

Local Market Update – March 2025

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



Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

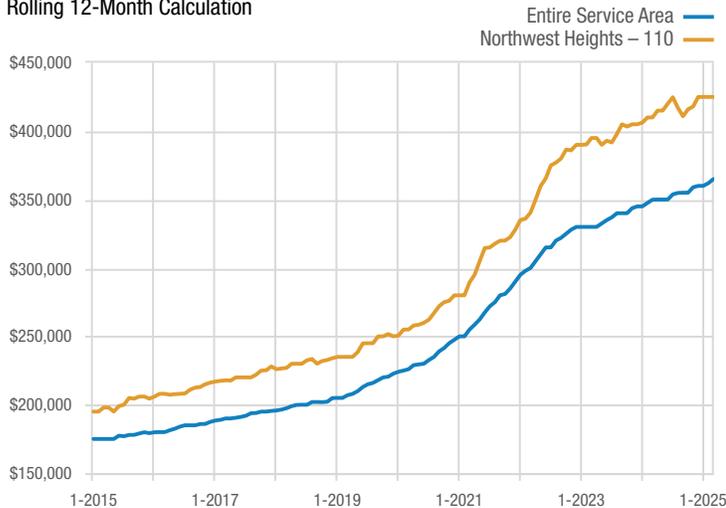
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	75	67	- 10.7%	195	185	- 5.1%
Pending Sales	57	57	0.0%	145	145	0.0%
Closed Sales	45	45	0.0%	109	110	+ 0.9%
Days on Market Until Sale	43	53	+ 23.3%	47	60	+ 27.7%
Median Sales Price*	\$415,000	\$413,000	- 0.5%	\$415,000	\$400,000	- 3.6%
Average Sales Price*	\$439,188	\$466,978	+ 6.3%	\$439,992	\$445,704	+ 1.3%
Percent of List Price Received*	98.7%	98.7%	0.0%	98.5%	98.7%	+ 0.2%
Inventory of Homes for Sale	94	104	+ 10.6%	—	—	—
Months Supply of Inventory	2.1	2.3	+ 9.5%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	1	4	+ 300.0%	3	10	+ 233.3%
Pending Sales	2	1	- 50.0%	7	7	0.0%
Closed Sales	0	3	—	6	9	+ 50.0%
Days on Market Until Sale	—	55	—	37	35	- 5.4%
Median Sales Price*	—	\$260,000	—	\$391,500	\$267,500	- 31.7%
Average Sales Price*	—	\$274,333	—	\$401,333	\$287,222	- 28.4%
Percent of List Price Received*	—	97.0%	—	97.1%	97.9%	+ 0.8%
Inventory of Homes for Sale	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	0.3	1.1	+ 266.7%	—	—	—

* 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.

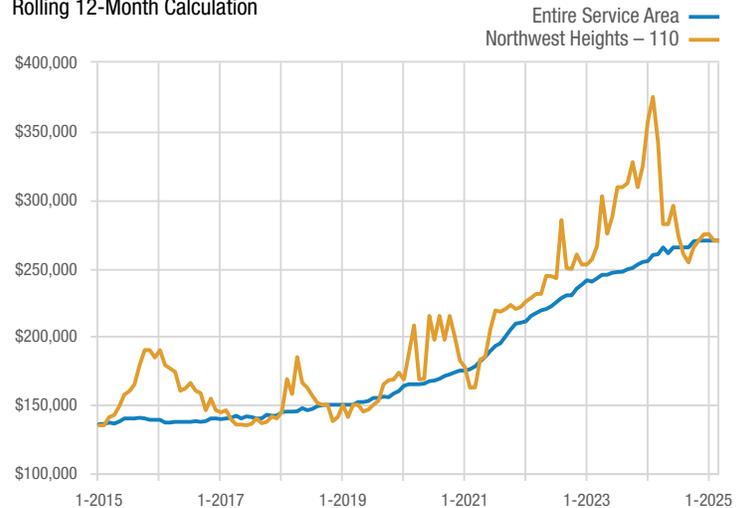
Median Sales Price - Single-Family Detached

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.