

Local Market Update – March 2025

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



North Albuquerque Acres Area – 20

East of Ventura St NE / Holbrook St NE, South of Elena Dr NE, West of Tennyson St NE, North of San Antonio Dr NE

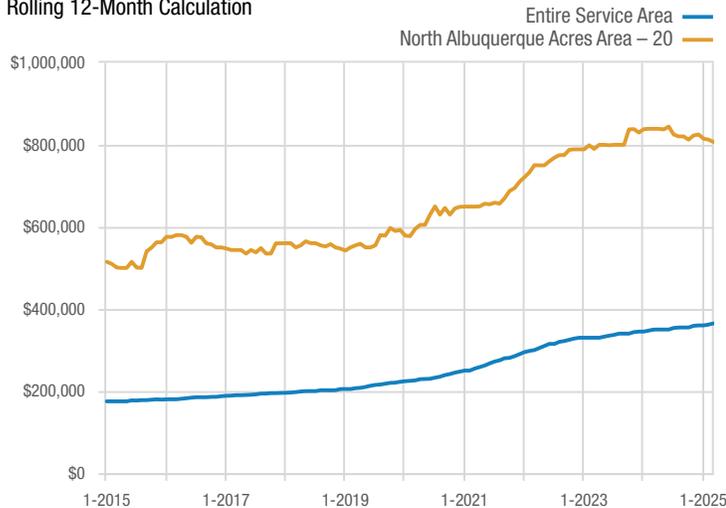
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	10	18	+ 80.0%	27	40	+ 48.1%
Pending Sales	4	16	+ 300.0%	24	35	+ 45.8%
Closed Sales	11	12	+ 9.1%	26	25	- 3.8%
Days on Market Until Sale	59	33	- 44.1%	43	59	+ 37.2%
Median Sales Price*	\$837,500	\$804,613	- 3.9%	\$846,250	\$775,000	- 8.4%
Average Sales Price*	\$921,682	\$1,085,983	+ 17.8%	\$980,904	\$915,642	- 6.7%
Percent of List Price Received*	96.8%	99.6%	+ 2.9%	96.8%	99.1%	+ 2.4%
Inventory of Homes for Sale	13	20	+ 53.8%	—	—	—
Months Supply of Inventory	1.4	2.2	+ 57.1%	—	—	—

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.

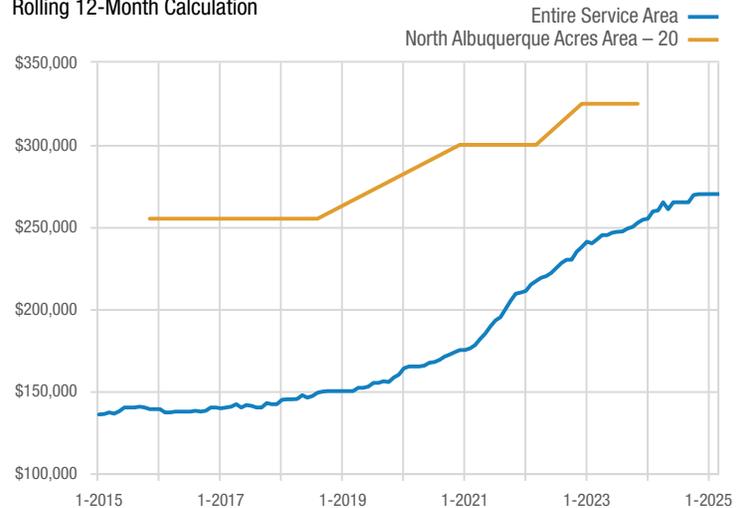
Median Sales Price - Single-Family Detached

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.