

# Local Market Update – March 2025

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



## Northeast Heights – 50

East of Wyoming Blvd NE, South of Montgomery Blvd NE, West of Tramway Blvd, North of Central Ave

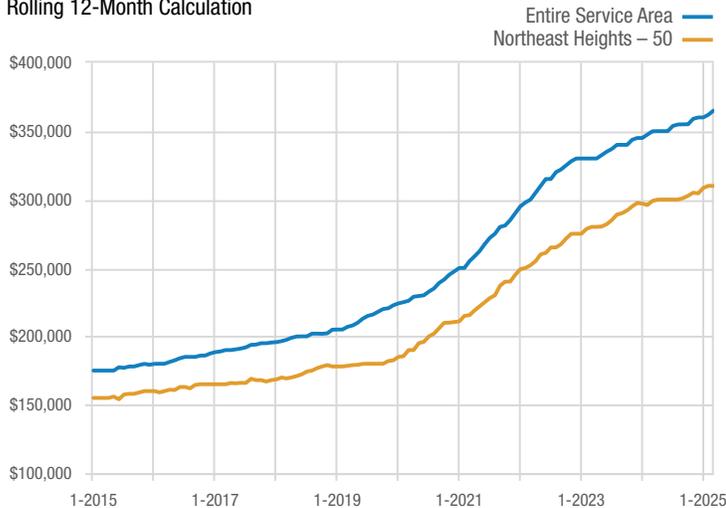
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	89	69	- 22.5%	196	197	+ 0.5%
Pending Sales	66	86	+ 30.3%	161	197	+ 22.4%
Closed Sales	54	49	- 9.3%	142	152	+ 7.0%
Days on Market Until Sale	14	39	+ 178.6%	25	45	+ 80.0%
Median Sales Price*	\$297,500	<b>\$299,000</b>	+ 0.5%	\$285,000	<b>\$310,000</b>	+ 8.8%
Average Sales Price*	\$313,828	<b>\$303,879</b>	- 3.2%	\$301,716	<b>\$314,555</b>	+ 4.3%
Percent of List Price Received*	100.1%	<b>99.3%</b>	- 0.8%	99.0%	<b>99.1%</b>	+ 0.1%
Inventory of Homes for Sale	77	67	- 13.0%	—	—	—
Months Supply of Inventory	1.4	1.2	- 14.3%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	6	7	+ 16.7%	23	25	+ 8.7%
Pending Sales	8	9	+ 12.5%	25	20	- 20.0%
Closed Sales	11	6	- 45.5%	21	17	- 19.0%
Days on Market Until Sale	11	49	+ 345.5%	16	41	+ 156.3%
Median Sales Price*	\$269,000	<b>\$222,500</b>	- 17.3%	\$255,000	<b>\$250,000</b>	- 2.0%
Average Sales Price*	\$249,000	<b>\$224,500</b>	- 9.8%	\$247,900	<b>\$245,206</b>	- 1.1%
Percent of List Price Received*	99.8%	<b>97.6%</b>	- 2.2%	100.1%	<b>97.7%</b>	- 2.4%
Inventory of Homes for Sale	4	13	+ 225.0%	—	—	—
Months Supply of Inventory	0.5	1.7	+ 240.0%	—	—	—

\* 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.

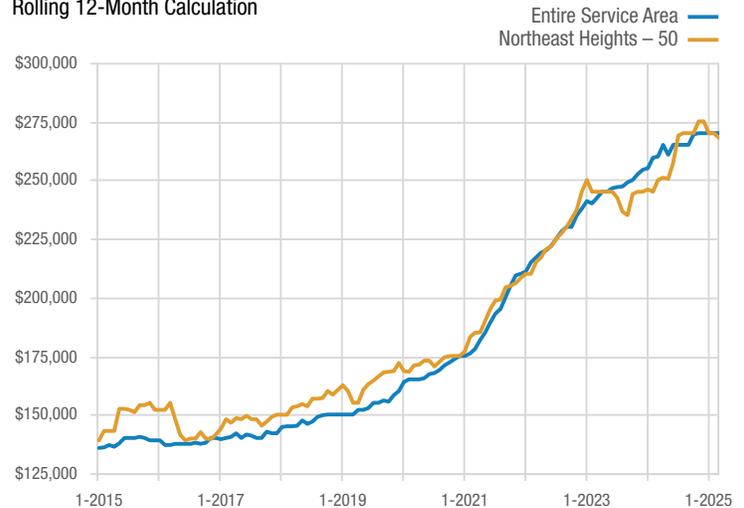
### Median Sales Price - Single-Family Detached

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.