

Local Market Update – February 2025

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



Foothills South – 51

East of Tramway Blvd to mountains, South of Montgomery Blvd NE, North of I-40

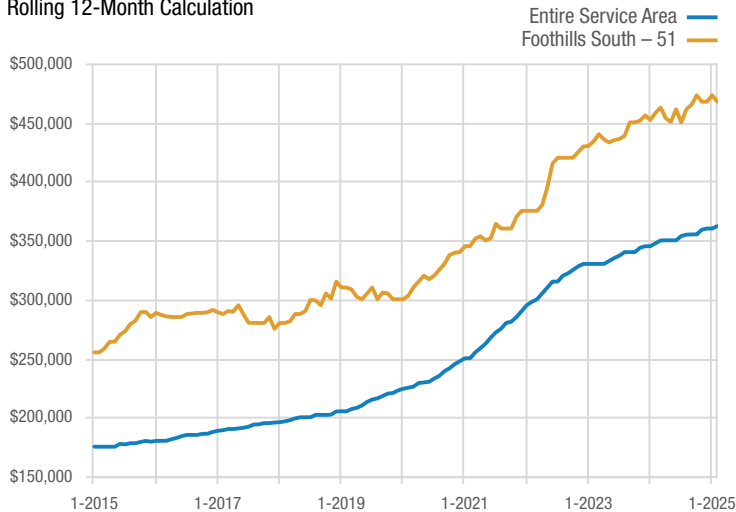
Single-Family Detached	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	11	16	+ 45.5%	25	34	+ 36.0%
Pending Sales	4	12	+ 200.0%	23	23	0.0%
Closed Sales	13	9	- 30.8%	23	25	+ 8.7%
Days on Market Until Sale	38	42	+ 10.5%	35	40	+ 14.3%
Median Sales Price*	\$520,000	\$460,000	- 11.5%	\$446,000	\$452,000	+ 1.3%
Average Sales Price*	\$499,519	\$513,570	+ 2.8%	\$475,750	\$505,545	+ 6.3%
Percent of List Price Received*	99.1%	100.6%	+ 1.5%	98.6%	97.9%	- 0.7%
Inventory of Homes for Sale	14	24	+ 71.4%	—	—	—
Months Supply of Inventory	1.2	1.7	+ 41.7%	—	—	—

Single-Family Attached	February			Year to Date		
Key Metrics	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
New Listings	5	3	- 40.0%	5	4	- 20.0%
Pending Sales	4	4	0.0%	6	5	- 16.7%
Closed Sales	3	2	- 33.3%	3	9	+ 200.0%
Days on Market Until Sale	19	12	- 36.8%	19	16	- 15.8%
Median Sales Price*	\$290,000	\$350,250	+ 20.8%	\$290,000	\$319,500	+ 10.2%
Average Sales Price*	\$256,667	\$350,250	+ 36.5%	\$256,667	\$300,611	+ 17.1%
Percent of List Price Received*	96.9%	98.6%	+ 1.8%	96.9%	99.1%	+ 2.3%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.3	0.6	+ 100.0%	—	—	—

* 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.

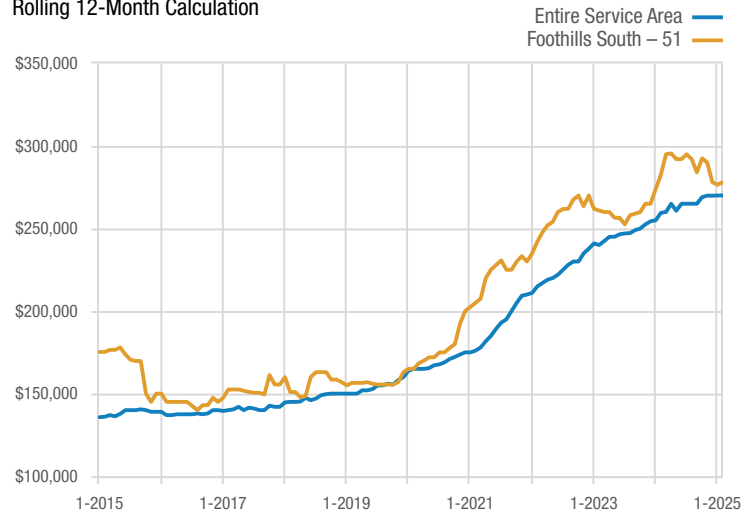
Median Sales Price - Single-Family Detached

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.