

# Local Market Update – March 2025

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



## Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

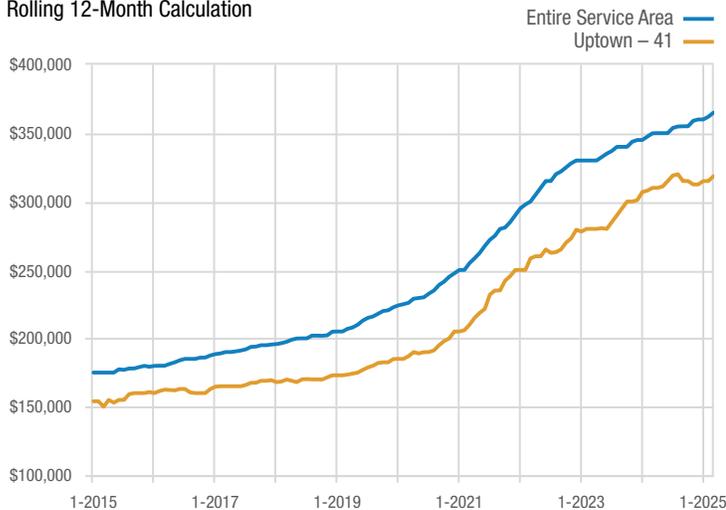
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
<b>Key Metrics</b>						
New Listings	27	25	- 7.4%	71	76	+ 7.0%
Pending Sales	24	39	+ 62.5%	70	82	+ 17.1%
Closed Sales	24	21	- 12.5%	60	67	+ 11.7%
Days on Market Until Sale	23	63	+ 173.9%	32	39	+ 21.9%
Median Sales Price*	\$276,250	<b>\$325,000</b>	+ 17.6%	\$304,000	<b>\$318,000</b>	+ 4.6%
Average Sales Price*	\$301,920	<b>\$344,381</b>	+ 14.1%	\$305,378	<b>\$337,736</b>	+ 10.6%
Percent of List Price Received*	99.2%	<b>99.0%</b>	- 0.2%	98.7%	<b>98.7%</b>	0.0%
Inventory of Homes for Sale	24	33	+ 37.5%	—	—	—
Months Supply of Inventory	1.1	1.3	+ 18.2%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
<b>Key Metrics</b>						
New Listings	7	6	- 14.3%	13	19	+ 46.2%
Pending Sales	3	6	+ 100.0%	9	15	+ 66.7%
Closed Sales	2	5	+ 150.0%	7	12	+ 71.4%
Days on Market Until Sale	3	78	+ 2,500.0%	15	46	+ 206.7%
Median Sales Price*	\$158,750	<b>\$134,900</b>	- 15.0%	\$128,000	<b>\$188,000</b>	+ 46.9%
Average Sales Price*	\$158,750	<b>\$216,540</b>	+ 36.4%	\$140,929	<b>\$307,225</b>	+ 118.0%
Percent of List Price Received*	101.2%	<b>97.0%</b>	- 4.2%	97.8%	<b>96.9%</b>	- 0.9%
Inventory of Homes for Sale	9	12	+ 33.3%	—	—	—
Months Supply of Inventory	2.1	2.8	+ 33.3%	—	—	—

\* 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.

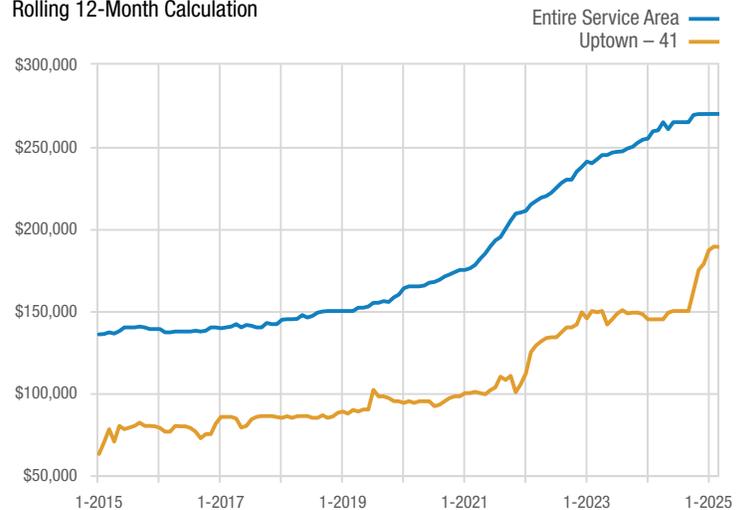
### Median Sales Price - Single-Family Detached

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.