

Local Market Update – February 2025

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



Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery Blvd NE

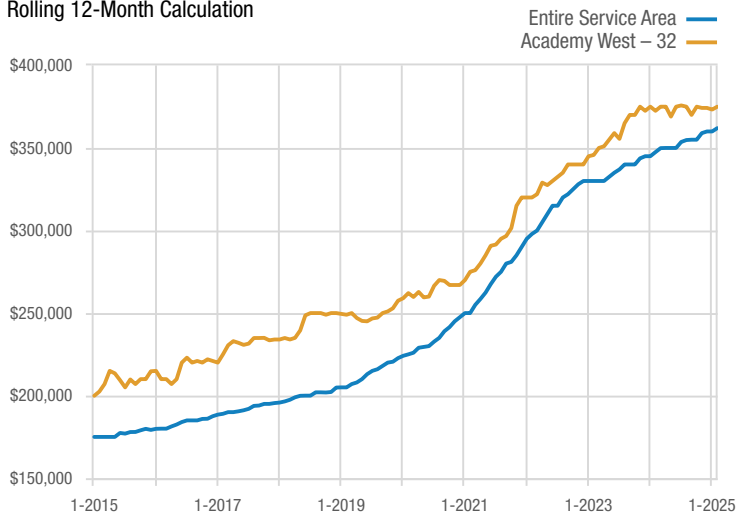
Single-Family Detached		February			Year to Date		
Key Metrics		2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings		11	13	+ 18.2%	23	19	- 17.4%
Pending Sales		9	12	+ 33.3%	17	23	+ 35.3%
Closed Sales		9	11	+ 22.2%	19	19	0.0%
Days on Market Until Sale		48	51	+ 6.3%	32	43	+ 34.4%
Median Sales Price*		\$357,500	\$360,000	+ 0.7%	\$364,000	\$360,000	- 1.1%
Average Sales Price*		\$376,589	\$373,045	- 0.9%	\$379,273	\$380,293	+ 0.3%
Percent of List Price Received*		99.4%	97.5%	- 1.9%	99.4%	97.9%	- 1.5%
Inventory of Homes for Sale		10	12	+ 20.0%	—	—	—
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		12	13	+ 8.3%	19	26	+ 36.8%
Pending Sales		10	14	+ 40.0%	24	18	- 25.0%
Closed Sales		9	7	- 22.2%	19	14	- 26.3%
Days on Market Until Sale		28	44	+ 57.1%	28	64	+ 128.6%
Median Sales Price*		\$281,500	\$302,500	+ 7.5%	\$240,000	\$287,750	+ 19.9%
Average Sales Price*		\$246,822	\$325,629	+ 31.9%	\$227,521	\$311,791	+ 37.0%
Percent of List Price Received*		99.2%	97.3%	- 1.9%	98.4%	97.3%	- 1.1%
Inventory of Homes for Sale		8	25	+ 212.5%	—	—	—
Months Supply of Inventory		1.0	2.6	+ 160.0%	—	—	—

* 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.

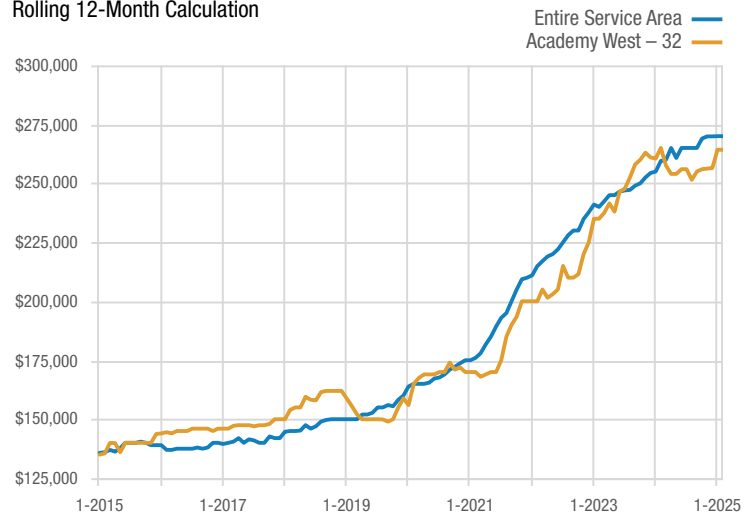
Median Sales Price - Single-Family Detached

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.