

Local Market Update – March 2025

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

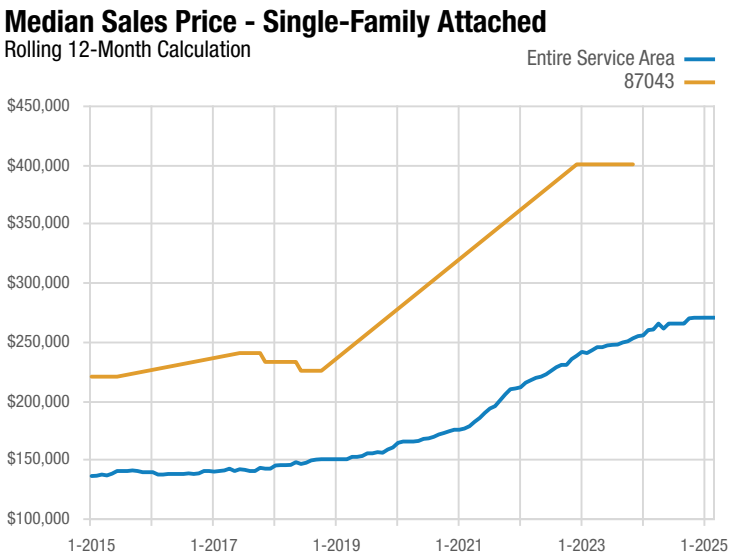
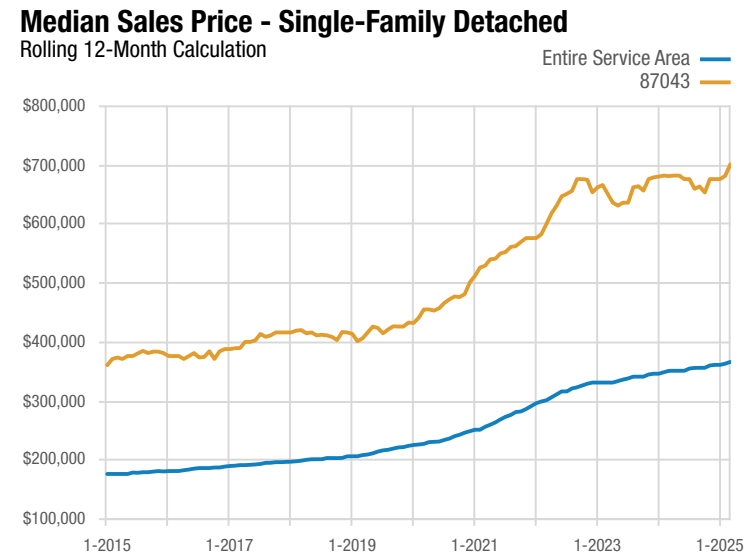


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Single-Family Detached	March			Year to Date		
Key Metrics	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	8	14	+ 75.0%	28	48	+ 71.4%
Pending Sales	7	12	+ 71.4%	27	34	+ 25.9%
Closed Sales	10	8	- 20.0%	27	30	+ 11.1%
Days on Market Until Sale	57	35	- 38.6%	62	59	- 4.8%
Median Sales Price*	\$664,750	\$783,500	+ 17.9%	\$675,000	\$750,000	+ 11.1%
Average Sales Price*	\$708,643	\$767,438	+ 8.3%	\$678,805	\$747,710	+ 10.2%
Percent of List Price Received*	98.2%	97.8%	- 0.4%	97.9%	98.3%	+ 0.4%
Inventory of Homes for Sale	22	34	+ 54.5%	—	—	—
Months Supply of Inventory	2.8	3.7	+ 32.1%	—	—	—

Single-Family Attached	March			Year to Date		
Key Metrics	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.



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.