

# Local Market Update – March 2025

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



## Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

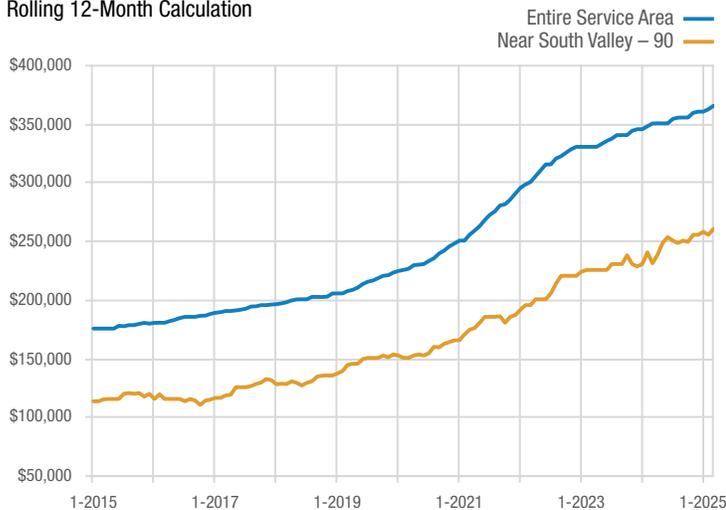
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
<b>Key Metrics</b>						
New Listings	11	<b>20</b>	+ 81.8%	41	<b>57</b>	+ 39.0%
Pending Sales	11	<b>19</b>	+ 72.7%	49	<b>50</b>	+ 2.0%
Closed Sales	18	<b>13</b>	- 27.8%	42	<b>38</b>	- 9.5%
Days on Market Until Sale	11	<b>37</b>	+ 236.4%	25	<b>41</b>	+ 64.0%
Median Sales Price*	\$222,500	<b>\$255,000</b>	+ 14.6%	\$239,000	<b>\$257,475</b>	+ 7.7%
Average Sales Price*	\$218,649	<b>\$261,881</b>	+ 19.8%	\$250,324	<b>\$279,457</b>	+ 11.6%
Percent of List Price Received*	102.1%	<b>98.7%</b>	- 3.3%	100.3%	<b>97.9%</b>	- 2.4%
Inventory of Homes for Sale	15	<b>29</b>	+ 93.3%	—	—	—
Months Supply of Inventory	1.3	<b>2.2</b>	+ 69.2%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
<b>Key Metrics</b>						
New Listings	0	<b>1</b>	—	4	<b>4</b>	0.0%
Pending Sales	1	<b>2</b>	+ 100.0%	4	<b>3</b>	- 25.0%
Closed Sales	2	<b>1</b>	- 50.0%	2	<b>1</b>	- 50.0%
Days on Market Until Sale	8	<b>39</b>	+ 387.5%	8	<b>39</b>	+ 387.5%
Median Sales Price*	\$158,750	<b>\$142,500</b>	- 10.2%	\$158,750	<b>\$142,500</b>	- 10.2%
Average Sales Price*	\$158,750	<b>\$142,500</b>	- 10.2%	\$158,750	<b>\$142,500</b>	- 10.2%
Percent of List Price Received*	102.4%	<b>96.7%</b>	- 5.6%	102.4%	<b>96.7%</b>	- 5.6%
Inventory of Homes for Sale	0	<b>1</b>	—	—	—	—
Months Supply of Inventory	—	<b>0.8</b>	—	—	—	—

\* 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.

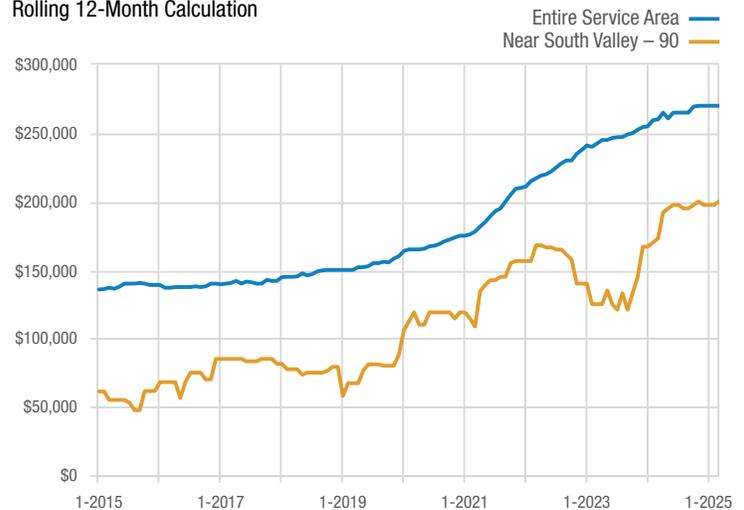
### Median Sales Price - Single-Family Detached

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.