

# Local Market Update – March 2025

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



## 87104

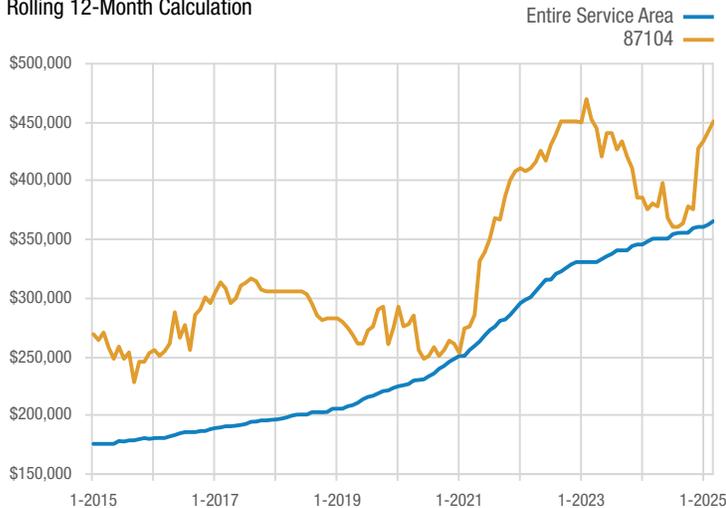
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
<b>Key Metrics</b>						
New Listings	14	17	+ 21.4%	30	41	+ 36.7%
Pending Sales	8	13	+ 62.5%	20	25	+ 25.0%
Closed Sales	8	8	0.0%	15	17	+ 13.3%
Days on Market Until Sale	19	93	+ 389.5%	18	71	+ 294.4%
Median Sales Price*	\$455,500	<b>\$461,500</b>	+ 1.3%	\$375,000	<b>\$385,000</b>	+ 2.7%
Average Sales Price*	\$532,000	<b>\$525,625</b>	- 1.2%	\$424,256	<b>\$492,851</b>	+ 16.2%
Percent of List Price Received*	97.2%	<b>97.3%</b>	+ 0.1%	97.0%	<b>99.5%</b>	+ 2.6%
Inventory of Homes for Sale	16	25	+ 56.3%	—	—	—
Months Supply of Inventory	3.0	3.0	0.0%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
<b>Key Metrics</b>						
New Listings	3	1	- 66.7%	8	5	- 37.5%
Pending Sales	2	4	+ 100.0%	6	7	+ 16.7%
Closed Sales	1	3	+ 200.0%	4	6	+ 50.0%
Days on Market Until Sale	5	40	+ 700.0%	9	22	+ 144.4%
Median Sales Price*	\$339,000	<b>\$358,000</b>	+ 5.6%	\$250,000	<b>\$341,500</b>	+ 36.6%
Average Sales Price*	\$339,000	<b>\$344,000</b>	+ 1.5%	\$257,500	<b>\$331,583</b>	+ 28.8%
Percent of List Price Received*	100.0%	<b>100.2%</b>	+ 0.2%	98.5%	<b>100.0%</b>	+ 1.5%
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	2.2	0.5	- 77.3%	—	—	—

\* 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.

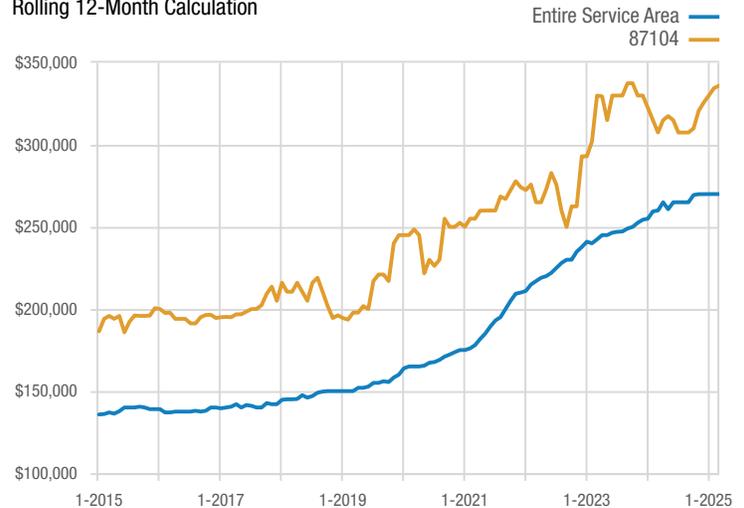
### Median Sales Price - Single-Family Detached

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.