

# Local Market Update – March 2025

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



## 87004

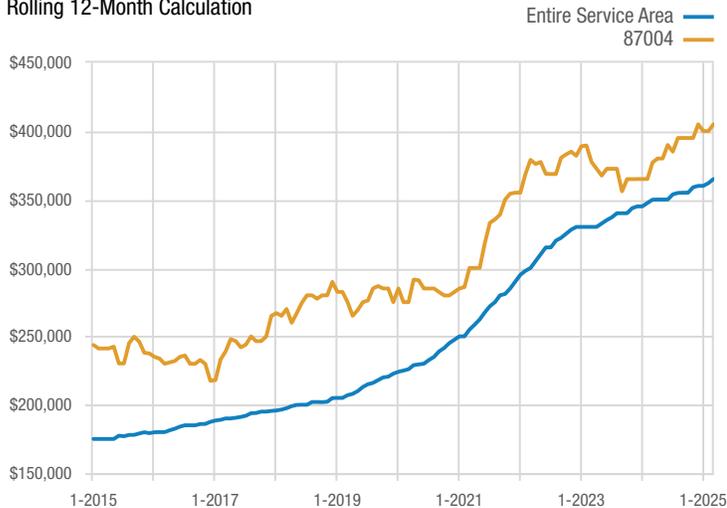
| Single-Family Detached          | March     |           |          | Year to Date |             |          |
|---------------------------------|-----------|-----------|----------|--------------|-------------|----------|
|                                 | 2024      | 2025      | % Change | Thru 3-2024  | Thru 3-2025 | % Change |
| New Listings                    | 7         | 12        | + 71.4%  | 23           | 32          | + 39.1%  |
| Pending Sales                   | 6         | 11        | + 83.3%  | 18           | 26          | + 44.4%  |
| Closed Sales                    | 4         | 10        | + 150.0% | 13           | 19          | + 46.2%  |
| Days on Market Until Sale       | 42        | 49        | + 16.7%  | 35           | 39          | + 11.4%  |
| Median Sales Price*             | \$377,000 | \$390,000 | + 3.4%   | \$380,000    | \$358,000   | - 5.8%   |
| Average Sales Price*            | \$379,750 | \$504,390 | + 32.8%  | \$377,300    | \$487,732   | + 29.3%  |
| Percent of List Price Received* | 100.2%    | 97.3%     | - 2.9%   | 98.3%        | 98.2%       | - 0.1%   |
| Inventory of Homes for Sale     | 13        | 18        | + 38.5%  | —            | —           | —        |
| Months Supply of Inventory      | 2.2       | 2.6       | + 18.2%  | —            | —           | —        |

| Single-Family Attached          | March |      |          | Year to Date |             |            |
|---------------------------------|-------|------|----------|--------------|-------------|------------|
|                                 | 2024  | 2025 | % Change | Thru 3-2024  | Thru 3-2025 | % Change   |
| New Listings                    | 0     | 0    | 0.0%     | 0            | 1           | —          |
| Pending Sales                   | 0     | 1    | —        | 0            | 1           | —          |
| Closed Sales                    | 0     | 0    | 0.0%     | 1            | 1           | 0.0%       |
| Days on Market Until Sale       | —     | —    | —        | 2            | 40          | + 1,900.0% |
| Median Sales Price*             | —     | —    | —        | \$180,000    | \$208,000   | + 15.6%    |
| Average Sales Price*            | —     | —    | —        | \$180,000    | \$208,000   | + 15.6%    |
| Percent of List Price Received* | —     | —    | —        | 95.2%        | 99.0%       | + 4.0%     |
| 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.

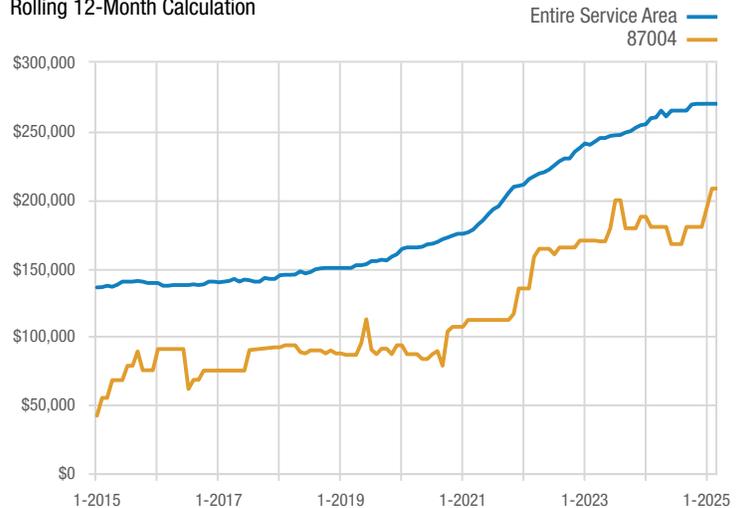
### Median Sales Price - Single-Family Detached

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.