

Local Market Update – March 2025

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



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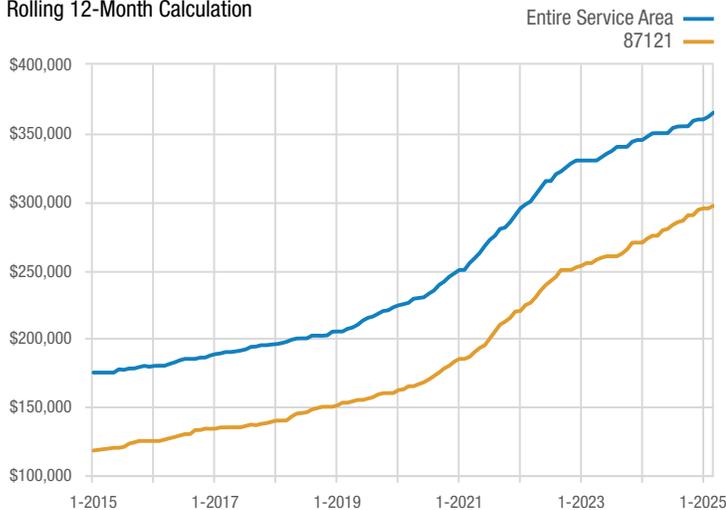
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	73	57	- 21.9%	200	179	- 10.5%
Pending Sales	64	70	+ 9.4%	182	171	- 6.0%
Closed Sales	54	50	- 7.4%	157	137	- 12.7%
Days on Market Until Sale	35	33	- 5.7%	33	38	+ 15.2%
Median Sales Price*	\$289,500	\$299,000	+ 3.3%	\$276,000	\$287,850	+ 4.3%
Average Sales Price*	\$300,560	\$295,244	- 1.8%	\$286,412	\$292,092	+ 2.0%
Percent of List Price Received*	100.2%	100.1%	- 0.1%	99.8%	99.8%	0.0%
Inventory of Homes for Sale	68	59	- 13.2%	—	—	—
Months Supply of Inventory	1.3	1.1	- 15.4%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	1	3	+ 200.0%	2	5	+ 150.0%
Pending Sales	0	2	—	1	3	+ 200.0%
Closed Sales	0	0	0.0%	1	2	+ 100.0%
Days on Market Until Sale	—	—	—	14	29	+ 107.1%
Median Sales Price*	—	—	—	\$105,000	\$227,450	+ 116.6%
Average Sales Price*	—	—	—	\$105,000	\$227,450	+ 116.6%
Percent of List Price Received*	—	—	—	80.8%	98.9%	+ 22.4%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	2.0	1.2	- 40.0%	—	—	—

* 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.

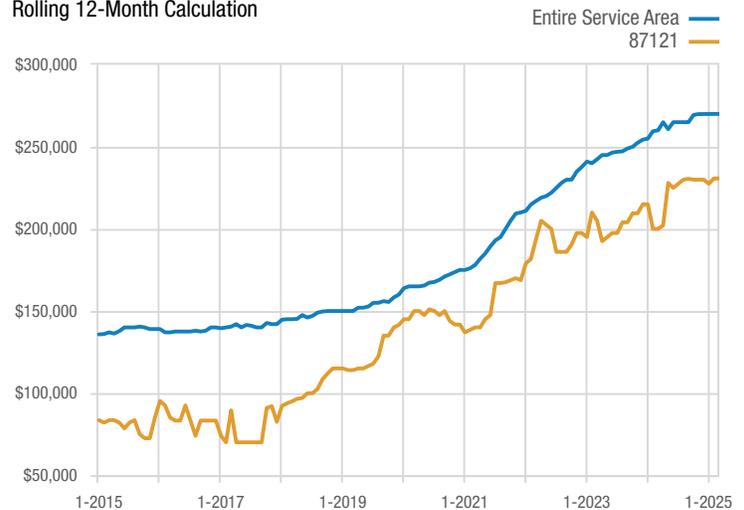
Median Sales Price - Single-Family Detached

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