

Local Market Update – March 2025

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



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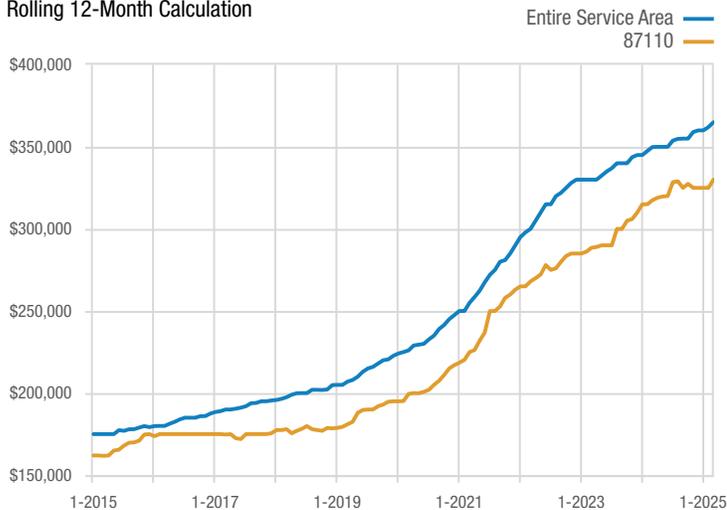
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	43	39	- 9.3%	113	111	- 1.8%
Pending Sales	35	48	+ 37.1%	103	106	+ 2.9%
Closed Sales	35	27	- 22.9%	91	85	- 6.6%
Days on Market Until Sale	27	66	+ 144.4%	32	40	+ 25.0%
Median Sales Price*	\$315,000	\$366,000	+ 16.2%	\$315,000	\$325,000	+ 3.2%
Average Sales Price*	\$330,045	\$406,130	+ 23.1%	\$335,050	\$355,076	+ 6.0%
Percent of List Price Received*	99.1%	98.6%	- 0.5%	98.2%	98.7%	+ 0.5%
Inventory of Homes for Sale	45	52	+ 15.6%	—	—	—
Months Supply of Inventory	1.4	1.5	+ 7.1%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	6	5	- 16.7%	10	18	+ 80.0%
Pending Sales	2	6	+ 200.0%	6	15	+ 150.0%
Closed Sales	3	7	+ 133.3%	6	13	+ 116.7%
Days on Market Until Sale	4	59	+ 1,375.0%	8	44	+ 450.0%
Median Sales Price*	\$189,500	\$134,900	- 28.8%	\$172,500	\$186,000	+ 7.8%
Average Sales Price*	\$190,833	\$210,386	+ 10.2%	\$168,750	\$285,208	+ 69.0%
Percent of List Price Received*	100.4%	97.8%	- 2.6%	98.2%	97.1%	- 1.1%
Inventory of Homes for Sale	6	7	+ 16.7%	—	—	—
Months Supply of Inventory	1.6	1.8	+ 12.5%	—	—	—

* 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.

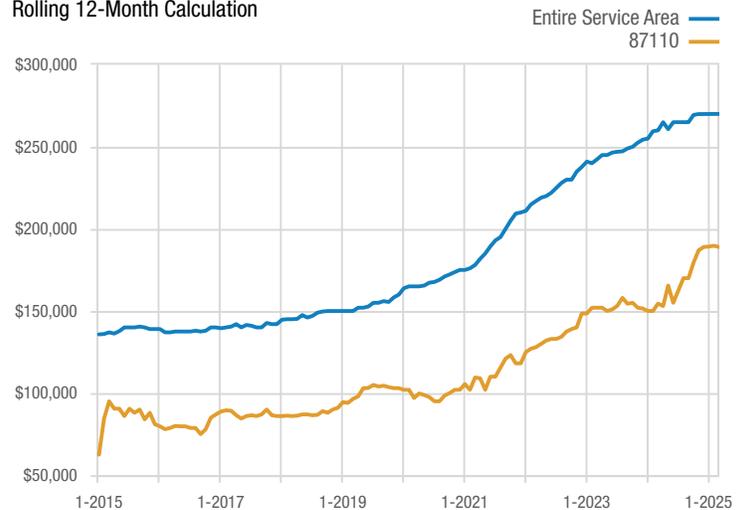
Median Sales Price - Single-Family Detached

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.