 12.5%	28	36	+ 28.6%
Pending Sales	10	11	+ 10.0%	23	27	+ 17.4%
Closed Sales	10	14	+ 40.0%	19	27	+ 42.1%
Days on Market Until Sale	18	56	+ 211.1%	25	65	+ 160.0%
Median Sales Price*	\$240,000	\$303,488	+ 26.5%	\$265,000	\$280,000	+ 5.7%
Average Sales Price*	\$282,200	\$319,166	+ 13.1%	\$261,044	\$285,824	+ 9.5%
Percent of List Price Received*	99.9%	97.5%	- 2.4%	97.4%	97.8%	+ 0.4%
Inventory of Homes for Sale	21	30	+ 42.9%	—	—	—
Months Supply of Inventory	2.1	3.2	+ 52.4%	—	—	—

Single-Family Attached	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	5	6	+ 20.0%	13	13	0.0%
Pending Sales	6	7	+ 16.7%	12	12	0.0%
Closed Sales	5	3	- 40.0%	7	8	+ 14.3%
Days on Market Until Sale	63	61	- 3.2%	55	37	- 32.7%
Median Sales Price*	\$284,000	\$239,000	- 15.8%	\$231,000	\$294,500	+ 27.5%
Average Sales Price*	\$258,400	\$261,000	+ 1.0%	\$240,143	\$309,625	+ 28.9%
Percent of List Price Received*	95.8%	96.1%	+ 0.3%	96.6%	96.8%	+ 0.2%
Inventory of Homes for Sale	16	13	- 18.8%	—	—	—
Months Supply of Inventory	2.4	2.8	+ 16.7%	—	—	—

* 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.

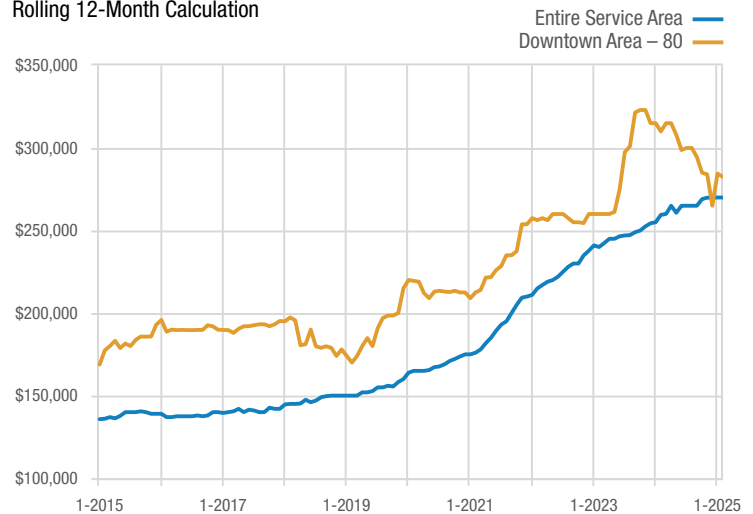
Median Sales Price - Single-Family Detached

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.