

Local Market Update – March 2025

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



Fairgrounds – 70

East of San Mateo Blvd NE, South of I-40, West of Wyoming Blvd NE, North of Central Ave

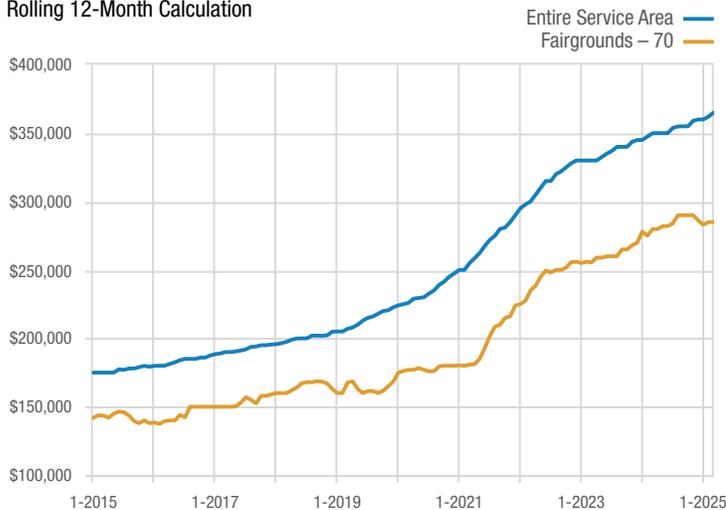
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	18	13	- 27.8%	41	43	+ 4.9%
Pending Sales	11	18	+ 63.6%	28	35	+ 25.0%
Closed Sales	6	5	- 16.7%	22	24	+ 9.1%
Days on Market Until Sale	19	30	+ 57.9%	21	42	+ 100.0%
Median Sales Price*	\$300,500	\$350,000	+ 16.5%	\$290,500	\$285,000	- 1.9%
Average Sales Price*	\$297,500	\$330,400	+ 11.1%	\$278,405	\$292,737	+ 5.1%
Percent of List Price Received*	99.8%	98.3%	- 1.5%	98.3%	97.6%	- 0.7%
Inventory of Homes for Sale	21	22	+ 4.8%	—	—	—
Months Supply of Inventory	2.0	2.3	+ 15.0%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	1	1	0.0%	3	4	+ 33.3%
Pending Sales	1	1	0.0%	3	2	- 33.3%
Closed Sales	2	2	0.0%	2	2	0.0%
Days on Market Until Sale	4	10	+ 150.0%	4	10	+ 150.0%
Median Sales Price*	\$240,000	\$195,000	- 18.8%	\$240,000	\$195,000	- 18.8%
Average Sales Price*	\$240,000	\$195,000	- 18.8%	\$240,000	\$195,000	- 18.8%
Percent of List Price Received*	99.4%	100.0%	+ 0.6%	99.4%	100.0%	+ 0.6%
Inventory of Homes for Sale	0	3	—	—	—	—
Months Supply of Inventory	—	3.0	—	—	—	—

* 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.

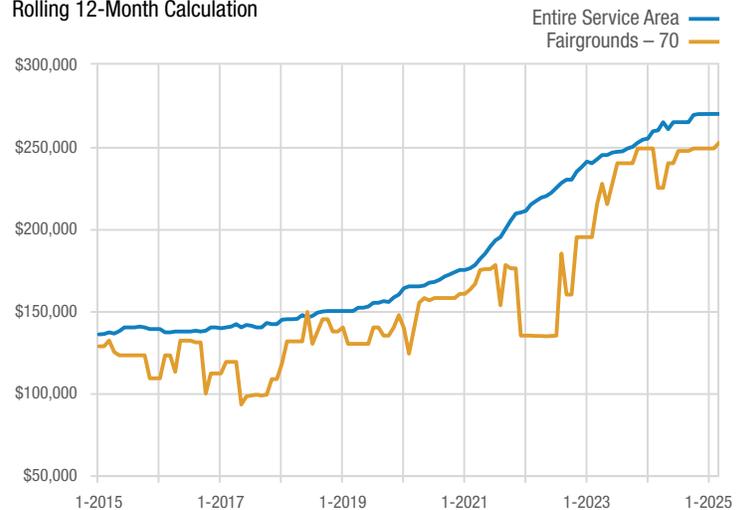
Median Sales Price - Single-Family Detached

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.