

# Local Market Update – March 2025

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



## 87047

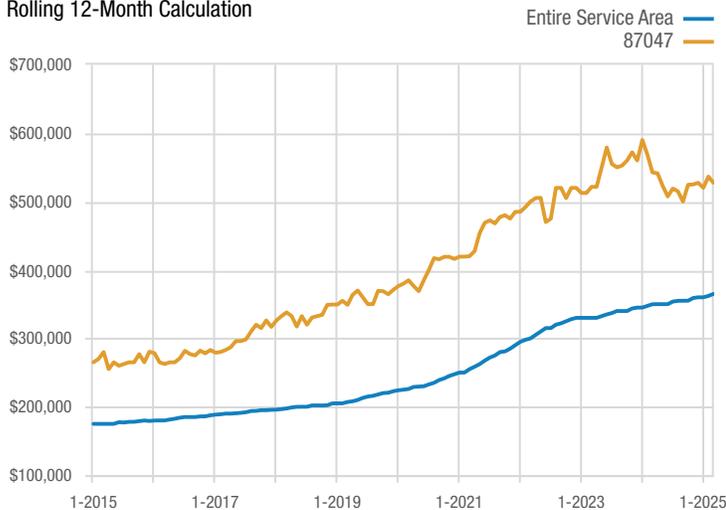
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
<b>Key Metrics</b>						
New Listings	10	<b>16</b>	+ 60.0%	21	<b>29</b>	+ 38.1%
Pending Sales	9	<b>9</b>	0.0%	15	<b>23</b>	+ 53.3%
Closed Sales	3	<b>5</b>	+ 66.7%	9	<b>23</b>	+ 155.6%
Days on Market Until Sale	4	<b>101</b>	+ 2,425.0%	22	<b>80</b>	+ 263.6%
Median Sales Price*	\$489,000	<b>\$442,000</b>	- 9.6%	\$420,000	<b>\$490,000</b>	+ 16.7%
Average Sales Price*	\$475,667	<b>\$431,000</b>	- 9.4%	\$433,222	<b>\$602,347</b>	+ 39.0%
Percent of List Price Received*	99.5%	<b>101.5%</b>	+ 2.0%	98.1%	<b>97.6%</b>	- 0.5%
Inventory of Homes for Sale	18	<b>23</b>	+ 27.8%	—	—	—
Months Supply of Inventory	2.7	<b>3.0</b>	+ 11.1%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
<b>Key Metrics</b>						
New Listings	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Pending Sales	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Closed Sales	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	<b>0</b>	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.

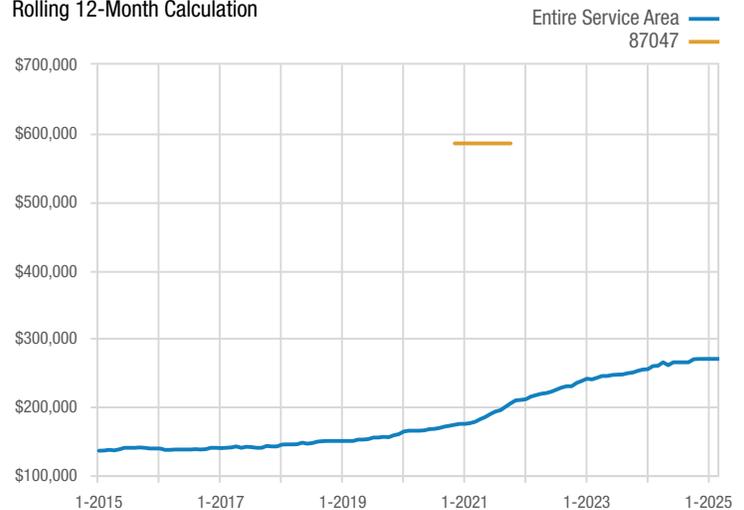
### Median Sales Price - Single-Family Detached

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.