

Local Market Update – March 2025

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



87112

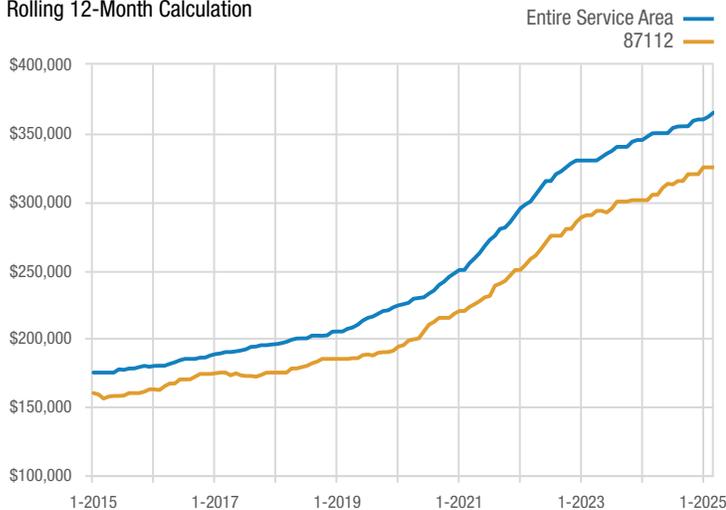
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
Key Metrics						
New Listings	61	47	- 23.0%	128	142	+ 10.9%
Pending Sales	40	62	+ 55.0%	103	140	+ 35.9%
Closed Sales	36	32	- 11.1%	99	101	+ 2.0%
Days on Market Until Sale	16	43	+ 168.8%	27	45	+ 66.7%
Median Sales Price*	\$317,000	\$313,500	- 1.1%	\$300,000	\$320,000	+ 6.7%
Average Sales Price*	\$339,778	\$326,307	- 4.0%	\$333,048	\$348,702	+ 4.7%
Percent of List Price Received*	99.4%	98.1%	- 1.3%	98.5%	98.4%	- 0.1%
Inventory of Homes for Sale	55	53	- 3.6%	—	—	—
Months Supply of Inventory	1.5	1.4	- 6.7%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
Key Metrics						
New Listings	4	5	+ 25.0%	13	16	+ 23.1%
Pending Sales	3	7	+ 133.3%	14	15	+ 7.1%
Closed Sales	6	3	- 50.0%	13	14	+ 7.7%
Days on Market Until Sale	8	35	+ 337.5%	19	32	+ 68.4%
Median Sales Price*	\$269,500	\$250,000	- 7.2%	\$245,000	\$262,000	+ 6.9%
Average Sales Price*	\$243,000	\$234,000	- 3.7%	\$229,462	\$261,750	+ 14.1%
Percent of List Price Received*	99.8%	94.9%	- 4.9%	99.7%	97.3%	- 2.4%
Inventory of Homes for Sale	1	6	+ 500.0%	—	—	—
Months Supply of Inventory	0.3	1.3	+ 333.3%	—	—	—

* 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.

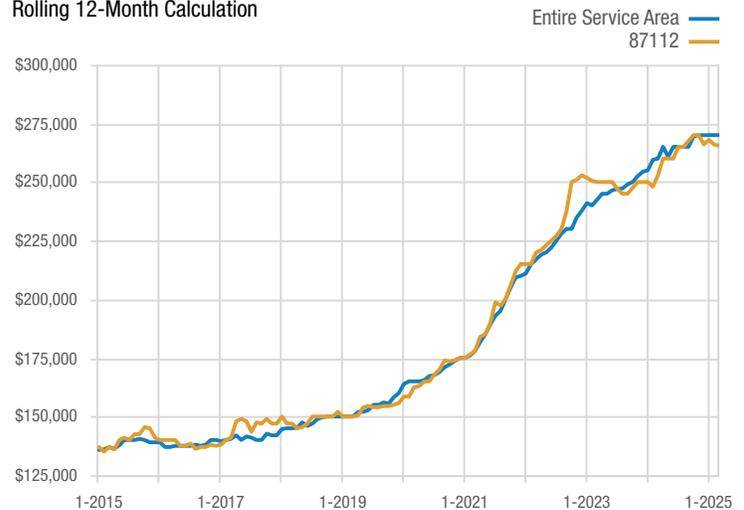
Median Sales Price - Single-Family Detached

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.