

Local Market Update – March 2025

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

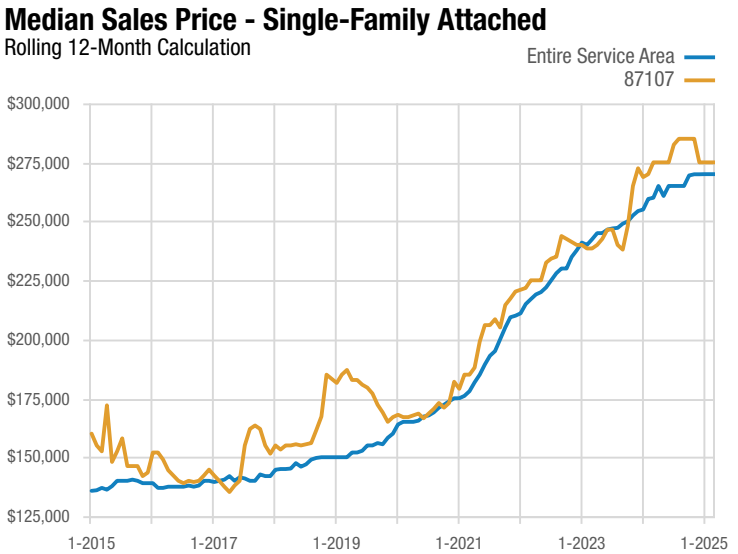
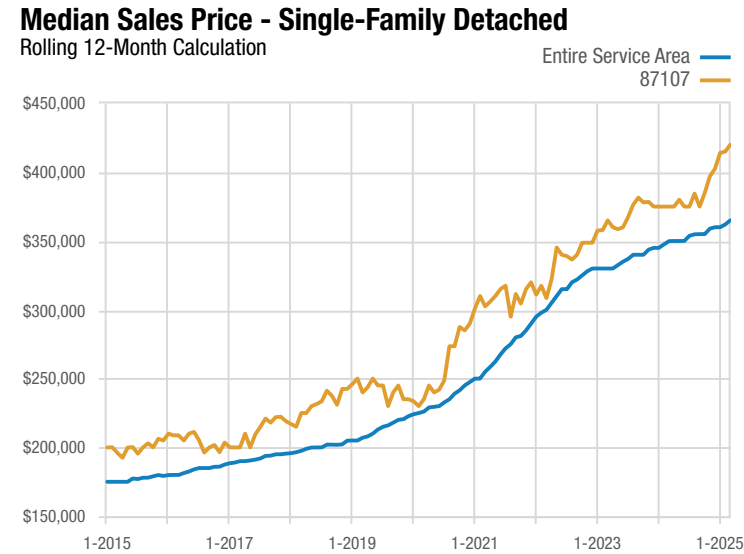


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| Single-Family Detached | March | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------|--------------|-------------|----------|
| Key Metrics | 2024 | 2025 | % Change | Thru 3-2024 | Thru 3-2025 | % Change |
| New Listings | 22 | 24 | + 9.1% | 62 | 72 | + 16.1% |
| Pending Sales | 24 | 23 | - 4.2% | 61 | 57 | - 6.6% |
| Closed Sales | 13 | 16 | + 23.1% | 40 | 47 | + 17.5% |
| Days on Market Until Sale | 30 | 25 | - 16.7% | 35 | 47 | + 34.3% |
| Median Sales Price* | \$365,000 | \$469,995 | + 28.8% | \$335,000 | \$447,500 | + 33.6% |
| Average Sales Price* | \$415,746 | \$904,694 | + 117.6% | \$392,302 | \$691,608 | + 76.3% |
| Percent of List Price Received* | 98.5% | 96.1% | - 2.4% | 97.7% | 97.8% | + 0.1% |
| Inventory of Homes for Sale | 48 | 48 | 0.0% | — | — | — |
| Months Supply of Inventory | 2.7 | 2.7 | 0.0% | — | — | — |

| Single-Family Attached | March | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------|--------------|-------------|----------|
| Key Metrics | 2024 | 2025 | % Change | Thru 3-2024 | Thru 3-2025 | % Change |
| New Listings | 1 | 5 | + 400.0% | 10 | 17 | + 70.0% |
| Pending Sales | 5 | 3 | - 40.0% | 11 | 16 | + 45.5% |
| Closed Sales | 6 | 6 | 0.0% | 12 | 14 | + 16.7% |
| Days on Market Until Sale | 91 | 25 | - 72.5% | 63 | 38 | - 39.7% |
| Median Sales Price* | \$305,000 | \$277,500 | - 9.0% | \$280,950 | \$275,000 | - 2.1% |
| Average Sales Price* | \$355,389 | \$342,500 | - 3.6% | \$301,528 | \$335,379 | + 11.2% |
| Percent of List Price Received* | 97.7% | 99.2% | + 1.5% | 97.8% | 98.5% | + 0.7% |
| Inventory of Homes for Sale | 1 | 5 | + 400.0% | — | — | — |
| Months Supply of Inventory | 0.2 | 1.1 | + 450.0% | — | — | — |

* 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.



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.