

# Local Market Update – March 2025

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



## Mesa Del Sol – 72

South of Sunport Blvd, East of I-25, West of KAFB, North of Isleta Reservation

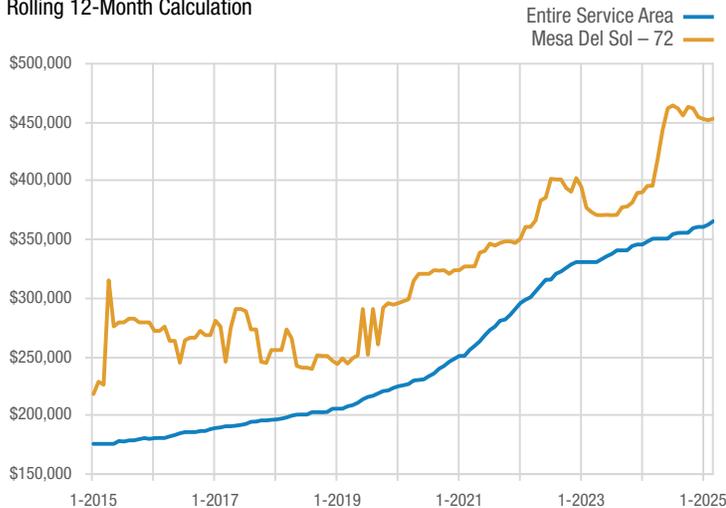
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	3	14	+ 366.7%	13	33	+ 153.8%
Pending Sales	3	4	+ 33.3%	11	16	+ 45.5%
Closed Sales	4	4	0.0%	8	19	+ 137.5%
Days on Market Until Sale	24	36	+ 50.0%	46	57	+ 23.9%
Median Sales Price*	\$387,250	<b>\$448,000</b>	+ 15.7%	\$415,858	<b>\$440,000</b>	+ 5.8%
Average Sales Price*	\$394,679	<b>\$449,000</b>	+ 13.8%	\$441,746	<b>\$437,233</b>	- 1.0%
Percent of List Price Received*	98.3%	<b>98.6%</b>	+ 0.3%	98.8%	<b>99.2%</b>	+ 0.4%
Inventory of Homes for Sale	9	24	+ 166.7%	—	—	—
Months Supply of Inventory	2.6	4.7	+ 80.8%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	0	0	0.0%	0	1	—
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	1	1	0.0%	—	—	—
Months Supply of Inventory	1.0	1.0	0.0%	—	—	—

\* 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.

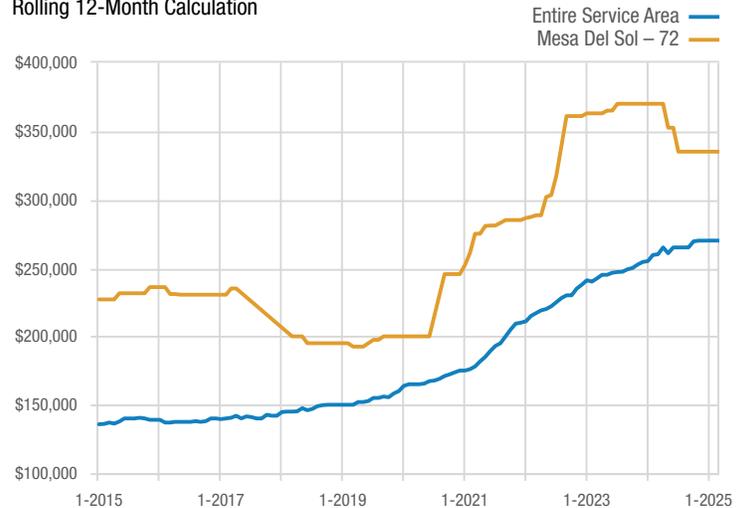
### Median Sales Price - Single-Family Detached

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.