

Local Market Update – March 2025

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



Bernalillo / Algodones – 170

East of Rio Rancho Blvd, South of Rio Grande River, West of I-25, North of Sandia Reservation

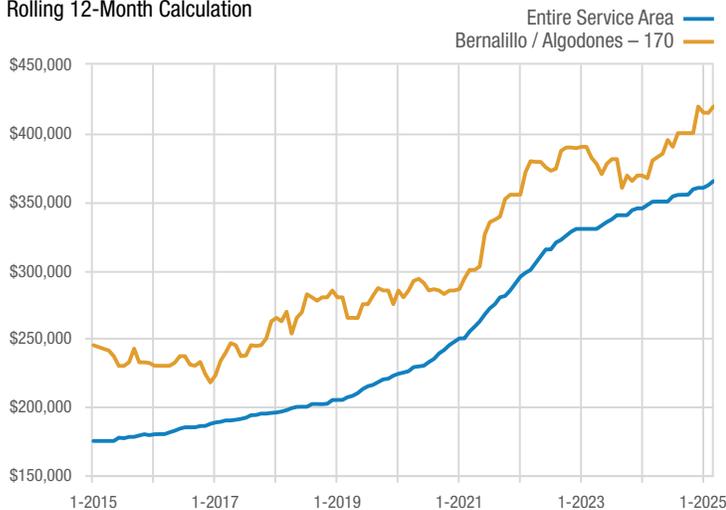
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
Key Metrics						
New Listings	9	13	+ 44.4%	27	34	+ 25.9%
Pending Sales	8	11	+ 37.5%	20	28	+ 40.0%
Closed Sales	4	11	+ 175.0%	13	21	+ 61.5%
Days on Market Until Sale	42	45	+ 7.1%	35	41	+ 17.1%
Median Sales Price*	\$377,000	\$375,000	- 0.5%	\$380,000	\$375,000	- 1.3%
Average Sales Price*	\$379,750	\$492,627	+ 29.7%	\$377,300	\$477,471	+ 26.5%
Percent of List Price Received*	100.2%	97.6%	- 2.6%	98.3%	98.2%	- 0.1%
Inventory of Homes for Sale	17	19	+ 11.8%	—	—	—
Months Supply of Inventory	2.7	2.5	- 7.4%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
Key Metrics						
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.

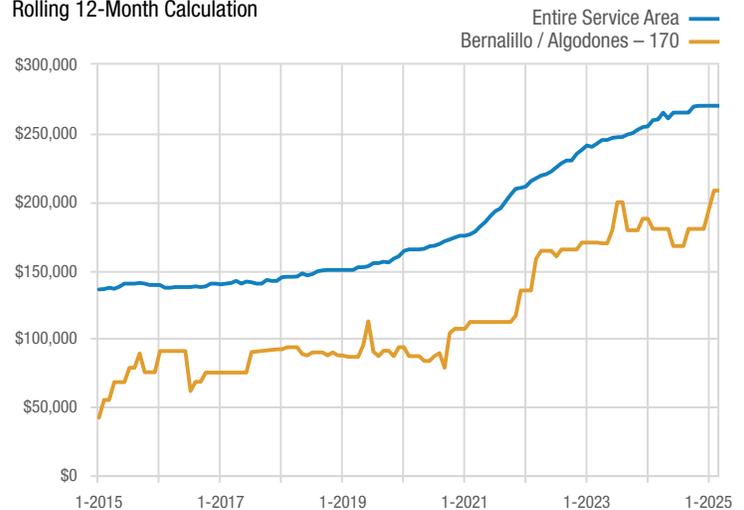
Median Sales Price - Single-Family Detached

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.