

# Local Market Update – March 2025

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



## 87002

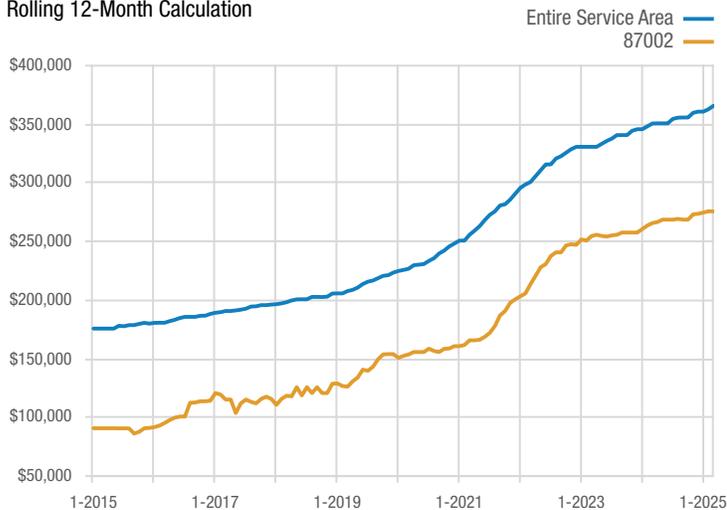
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	31	23	- 25.8%	71	52	- 26.8%
Pending Sales	30	22	- 26.7%	70	46	- 34.3%
Closed Sales	24	18	- 25.0%	61	43	- 29.5%
Days on Market Until Sale	53	79	+ 49.1%	57	75	+ 31.6%
Median Sales Price*	\$272,450	<b>\$276,000</b>	+ 1.3%	\$272,000	<b>\$280,000</b>	+ 2.9%
Average Sales Price*	\$283,550	<b>\$303,717</b>	+ 7.1%	\$277,149	<b>\$293,859</b>	+ 6.0%
Percent of List Price Received*	99.5%	<b>97.0%</b>	- 2.5%	97.2%	<b>97.2%</b>	0.0%
Inventory of Homes for Sale	40	49	+ 22.5%	—	—	—
Months Supply of Inventory	2.1	3.0	+ 42.9%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	3	1	- 66.7%	5	4	- 20.0%
Pending Sales	1	2	+ 100.0%	2	4	+ 100.0%
Closed Sales	1	2	+ 100.0%	2	4	+ 100.0%
Days on Market Until Sale	6	24	+ 300.0%	15	87	+ 480.0%
Median Sales Price*	\$170,000	<b>\$187,250</b>	+ 10.1%	\$177,500	<b>\$202,250</b>	+ 13.9%
Average Sales Price*	\$170,000	<b>\$187,250</b>	+ 10.1%	\$177,500	<b>\$206,125</b>	+ 16.1%
Percent of List Price Received*	94.4%	<b>93.8%</b>	- 0.6%	96.2%	<b>95.3%</b>	- 0.9%
Inventory of Homes for Sale	3	2	- 33.3%	—	—	—
Months Supply of Inventory	2.1	1.1	- 47.6%	—	—	—

\* 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.

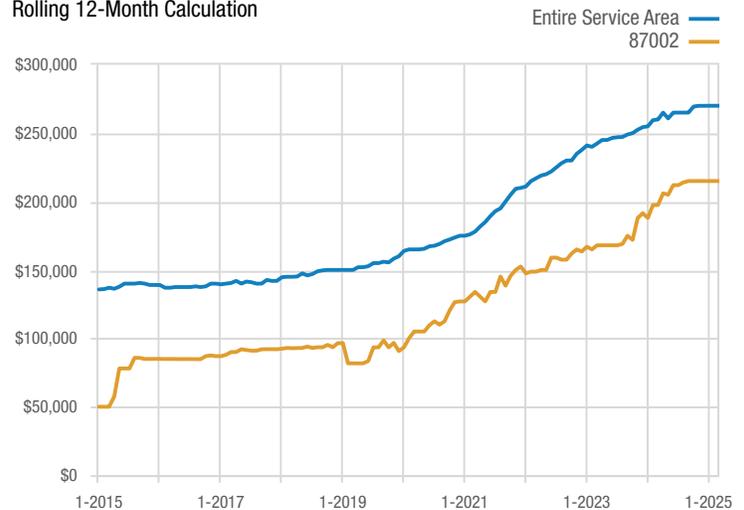
### Median Sales Price - Single-Family Detached

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.