

Local Market Update – March 2025

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



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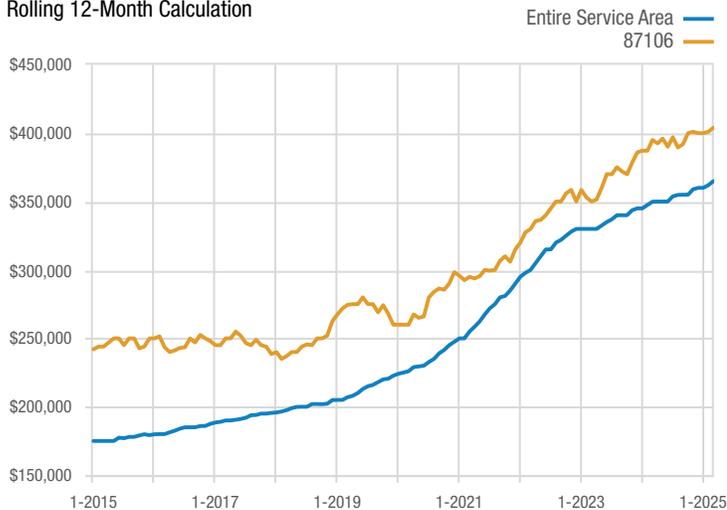
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
Key Metrics						
New Listings	26	34	+ 30.8%	57	89	+ 56.1%
Pending Sales	19	17	- 10.5%	49	56	+ 14.3%
Closed Sales	14	22	+ 57.1%	40	59	+ 47.5%
Days on Market Until Sale	22	56	+ 154.5%	26	49	+ 88.5%
Median Sales Price*	\$393,750	\$395,500	+ 0.4%	\$378,863	\$394,000	+ 4.0%
Average Sales Price*	\$388,974	\$402,795	+ 3.6%	\$391,652	\$406,413	+ 3.8%
Percent of List Price Received*	99.2%	97.5%	- 1.7%	99.0%	98.0%	- 1.0%
Inventory of Homes for Sale	29	54	+ 86.2%	—	—	—
Months Supply of Inventory	1.7	3.0	+ 76.5%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
Key Metrics						
New Listings	2	2	0.0%	7	13	+ 85.7%
Pending Sales	0	3	—	2	8	+ 300.0%
Closed Sales	2	4	+ 100.0%	3	6	+ 100.0%
Days on Market Until Sale	20	26	+ 30.0%	21	38	+ 81.0%
Median Sales Price*	\$245,250	\$317,000	+ 29.3%	\$230,000	\$252,500	+ 9.8%
Average Sales Price*	\$245,250	\$344,375	+ 40.4%	\$240,167	\$297,917	+ 24.0%
Percent of List Price Received*	98.4%	97.7%	- 0.7%	97.5%	95.5%	- 2.1%
Inventory of Homes for Sale	5	7	+ 40.0%	—	—	—
Months Supply of Inventory	2.1	3.2	+ 52.4%	—	—	—

* 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.

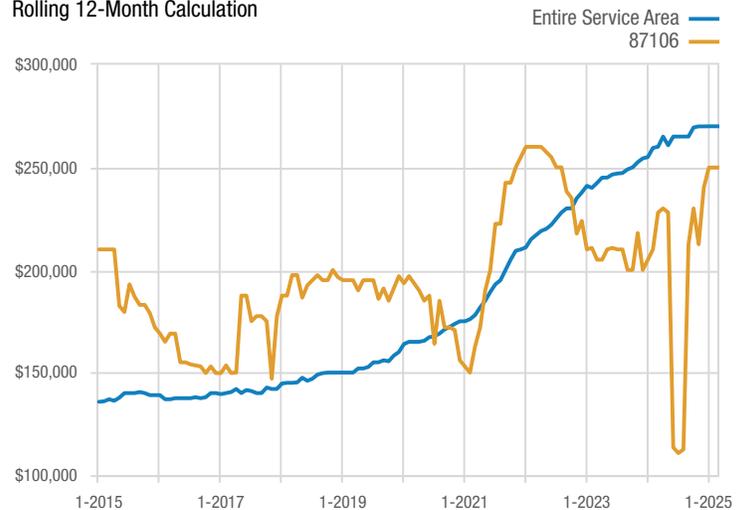
Median Sales Price - Single-Family Detached

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.