

Local Market Update – March 2025

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



East Los Lunas, Tome, Valencia – 711

North of Patricio Dr, South of Valencia Rd, East of Rio Grande River, West of La Ladera Rd

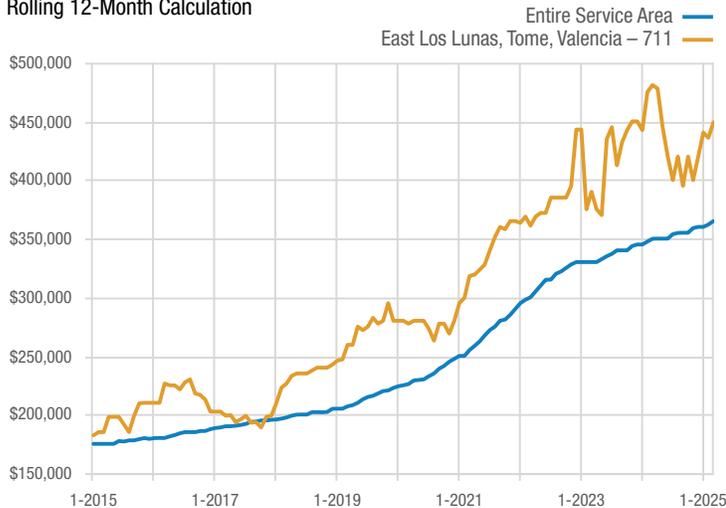
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	5	3	- 40.0%	16	14	- 12.5%
Pending Sales	2	4	+ 100.0%	12	11	- 8.3%
Closed Sales	5	2	- 60.0%	13	8	- 38.5%
Days on Market Until Sale	15	163	+ 986.7%	50	90	+ 80.0%
Median Sales Price*	\$445,000	\$570,000	+ 28.1%	\$445,000	\$483,750	+ 8.7%
Average Sales Price*	\$473,100	\$570,000	+ 20.5%	\$471,106	\$478,625	+ 1.6%
Percent of List Price Received*	98.9%	98.2%	- 0.7%	96.8%	96.1%	- 0.7%
Inventory of Homes for Sale	14	16	+ 14.3%	—	—	—
Months Supply of Inventory	4.1	5.1	+ 24.4%	—	—	—

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.

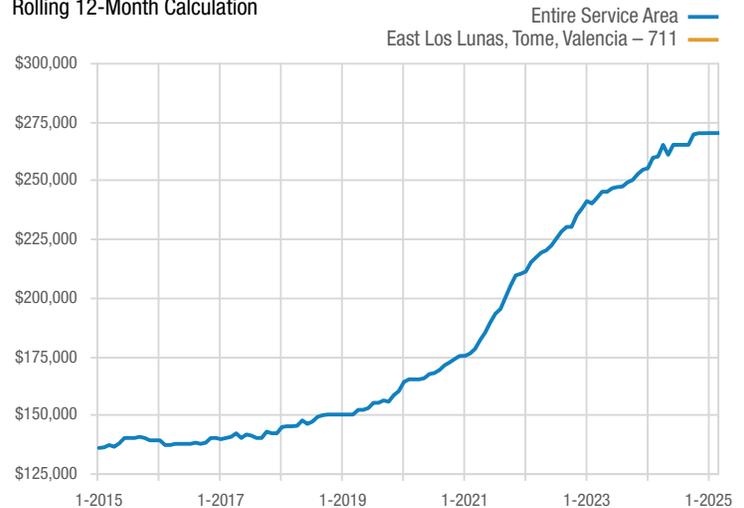
Median Sales Price - Single-Family Detached

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.