

Local Market Update – March 2025

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



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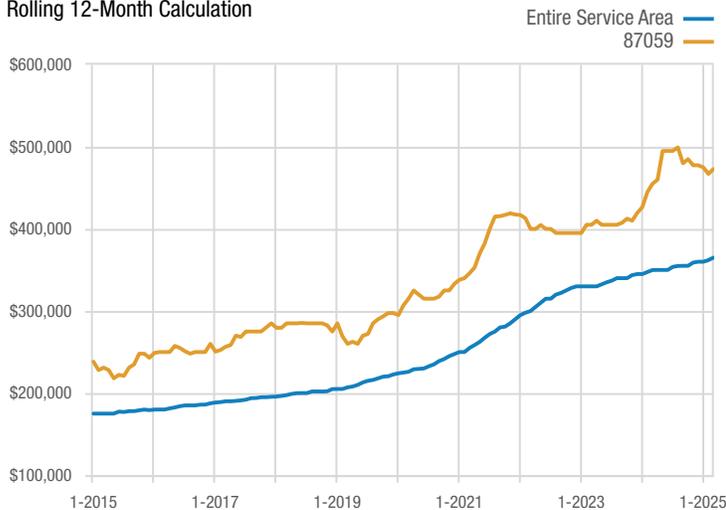
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	12	12	0.0%	29	30	+ 3.4%
Pending Sales	12	9	- 25.0%	27	18	- 33.3%
Closed Sales	9	1	- 88.9%	24	17	- 29.2%
Days on Market Until Sale	32	33	+ 3.1%	59	31	- 47.5%
Median Sales Price*	\$465,000	\$665,000	+ 43.0%	\$528,875	\$475,000	- 10.2%
Average Sales Price*	\$486,922	\$665,000	+ 36.6%	\$505,990	\$515,516	+ 1.9%
Percent of List Price Received*	95.3%	99.4%	+ 4.3%	96.2%	99.3%	+ 3.2%
Inventory of Homes for Sale	13	21	+ 61.5%	—	—	—
Months Supply of Inventory	1.4	2.0	+ 42.9%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
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.

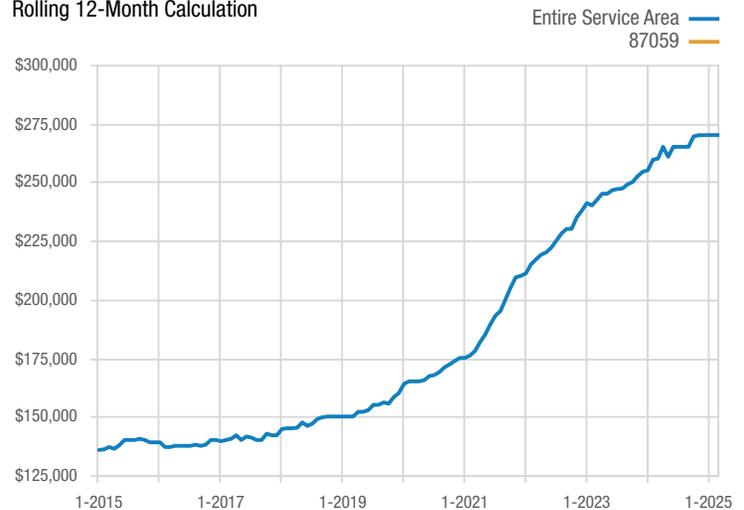
Median Sales Price - Single-Family Detached

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.