

# Local Market Update – March 2025

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



## Foothills South – 51

East of Tramway Blvd to mountains, South of Montgomery Blvd NE, North of I-40

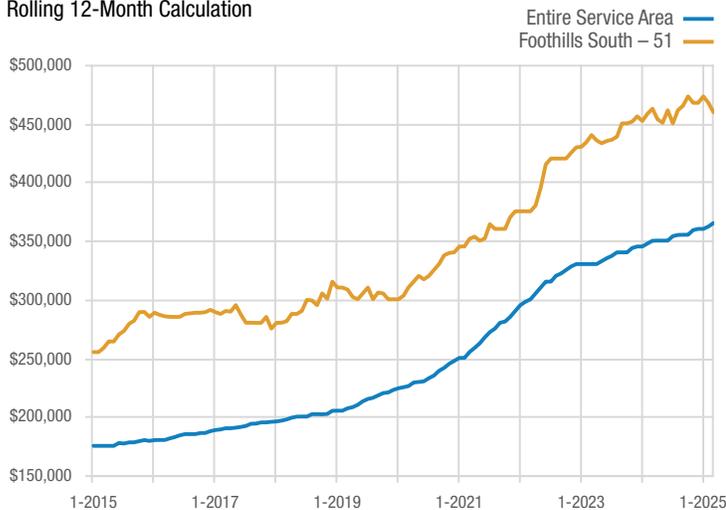
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	17	15	- 11.8%	42	49	+ 16.7%
Pending Sales	14	12	- 14.3%	37	34	- 8.1%
Closed Sales	10	11	+ 10.0%	33	36	+ 9.1%
Days on Market Until Sale	42	37	- 11.9%	37	39	+ 5.4%
Median Sales Price*	\$492,500	<b>\$395,000</b>	- 19.8%	\$450,500	<b>\$450,000</b>	- 0.1%
Average Sales Price*	\$475,540	<b>\$471,000</b>	- 1.0%	\$475,686	<b>\$494,990</b>	+ 4.1%
Percent of List Price Received*	97.9%	<b>100.4%</b>	+ 2.6%	98.4%	<b>98.7%</b>	+ 0.3%
Inventory of Homes for Sale	16	26	+ 62.5%	—	—	—
Months Supply of Inventory	1.4	1.9	+ 35.7%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	3	7	+ 133.3%	8	11	+ 37.5%
Pending Sales	1	3	+ 200.0%	7	8	+ 14.3%
Closed Sales	2	3	+ 50.0%	5	12	+ 140.0%
Days on Market Until Sale	4	22	+ 450.0%	13	18	+ 38.5%
Median Sales Price*	\$366,050	<b>\$289,000</b>	- 21.0%	\$295,000	<b>\$289,500</b>	- 1.9%
Average Sales Price*	\$366,050	<b>\$286,333</b>	- 21.8%	\$300,420	<b>\$297,042</b>	- 1.1%
Percent of List Price Received*	97.7%	<b>94.0%</b>	- 3.8%	97.2%	<b>97.8%</b>	+ 0.6%
Inventory of Homes for Sale	3	6	+ 100.0%	—	—	—
Months Supply of Inventory	1.0	1.7	+ 70.0%	—	—	—

\* 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.

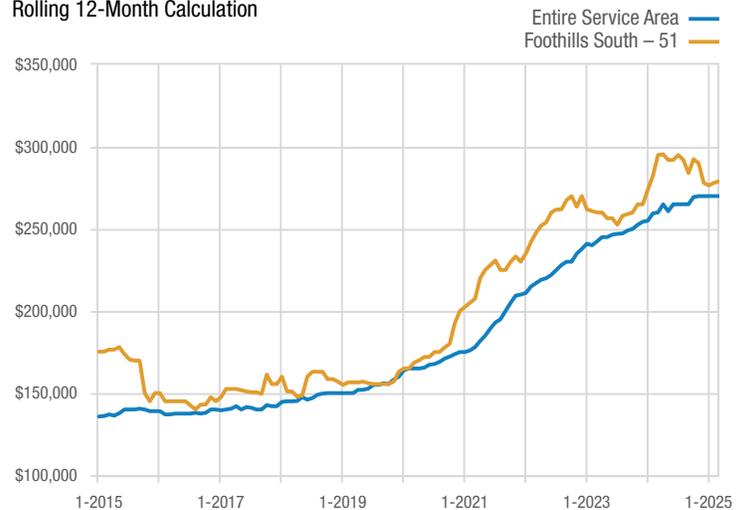
### Median Sales Price - Single-Family Detached

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.