

# Local Market Update – March 2025

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



## South of I-40 – 230

South of Tijeras, North of CR A072, West of Valencia / Torrance County Line, East of Sandia Mountains

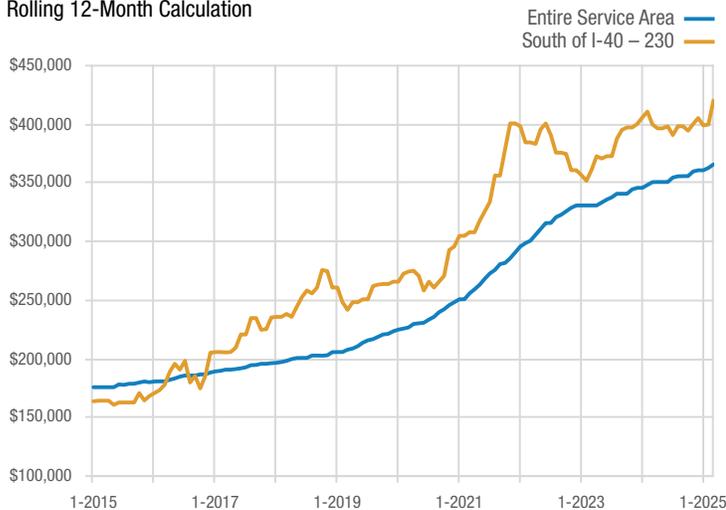
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	3	4	+ 33.3%	10	15	+ 50.0%
Pending Sales	5	6	+ 20.0%	12	7	- 41.7%
Closed Sales	4	1	- 75.0%	10	6	- 40.0%
Days on Market Until Sale	40	33	- 17.5%	70	20	- 71.4%
Median Sales Price*	\$321,250	<b>\$665,000</b>	+ 107.0%	\$398,250	<b>\$433,000</b>	+ 8.7%
Average Sales Price*	\$303,125	<b>\$665,000</b>	+ 119.4%	\$382,500	<b>\$452,750</b>	+ 18.4%
Percent of List Price Received*	90.8%	<b>99.4%</b>	+ 9.5%	95.7%	<b>101.2%</b>	+ 5.7%
Inventory of Homes for Sale	4	9	+ 125.0%	—	—	—
Months Supply of Inventory	1.1	<b>1.6</b>	+ 45.5%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
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.

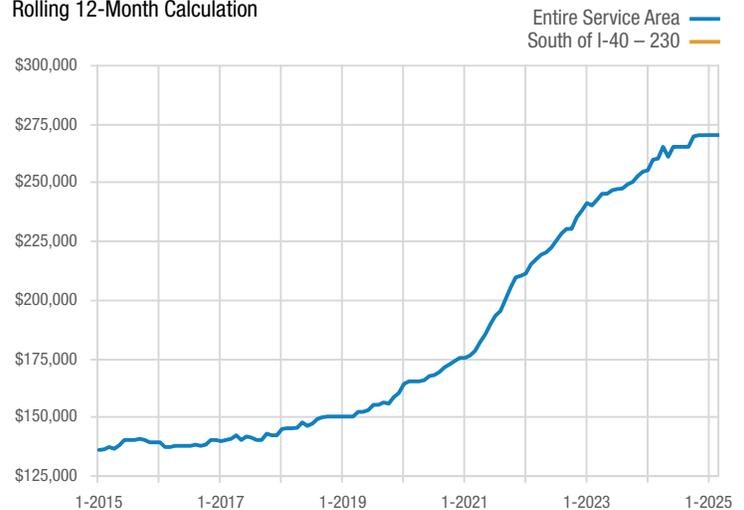
### Median Sales Price - Single-Family Detached

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.