

# Local Market Update – March 2025

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



## 87008

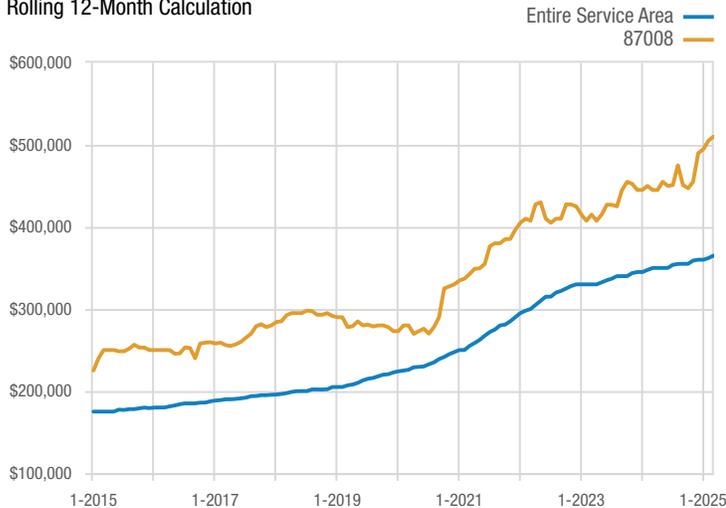
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
<b>Key Metrics</b>						
New Listings	2	4	+ 100.0%	9	9	0.0%
Pending Sales	1	3	+ 200.0%	8	8	0.0%
Closed Sales	2	3	+ 50.0%	9	7	- 22.2%
Days on Market Until Sale	12	51	+ 325.0%	21	36	+ 71.4%
Median Sales Price*	\$546,500	<b>\$599,000</b>	+ 9.6%	\$443,000	<b>\$565,000</b>	+ 27.5%
Average Sales Price*	\$546,500	<b>\$621,667</b>	+ 13.8%	\$421,556	<b>\$600,714</b>	+ 42.5%
Percent of List Price Received*	98.2%	<b>99.4%</b>	+ 1.2%	98.8%	<b>98.9%</b>	+ 0.1%
Inventory of Homes for Sale	6	4	- 33.3%	—	—	—
Months Supply of Inventory	2.1	1.5	- 28.6%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
<b>Key Metrics</b>						
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.

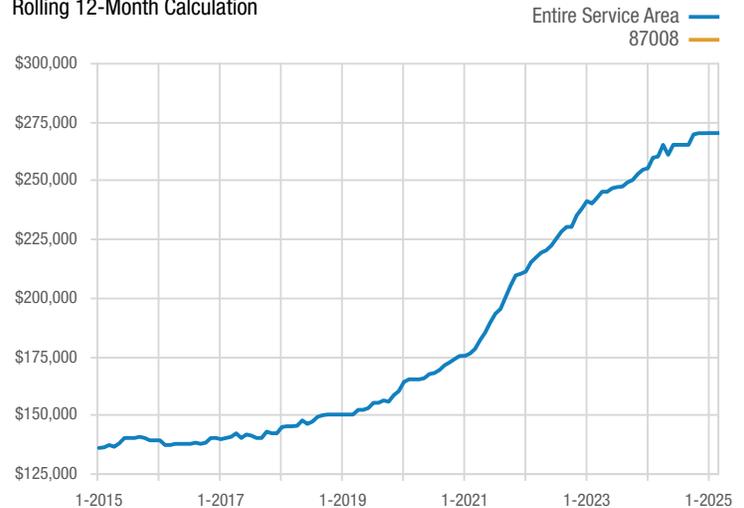
### Median Sales Price - Single-Family Detached

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.