

# Local Market Update – March 2025

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

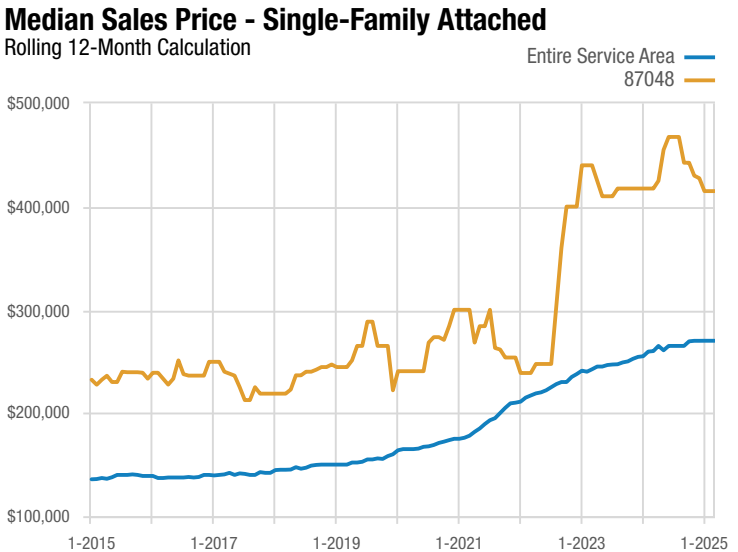
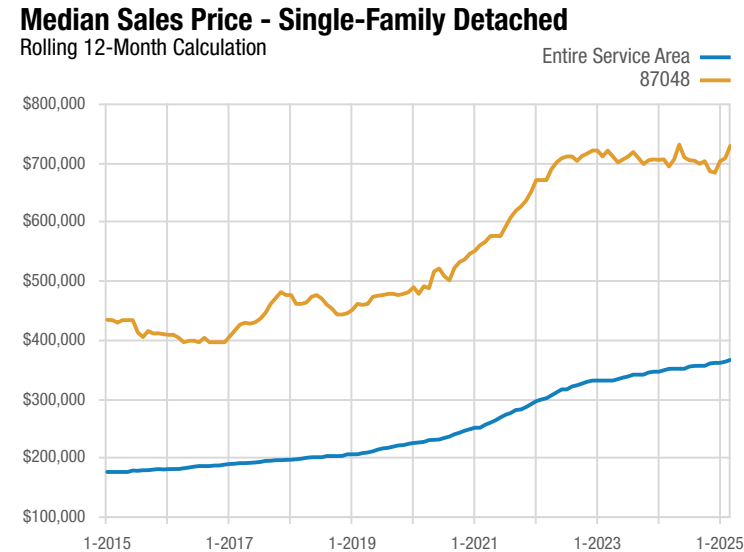


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Single-Family Detached	March			Year to Date		
Key Metrics	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	12	13	+ 8.3%	33	40	+ 21.2%
Pending Sales	13	12	- 7.7%	22	32	+ 45.5%
Closed Sales	4	12	+ 200.0%	14	28	+ 100.0%
Days on Market Until Sale	24	58	+ 141.7%	44	48	+ 9.1%
Median Sales Price*	\$702,500	\$890,000	+ 26.7%	\$684,000	\$898,000	+ 31.3%
Average Sales Price*	\$749,975	\$1,124,542	+ 49.9%	\$710,564	\$986,915	+ 38.9%
Percent of List Price Received*	100.0%	96.5%	- 3.5%	98.8%	96.5%	- 2.3%
Inventory of Homes for Sale	24	22	- 8.3%	—	—	—
Months Supply of Inventory	3.0	2.2	- 26.7%	—	—	—

Single-Family Attached	March			Year to Date		
Key Metrics	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	1	1	0.0%	1	4	+ 300.0%
Pending Sales	0	2	—	0	2	—
Closed Sales	0	0	0.0%	1	2	+ 100.0%
Days on Market Until Sale	—	—	—	123	55	- 55.3%
Median Sales Price*	—	—	—	\$455,000	\$357,500	- 21.4%
Average Sales Price*	—	—	—	\$455,000	\$357,500	- 21.4%
Percent of List Price Received*	—	—	—	101.2%	85.3%	- 15.7%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.7	1.3	+ 85.7%	—	—	—

\* 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.



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.