

Local Market Update – March 2025

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



South Moriarty – 291

South of I-40, North of Shondale Lane (CR A147), East of Lexco Rd to Guadalupe County Line

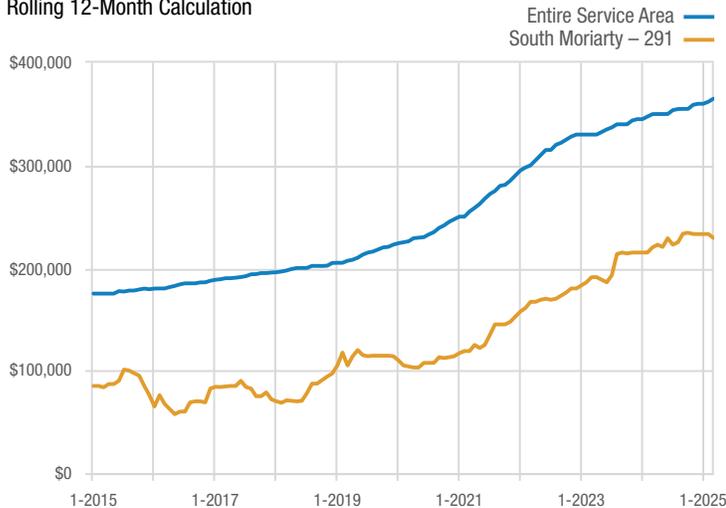
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	3	3	0.0%	5	8	+ 60.0%
Pending Sales	0	2	—	7	10	+ 42.9%
Closed Sales	5	7	+ 40.0%	7	10	+ 42.9%
Days on Market Until Sale	131	85	- 35.1%	117	71	- 39.3%
Median Sales Price*	\$233,195	\$225,000	- 3.5%	\$224,900	\$223,325	- 0.7%
Average Sales Price*	\$243,799	\$216,054	- 11.4%	\$231,642	\$227,303	- 1.9%
Percent of List Price Received*	103.8%	100.1%	- 3.6%	102.7%	99.5%	- 3.1%
Inventory of Homes for Sale	6	7	+ 16.7%	—	—	—
Months Supply of Inventory	1.8	1.9	+ 5.6%	—	—	—

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.

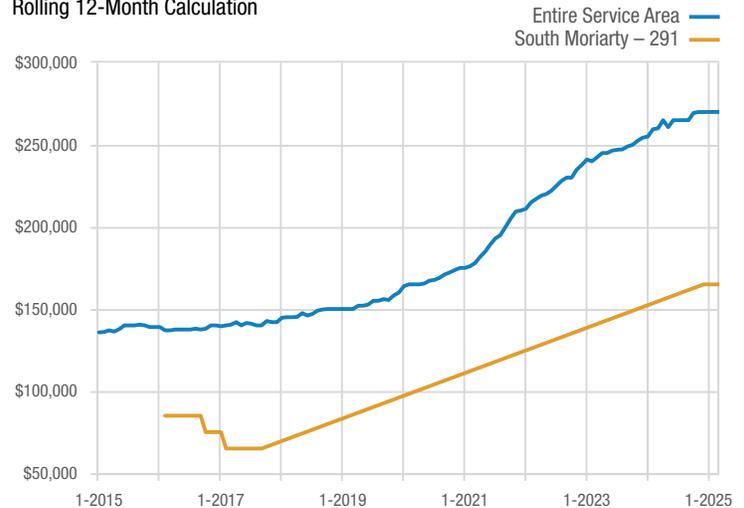
Median Sales Price - Single-Family Detached

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.