

Local Market Update – March 2025

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



North Valley – 100

East of Rio Grande River, South of Alameda Blvd NE, West of I-25, North of Montano Rd

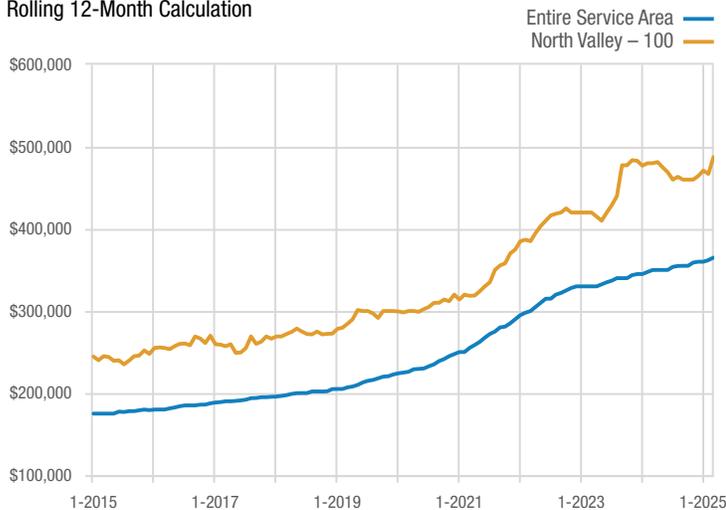
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
Key Metrics						
New Listings	18	20	+ 11.1%	39	45	+ 15.4%
Pending Sales	13	11	- 15.4%	34	32	- 5.9%
Closed Sales	7	9	+ 28.6%	24	28	+ 16.7%
Days on Market Until Sale	46	30	- 34.8%	36	62	+ 72.2%
Median Sales Price*	\$375,000	\$1,070,000	+ 185.3%	\$397,500	\$494,995	+ 24.5%
Average Sales Price*	\$458,639	\$1,345,900	+ 193.5%	\$460,672	\$932,483	+ 102.4%
Percent of List Price Received*	97.0%	98.1%	+ 1.1%	98.0%	98.7%	+ 0.7%
Inventory of Homes for Sale	40	40	0.0%	—	—	—
Months Supply of Inventory	3.7	3.1	- 16.2%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
Key Metrics						
New Listings	5	1	- 80.0%	8	4	- 50.0%
Pending Sales	5	0	- 100.0%	7	4	- 42.9%
Closed Sales	1	1	0.0%	5	4	- 20.0%
Days on Market Until Sale	1	2	+ 100.0%	2	23	+ 1,050.0%
Median Sales Price*	\$266,000	\$260,000	- 2.3%	\$250,000	\$252,500	+ 1.0%
Average Sales Price*	\$266,000	\$260,000	- 2.3%	\$255,400	\$276,250	+ 8.2%
Percent of List Price Received*	106.4%	104.0%	- 2.3%	99.8%	100.3%	+ 0.5%
Inventory of Homes for Sale	0	3	—	—	—	—
Months Supply of Inventory	—	1.2	—	—	—	—

* 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.

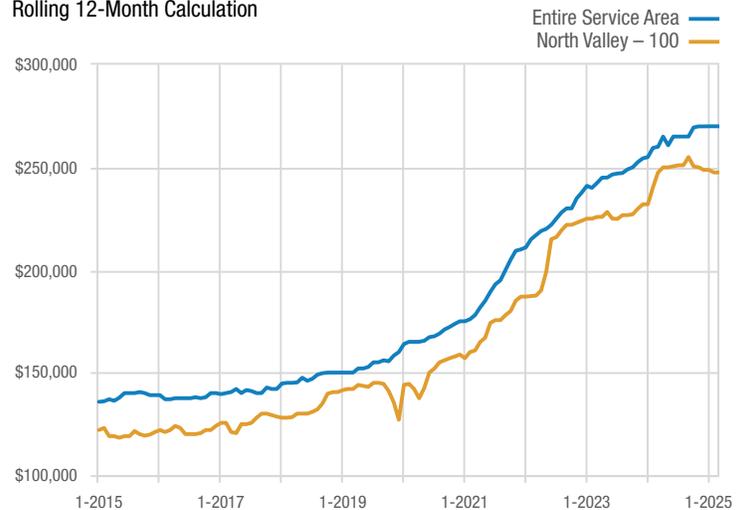
Median Sales Price - Single-Family Detached

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.