

Local Market Update – March 2025

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



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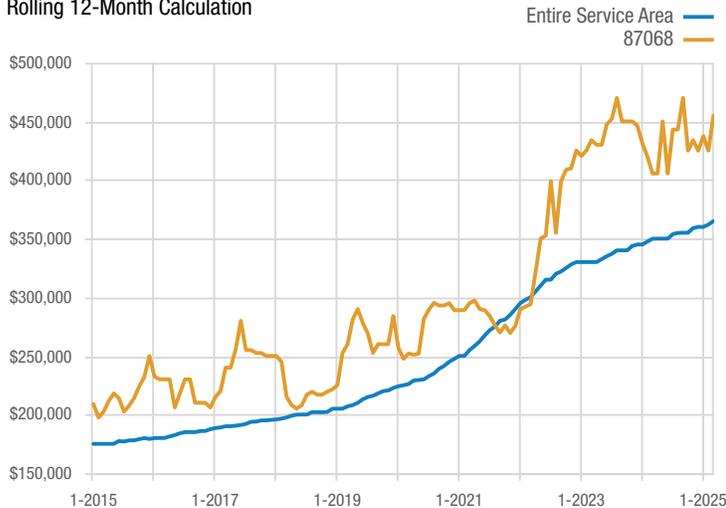
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	3	4	+ 33.3%	8	11	+ 37.5%
Pending Sales	2	3	+ 50.0%	5	10	+ 100.0%
Closed Sales	1	2	+ 100.0%	4	9	+ 125.0%
Days on Market Until Sale	3	37	+ 1,133.3%	89	49	- 44.9%
Median Sales Price*	\$260,000	\$717,500	+ 176.0%	\$290,000	\$460,000	+ 58.6%
Average Sales Price*	\$260,000	\$717,500	+ 176.0%	\$425,000	\$499,156	+ 17.4%
Percent of List Price Received*	103.7%	97.2%	- 6.3%	95.8%	98.5%	+ 2.8%
Inventory of Homes for Sale	6	8	+ 33.3%	—	—	—
Months Supply of Inventory	3.3	2.4	- 27.3%	—	—	—

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.

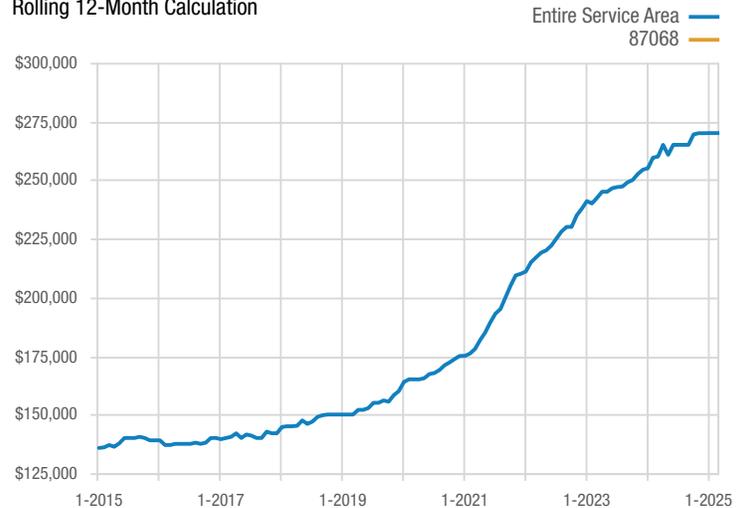
Median Sales Price - Single-Family Detached

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.