

Local Market Update – March 2025

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



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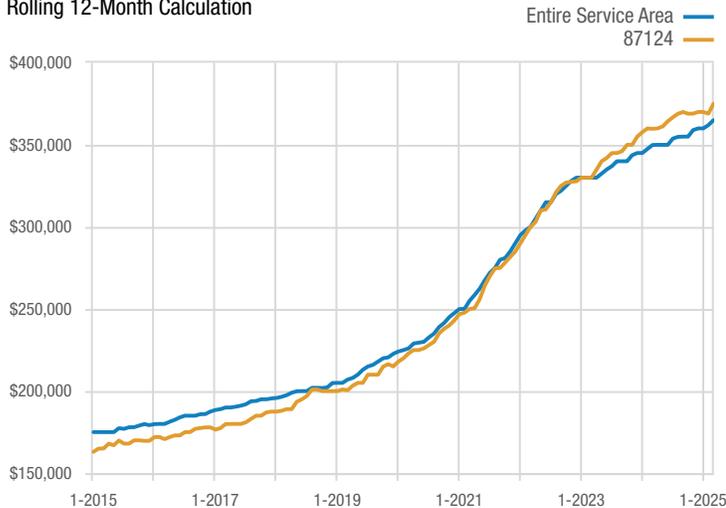
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
Key Metrics						
New Listings	63	88	+ 39.7%	222	240	+ 8.1%
Pending Sales	67	81	+ 20.9%	194	207	+ 6.7%
Closed Sales	59	71	+ 20.3%	155	171	+ 10.3%
Days on Market Until Sale	33	45	+ 36.4%	35	50	+ 42.9%
Median Sales Price*	\$359,990	\$405,000	+ 12.5%	\$359,500	\$375,000	+ 4.3%
Average Sales Price*	\$380,135	\$433,587	+ 14.1%	\$388,522	\$411,452	+ 5.9%
Percent of List Price Received*	98.9%	98.7%	- 0.2%	98.9%	98.7%	- 0.2%
Inventory of Homes for Sale	113	121	+ 7.1%	—	—	—
Months Supply of Inventory	1.8	2.0	+ 11.1%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
Key Metrics						
New Listings	10	20	+ 100.0%	25	31	+ 24.0%
Pending Sales	10	15	+ 50.0%	27	23	- 14.8%
Closed Sales	10	5	- 50.0%	22	20	- 9.1%
Days on Market Until Sale	44	34	- 22.7%	37	37	0.0%
Median Sales Price*	\$258,750	\$299,900	+ 15.9%	\$233,750	\$278,500	+ 19.1%
Average Sales Price*	\$240,950	\$265,080	+ 10.0%	\$237,659	\$259,395	+ 9.1%
Percent of List Price Received*	99.4%	98.7%	- 0.7%	99.2%	99.4%	+ 0.2%
Inventory of Homes for Sale	7	12	+ 71.4%	—	—	—
Months Supply of Inventory	1.0	1.5	+ 50.0%	—	—	—

* 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.

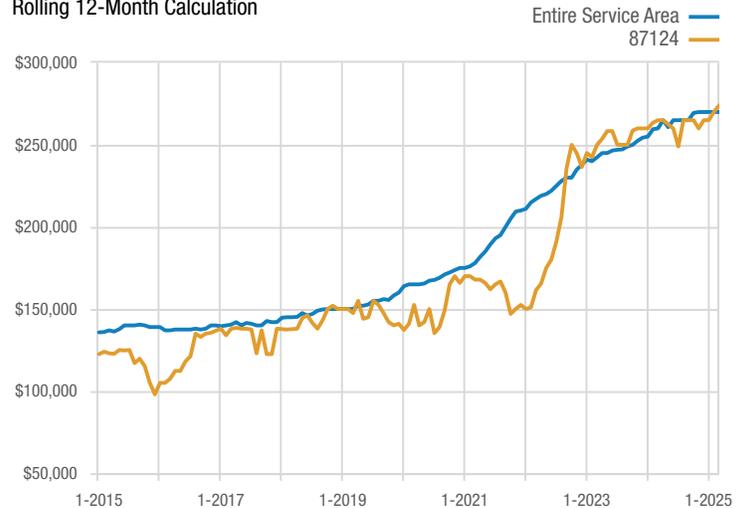
Median Sales Price - Single-Family Detached

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.