

Local Market Update – March 2025

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



West River Valley – 103

East of N Coors Rd, South of Alameda Blvd NE, West of Rio Grande River, North of Montano Rd NW

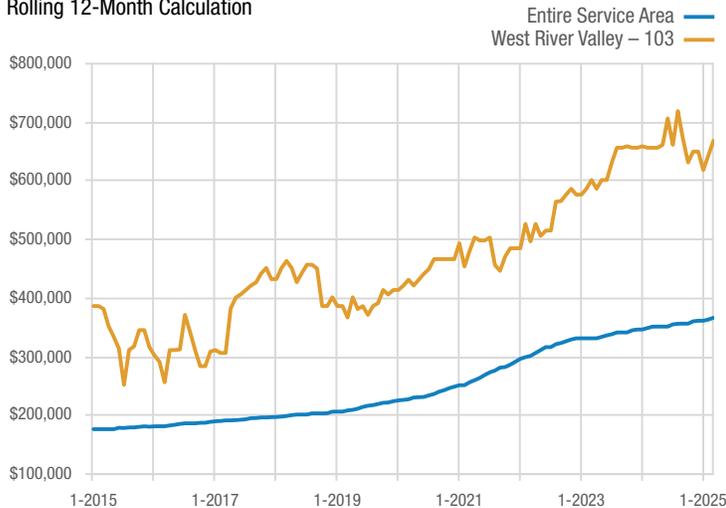
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	2	4	+ 100.0%	7	6	- 14.3%
Pending Sales	1	3	+ 200.0%	4	5	+ 25.0%
Closed Sales	1	2	+ 100.0%	5	6	+ 20.0%
Days on Market Until Sale	2	38	+ 1,800.0%	51	78	+ 52.9%
Median Sales Price*	\$322,000	\$867,500	+ 169.4%	\$630,000	\$842,500	+ 33.7%
Average Sales Price*	\$322,000	\$867,500	+ 169.4%	\$684,400	\$900,000	+ 31.5%
Percent of List Price Received*	103.2%	91.4%	- 11.4%	98.0%	95.4%	- 2.7%
Inventory of Homes for Sale	5	4	- 20.0%	—	—	—
Months Supply of Inventory	3.0	2.1	- 30.0%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	0	2	—	0	2	—
Pending Sales	0	1	—	0	1	—
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	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

* 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.

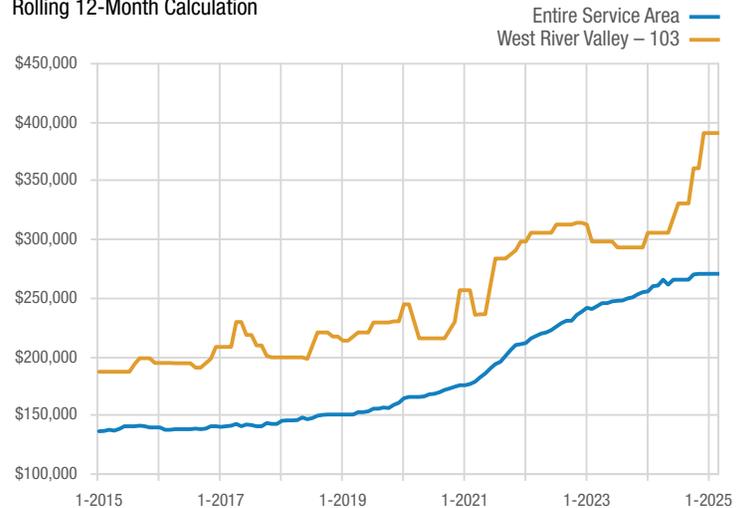
Median Sales Price - Single-Family Detached

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.