

Local Market Update – March 2025

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



Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

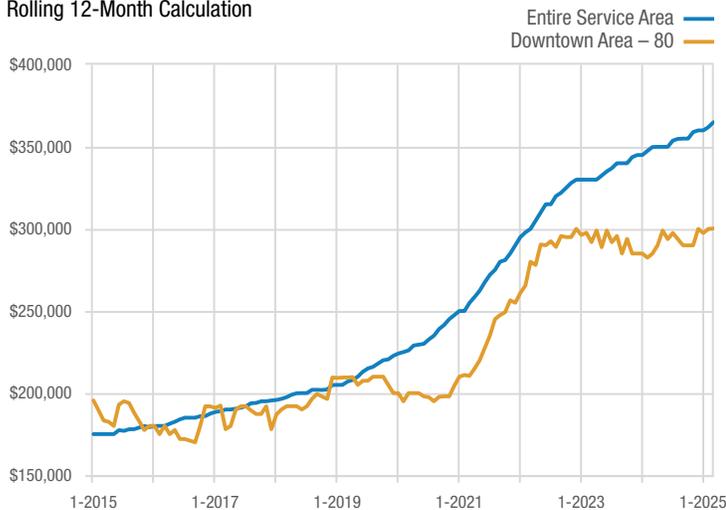
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
Key Metrics						
New Listings	14	22	+ 57.1%	42	59	+ 40.5%
Pending Sales	12	17	+ 41.7%	35	42	+ 20.0%
Closed Sales	12	8	- 33.3%	31	35	+ 12.9%
Days on Market Until Sale	24	41	+ 70.8%	25	59	+ 136.0%
Median Sales Price*	\$307,500	\$389,000	+ 26.5%	\$285,000	\$280,000	- 1.8%
Average Sales Price*	\$382,617	\$476,688	+ 24.6%	\$308,105	\$329,450	+ 6.9%
Percent of List Price Received*	98.0%	93.6%	- 4.5%	97.6%	96.8%	- 0.8%
Inventory of Homes for Sale	23	34	+ 47.8%	—	—	—
Months Supply of Inventory	2.3	3.6	+ 56.5%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
Key Metrics						
New Listings	6	7	+ 16.7%	19	20	+ 5.3%
Pending Sales	3	9	+ 200.0%	15	20	+ 33.3%
Closed Sales	6	8	+ 33.3%	13	16	+ 23.1%
Days on Market Until Sale	151	64	- 57.6%	100	51	- 49.0%
Median Sales Price*	\$312,500	\$282,500	- 9.6%	\$284,000	\$290,000	+ 2.1%
Average Sales Price*	\$291,167	\$276,350	- 5.1%	\$263,692	\$292,988	+ 11.1%
Percent of List Price Received*	98.1%	98.6%	+ 0.5%	97.3%	97.7%	+ 0.4%
Inventory of Homes for Sale	17	11	- 35.3%	—	—	—
Months Supply of Inventory	2.9	2.2	- 24.1%	—	—	—

* 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.

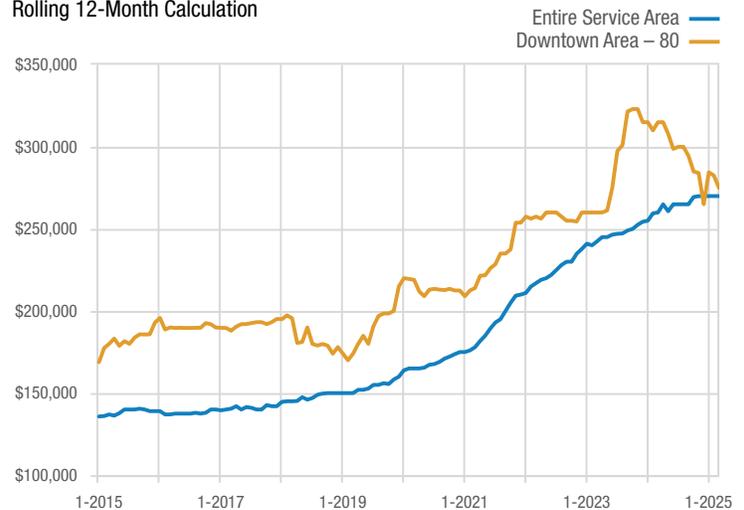
Median Sales Price - Single-Family Detached

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.