

Local Market Update – March 2025

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



87114

Single-Family Detached	March			Year to Date		
Key Metrics	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	79	96	+ 21.5%	235	255	+ 8.5%
Pending Sales	73	68	- 6.8%	204	198	- 2.9%
Closed Sales	68	68	0.0%	167	184	+ 10.2%
Days on Market Until Sale	23	35	+ 52.2%	31	41	+ 32.3%
Median Sales Price*	\$362,000	\$355,000	- 1.9%	\$365,000	\$365,000	0.0%
Average Sales Price*	\$373,163	\$383,177	+ 2.7%	\$378,181	\$391,671	+ 3.6%
Percent of List Price Received*	99.1%	98.8%	- 0.3%	99.4%	98.6%	- 0.8%
Inventory of Homes for Sale	76	112	+ 47.4%	—	—	—
Months Supply of Inventory	1.3	1.8	+ 38.5%	—	—	—

Single-Family Attached	March			Year to Date		
Key Metrics	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	3	3	0.0%	7	11	+ 57.1%
Pending Sales	3	5	+ 66.7%	4	12	+ 200.0%
Closed Sales	1	3	+ 200.0%	2	10	+ 400.0%
Days on Market Until Sale	8	5	- 37.5%	6	13	+ 116.7%
Median Sales Price*	\$213,000	\$197,800	- 7.1%	\$215,500	\$234,250	+ 8.7%
Average Sales Price*	\$213,000	\$201,933	- 5.2%	\$215,500	\$247,955	+ 15.1%
Percent of List Price Received*	99.6%	99.9%	+ 0.3%	100.5%	98.3%	- 2.2%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.5	0.4	- 20.0%	—	—	—

* 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.

