

# Local Market Update – March 2025

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



## 87107

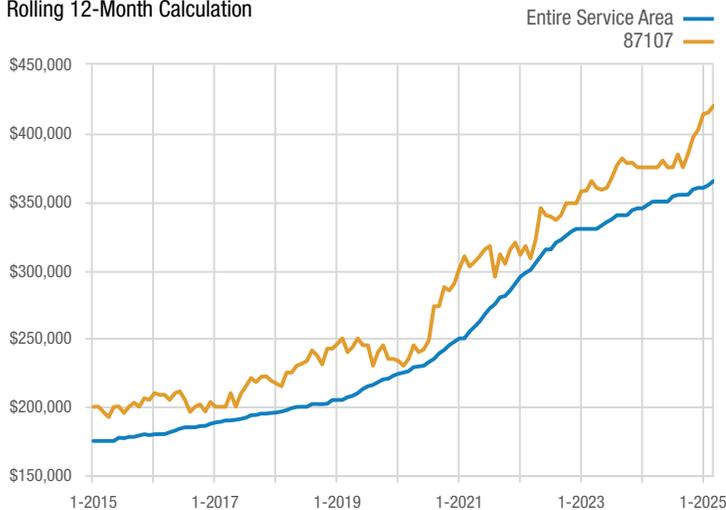
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
<b>Key Metrics</b>						
New Listings	22	<b>24</b>	+ 9.1%	62	<b>72</b>	+ 16.1%
Pending Sales	24	<b>23</b>	- 4.2%	61	<b>57</b>	- 6.6%
Closed Sales	13	<b>16</b>	+ 23.1%	40	<b>47</b>	+ 17.5%
Days on Market Until Sale	30	<b>25</b>	- 16.7%	35	<b>47</b>	+ 34.3%
Median Sales Price*	\$365,000	<b>\$469,995</b>	+ 28.8%	\$335,000	<b>\$447,500</b>	+ 33.6%
Average Sales Price*	\$415,746	<b>\$904,694</b>	+ 117.6%	\$392,302	<b>\$691,608</b>	+ 76.3%
Percent of List Price Received*	98.5%	<b>96.1%</b>	- 2.4%	97.7%	<b>97.8%</b>	+ 0.1%
Inventory of Homes for Sale	48	<b>48</b>	0.0%	—	—	—
Months Supply of Inventory	2.7	<b>2.7</b>	0.0%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
<b>Key Metrics</b>						
New Listings	1	<b>5</b>	+ 400.0%	10	<b>17</b>	+ 70.0%
Pending Sales	5	<b>3</b>	- 40.0%	11	<b>16</b>	+ 45.5%
Closed Sales	6	<b>6</b>	0.0%	12	<b>14</b>	+ 16.7%
Days on Market Until Sale	91	<b>25</b>	- 72.5%	63	<b>38</b>	- 39.7%
Median Sales Price*	\$305,000	<b>\$277,500</b>	- 9.0%	\$280,950	<b>\$275,000</b>	- 2.1%
Average Sales Price*	\$355,389	<b>\$342,500</b>	- 3.6%	\$301,528	<b>\$335,379</b>	+ 11.2%
Percent of List Price Received*	97.7%	<b>99.2%</b>	+ 1.5%	97.8%	<b>98.5%</b>	+ 0.7%
Inventory of Homes for Sale	1	<b>5</b>	+ 400.0%	—	—	—
Months Supply of Inventory	0.2	<b>1.1</b>	+ 450.0%	—	—	—

\* 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.

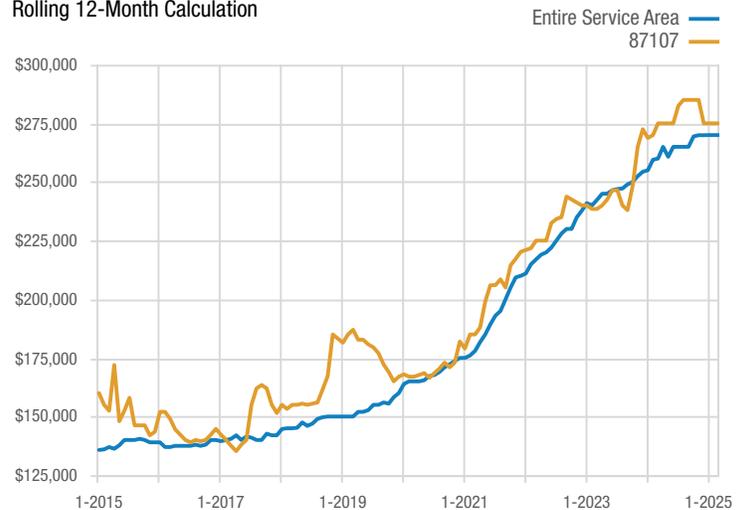
### Median Sales Price - Single-Family Detached

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.