

Local Market Update – March 2025

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



Southeast Heights – 71

South of Central Ave, East of San Mateo / Kirtland AFB, North of Kirtland AFB, West of Tramway Blvd NE

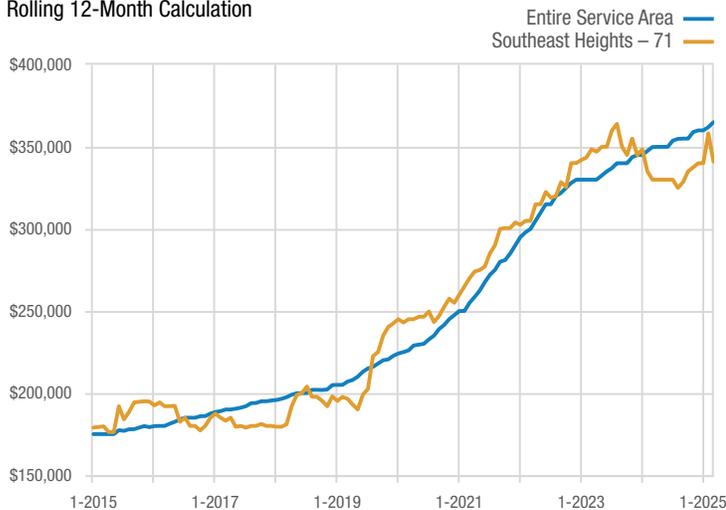
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	16	20	+ 25.0%	45	60	+ 33.3%
Pending Sales	10	20	+ 100.0%	37	48	+ 29.7%
Closed Sales	17	14	- 17.6%	43	41	- 4.7%
Days on Market Until Sale	21	17	- 19.0%	24	27	+ 12.5%
Median Sales Price*	\$330,000	\$294,500	- 10.8%	\$300,000	\$325,000	+ 8.3%
Average Sales Price*	\$372,976	\$306,737	- 17.8%	\$323,280	\$323,332	+ 0.0%
Percent of List Price Received*	100.2%	99.6%	- 0.6%	98.9%	99.0%	+ 0.1%
Inventory of Homes for Sale	20	24	+ 20.0%	—	—	—
Months Supply of Inventory	1.3	1.4	+ 7.7%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	5	7	+ 40.0%	15	15	0.0%
Pending Sales	3	5	+ 66.7%	13	16	+ 23.1%
Closed Sales	5	6	+ 20.0%	12	11	- 8.3%
Days on Market Until Sale	10	33	+ 230.0%	30	35	+ 16.7%
Median Sales Price*	\$255,000	\$253,000	- 0.8%	\$265,775	\$225,000	- 15.3%
Average Sales Price*	\$270,200	\$245,750	- 9.0%	\$253,504	\$244,264	- 3.6%
Percent of List Price Received*	99.0%	99.6%	+ 0.6%	97.9%	98.7%	+ 0.8%
Inventory of Homes for Sale	6	8	+ 33.3%	—	—	—
Months Supply of Inventory	1.3	1.7	+ 30.8%	—	—	—

* 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.

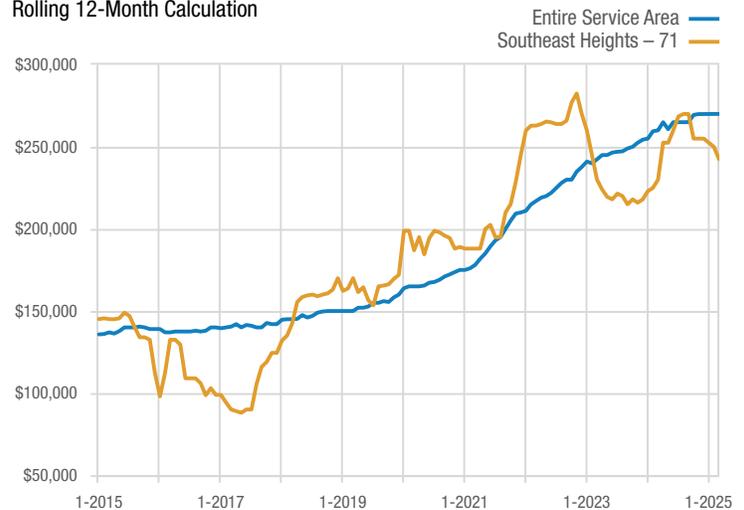
Median Sales Price - Single-Family Detached

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.