

Local Market Update – March 2025

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



UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

Single-Family Detached	March			Year to Date		
Key Metrics	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	19	25	+ 31.6%	39	61	+ 56.4%
Pending Sales	15	15	0.0%	34	42	+ 23.5%
Closed Sales	11	15	+ 36.4%	30	41	+ 36.7%
Days on Market Until Sale	12	60	+ 400.0%	19	41	+ 115.8%
Median Sales Price*	\$340,000	\$339,000	- 0.3%	\$350,500	\$350,000	- 0.1%
Average Sales Price*	\$372,155	\$341,533	- 8.2%	\$367,423	\$382,111	+ 4.0%
Percent of List Price Received*	100.9%	97.1%	- 3.8%	99.2%	98.1%	- 1.1%
Inventory of Homes for Sale	22	37	+ 68.2%	—	—	—
Months Supply of Inventory	1.7	2.6	+ 52.9%	—	—	—

Single-Family Attached	March			Year to Date		
Key Metrics	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	1	2	+ 100.0%	7	12	+ 71.4%
Pending Sales	0	3	—	5	7	+ 40.0%
Closed Sales	2	3	+ 50.0%	8	4	- 50.0%
Days on Market Until Sale	20	32	+ 60.0%	59	38	- 35.6%
Median Sales Price*	\$245,250	\$515,000	+ 110.0%	\$357,500	\$315,000	- 11.9%
Average Sales Price*	\$245,250	\$419,500	+ 71.0%	\$293,188	\$343,375	+ 17.1%
Percent of List Price Received*	98.4%	97.5%	- 0.9%	97.2%	97.3%	+ 0.1%
Inventory of Homes for Sale	3	5	+ 66.7%	—	—	—
Months Supply of Inventory	1.0	2.0	+ 100.0%	—	—	—

* 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.

