

# Local Market Update – March 2025

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



## UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

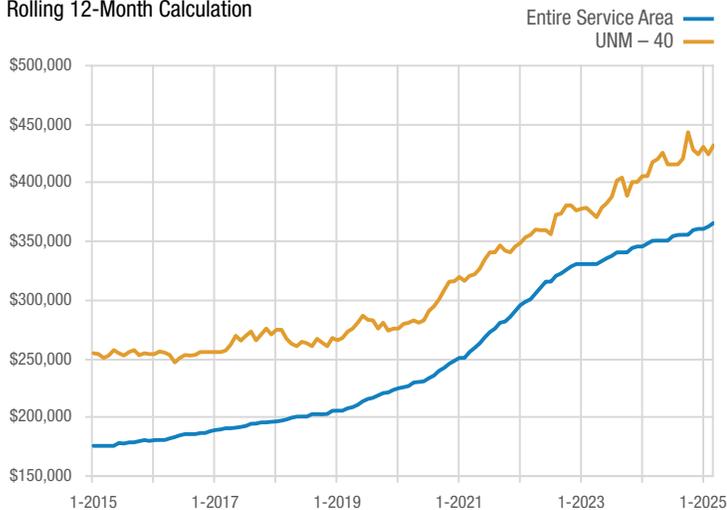
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	20	20	0.0%	48	56	+ 16.7%
Pending Sales	15	14	- 6.7%	40	36	- 10.0%
Closed Sales	11	13	+ 18.2%	32	36	+ 12.5%
Days on Market Until Sale	36	50	+ 38.9%	35	37	+ 5.7%
Median Sales Price*	\$377,000	<b>\$535,000</b>	+ 41.9%	\$422,500	<b>\$443,500</b>	+ 5.0%
Average Sales Price*	\$431,157	<b>\$553,538</b>	+ 28.4%	\$458,707	<b>\$492,679</b>	+ 7.4%
Percent of List Price Received*	98.2%	<b>97.9%</b>	- 0.3%	98.0%	<b>97.7%</b>	- 0.3%
Inventory of Homes for Sale	21	28	+ 33.3%	—	—	—
Months Supply of Inventory	1.5	1.9	+ 26.7%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	1	2	+ 100.0%	1	5	+ 400.0%
Pending Sales	0	0	0.0%	0	2	—
Closed Sales	0	2	—	0	3	—
Days on Market Until Sale	—	13	—	—	31	—
Median Sales Price*	—	<b>\$317,000</b>	—	—	<b>\$295,000</b>	—
Average Sales Price*	—	<b>\$317,000</b>	—	—	<b>\$309,667</b>	—
Percent of List Price Received*	—	<b>98.2%</b>	—	—	<b>94.0%</b>	—
Inventory of Homes for Sale	3	3	0.0%	—	—	—
Months Supply of Inventory	1.7	2.3	+ 35.3%	—	—	—

\* 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.

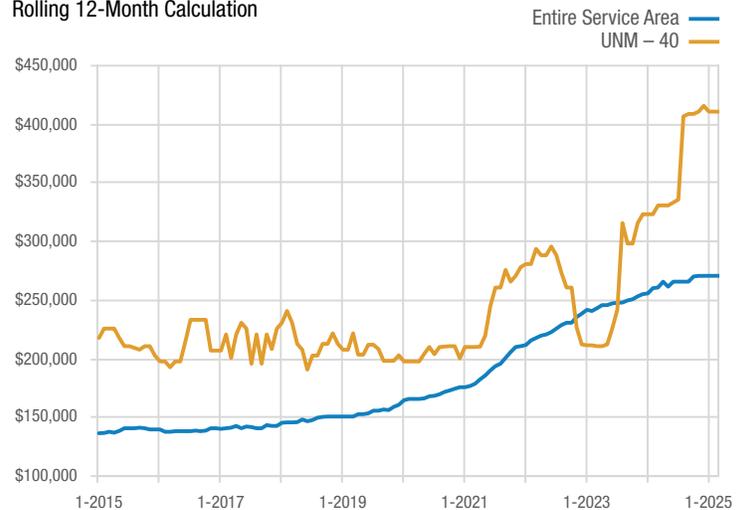
### Median Sales Price - Single-Family Detached

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.