

Local Market Update – March 2025

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



Valley Farms – 91

East of Coors Blvd SW, South of Rio Bravo Blvd SW, West / North of I-25

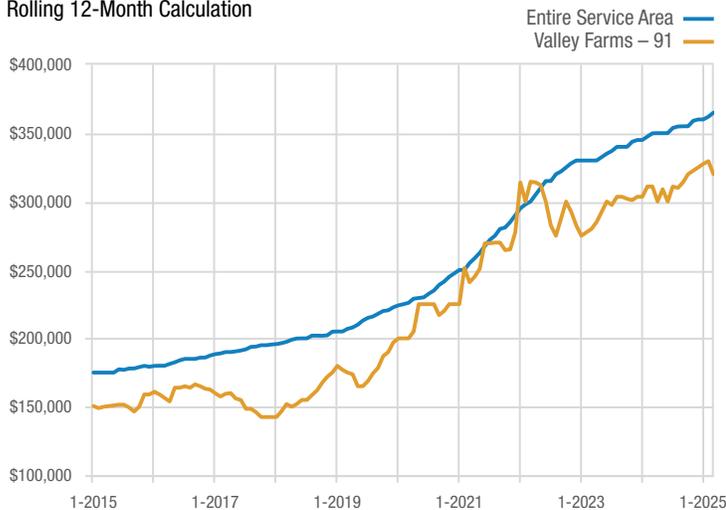
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	10	10	0.0%	16	19	+ 18.8%
Pending Sales	5	3	- 40.0%	12	7	- 41.7%
Closed Sales	4	3	- 25.0%	13	5	- 61.5%
Days on Market Until Sale	33	23	- 30.3%	21	23	+ 9.5%
Median Sales Price*	\$447,500	\$295,000	- 34.1%	\$330,000	\$295,000	- 10.6%
Average Sales Price*	\$427,500	\$291,667	- 31.8%	\$340,922	\$326,000	- 4.4%
Percent of List Price Received*	99.6%	99.4%	- 0.2%	99.6%	97.0%	- 2.6%
Inventory of Homes for Sale	10	16	+ 60.0%	—	—	—
Months Supply of Inventory	1.6	2.9	+ 81.3%	—	—	—

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	1	—	0	1	—
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.

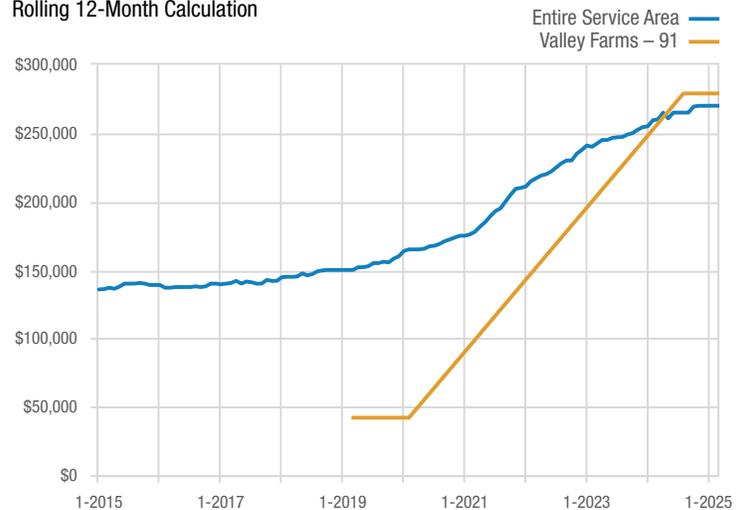
Median Sales Price - Single-Family Detached

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.