

# Local Market Update – March 2025

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



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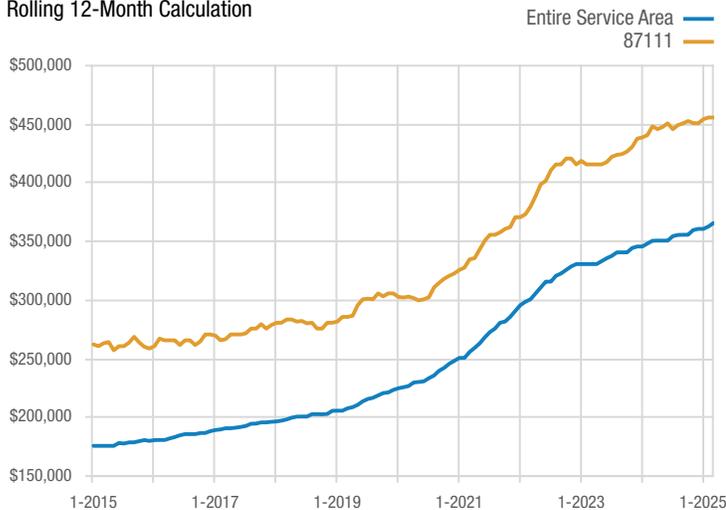
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
<b>Key Metrics</b>						
New Listings	55	<b>71</b>	+ 29.1%	130	<b>186</b>	+ 43.1%
Pending Sales	44	<b>65</b>	+ 47.7%	115	<b>148</b>	+ 28.7%
Closed Sales	37	<b>54</b>	+ 45.9%	91	<b>119</b>	+ 30.8%
Days on Market Until Sale	16	<b>36</b>	+ 125.0%	27	<b>41</b>	+ 51.9%
Median Sales Price*	\$490,000	<b>\$485,000</b>	- 1.0%	\$447,000	<b>\$475,000</b>	+ 6.3%
Average Sales Price*	\$545,678	<b>\$646,564</b>	+ 18.5%	\$518,355	<b>\$582,220</b>	+ 12.3%
Percent of List Price Received*	98.9%	<b>99.3%</b>	+ 0.4%	98.7%	<b>99.2%</b>	+ 0.5%
Inventory of Homes for Sale	46	<b>76</b>	+ 65.2%	—	—	—
Months Supply of Inventory	1.1	<b>1.6</b>	+ 45.5%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
<b>Key Metrics</b>						
New Listings	20	<b>19</b>	- 5.0%	45	<b>44</b>	- 2.2%
Pending Sales	16	<b>15</b>	- 6.3%	38	<b>41</b>	+ 7.9%
Closed Sales	8	<b>17</b>	+ 112.5%	26	<b>42</b>	+ 61.5%
Days on Market Until Sale	7	<b>32</b>	+ 357.1%	18	<b>36</b>	+ 100.0%
Median Sales Price*	\$337,500	<b>\$305,000</b>	- 9.6%	\$340,000	<b>\$316,000</b>	- 7.1%
Average Sales Price*	\$335,900	<b>\$312,488</b>	- 7.0%	\$341,719	<b>\$323,417</b>	- 5.4%
Percent of List Price Received*	97.6%	<b>98.4%</b>	+ 0.8%	98.1%	<b>98.5%</b>	+ 0.4%
Inventory of Homes for Sale	20	<b>21</b>	+ 5.0%	—	—	—
Months Supply of Inventory	1.7	<b>1.7</b>	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.

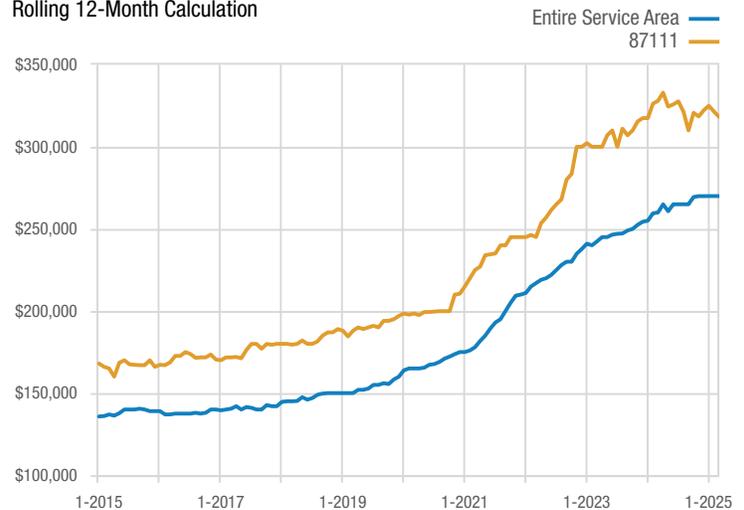
### Median Sales Price - Single-Family Detached

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.