

Local Market Update – March 2025

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



Albuquerque Acres West – 21

East of I-25, South of Tramway Rd, West of Ventura St NE, North of Paseo del Norte Blvd NE

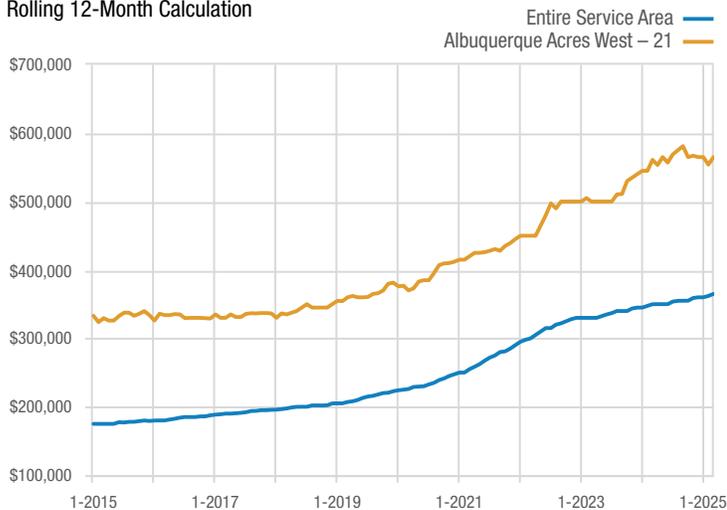
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	10	15	+ 50.0%	26	40	+ 53.8%
Pending Sales	7	11	+ 57.1%	21	33	+ 57.1%
Closed Sales	6	16	+ 166.7%	20	33	+ 65.0%
Days on Market Until Sale	43	27	- 37.2%	35	34	- 2.9%
Median Sales Price*	\$563,000	\$580,000	+ 3.0%	\$549,500	\$539,000	- 1.9%
Average Sales Price*	\$537,833	\$549,806	+ 2.2%	\$566,960	\$539,228	- 4.9%
Percent of List Price Received*	99.4%	99.1%	- 0.3%	99.3%	99.1%	- 0.2%
Inventory of Homes for Sale	16	18	+ 12.5%	—	—	—
Months Supply of Inventory	1.6	1.5	- 6.3%	—	—	—

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	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	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

* 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.

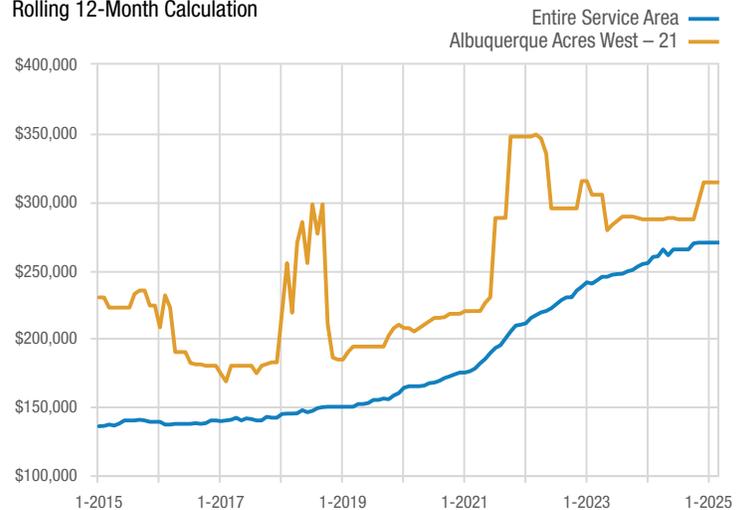
Median Sales Price - Single-Family Detached

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.