

Local Market Update – March 2025

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



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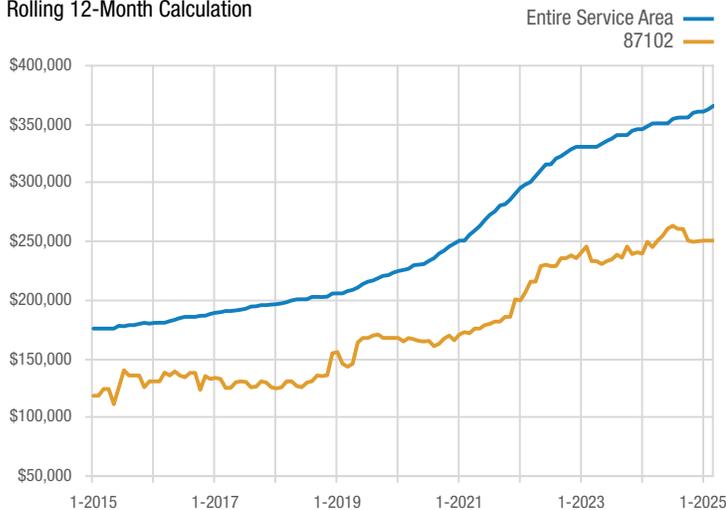
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	7	14	+ 100.0%	34	48	+ 41.2%
Pending Sales	7	13	+ 85.7%	29	40	+ 37.9%
Closed Sales	7	8	+ 14.3%	27	36	+ 33.3%
Days on Market Until Sale	21	36	+ 71.4%	25	55	+ 120.0%
Median Sales Price*	\$225,000	\$224,975	- 0.0%	\$238,000	\$259,975	+ 9.2%
Average Sales Price*	\$217,200	\$205,431	- 5.4%	\$246,200	\$263,159	+ 6.9%
Percent of List Price Received*	97.8%	94.4%	- 3.5%	98.1%	96.3%	- 1.8%
Inventory of Homes for Sale	18	28	+ 55.6%	—	—	—
Months Supply of Inventory	2.0	3.0	+ 50.0%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	5	7	+ 40.0%	15	17	+ 13.3%
Pending Sales	3	8	+ 166.7%	14	16	+ 14.3%
Closed Sales	5	6	+ 20.0%	12	12	0.0%
Days on Market Until Sale	181	67	- 63.0%	108	58	- 46.3%
Median Sales Price*	\$305,000	\$238,900	- 21.7%	\$270,500	\$260,000	- 3.9%
Average Sales Price*	\$281,600	\$256,133	- 9.0%	\$257,417	\$276,150	+ 7.3%
Percent of List Price Received*	97.7%	98.4%	+ 0.7%	97.1%	97.4%	+ 0.3%
Inventory of Homes for Sale	14	11	- 21.4%	—	—	—
Months Supply of Inventory	2.9	2.7	- 6.9%	—	—	—

* 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.

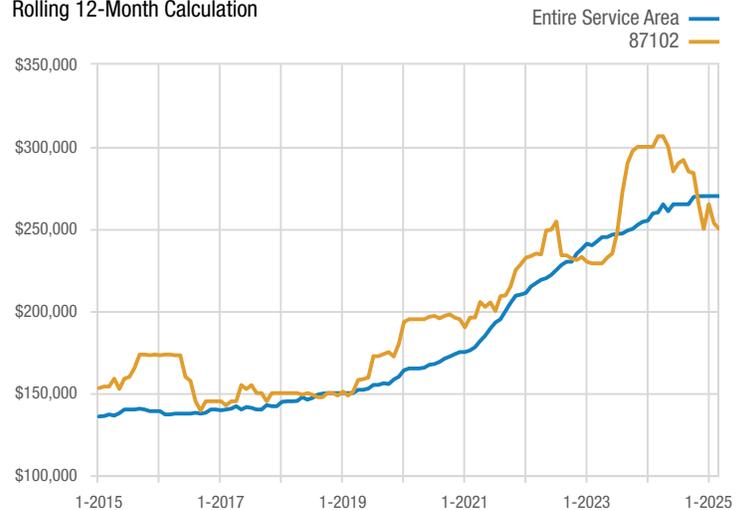
Median Sales Price - Single-Family Detached

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.