

Local Market Update – March 2025

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



Los Chavez – 740

North of I-25 Bypass, South of Miller Rd, East of I-25, West of Rio Grande River

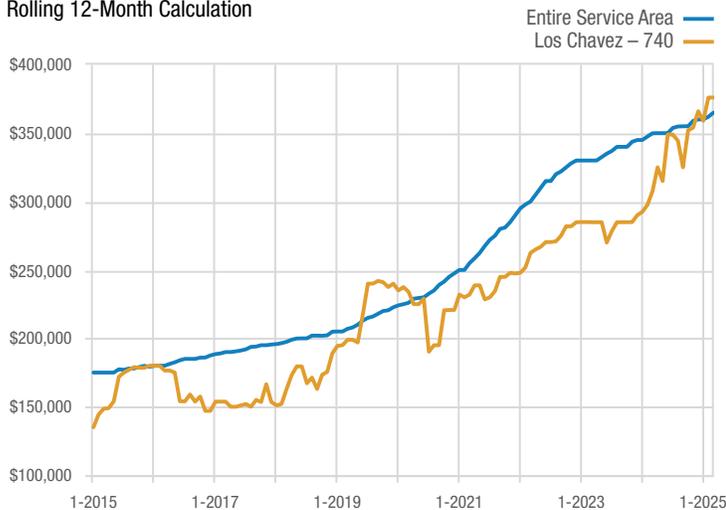
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	3	6	+ 100.0%	8	9	+ 12.5%
Pending Sales	4	2	- 50.0%	13	5	- 61.5%
Closed Sales	4	2	- 50.0%	9	3	- 66.7%
Days on Market Until Sale	72	68	- 5.6%	131	57	- 56.5%
Median Sales Price*	\$431,500	\$555,000	+ 28.6%	\$388,000	\$425,000	+ 9.5%
Average Sales Price*	\$406,750	\$555,000	+ 36.4%	\$410,667	\$503,000	+ 22.5%
Percent of List Price Received*	97.8%	99.6%	+ 1.8%	97.8%	99.8%	+ 2.0%
Inventory of Homes for Sale	10	15	+ 50.0%	—	—	—
Months Supply of Inventory	3.4	6.0	+ 76.5%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

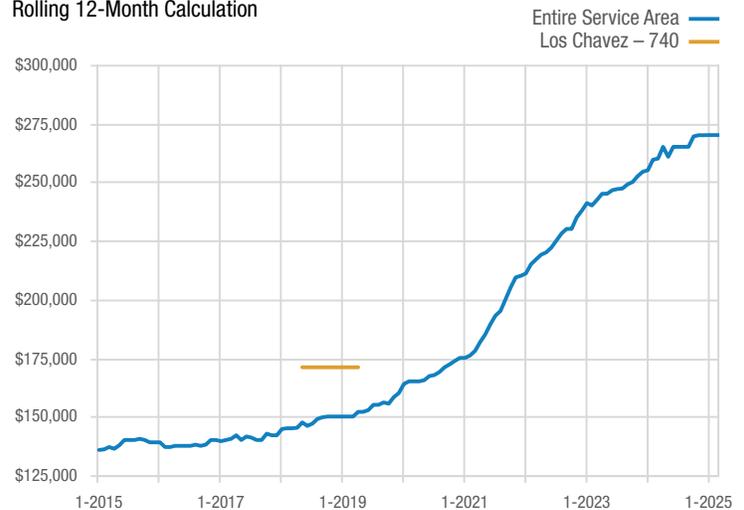
Median Sales Price - Single-Family Detached

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.