

Local Market Update – March 2025

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



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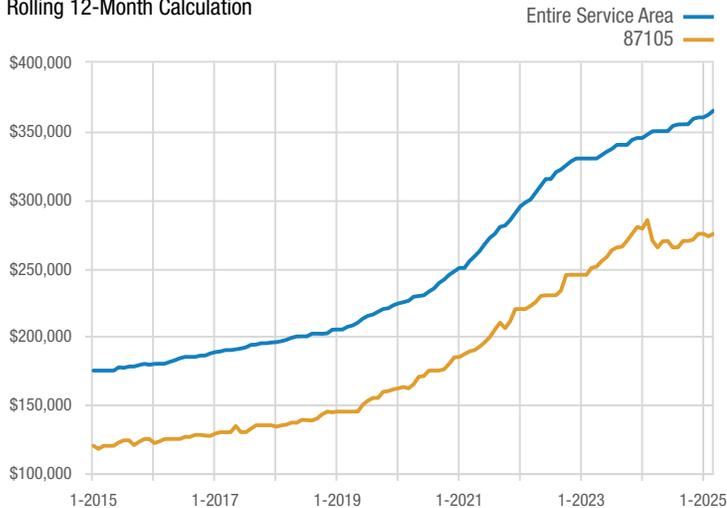
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	30	46	+ 53.3%	72	112	+ 55.6%
Pending Sales	25	33	+ 32.0%	72	78	+ 8.3%
Closed Sales	26	22	- 15.4%	61	59	- 3.3%
Days on Market Until Sale	16	29	+ 81.3%	28	35	+ 25.0%
Median Sales Price*	\$249,000	\$260,000	+ 4.4%	\$257,000	\$265,000	+ 3.1%
Average Sales Price*	\$266,801	\$296,523	+ 11.1%	\$280,743	\$300,794	+ 7.1%
Percent of List Price Received*	101.5%	98.8%	- 2.7%	100.0%	98.7%	- 1.3%
Inventory of Homes for Sale	34	59	+ 73.5%	—	—	—
Months Supply of Inventory	1.5	2.5	+ 66.7%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	0	2	—	7	7	0.0%
Pending Sales	1	3	+ 200.0%	7	5	- 28.6%
Closed Sales	4	2	- 50.0%	4	3	- 25.0%
Days on Market Until Sale	7	59	+ 742.9%	7	41	+ 485.7%
Median Sales Price*	\$212,500	\$196,200	- 7.7%	\$212,500	\$249,900	+ 17.6%
Average Sales Price*	\$201,000	\$196,200	- 2.4%	\$201,000	\$285,800	+ 42.2%
Percent of List Price Received*	102.4%	98.3%	- 4.0%	102.4%	98.2%	- 4.1%
Inventory of Homes for Sale	0	3	—	—	—	—
Months Supply of Inventory	—	2.1	—	—	—	—

* 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.

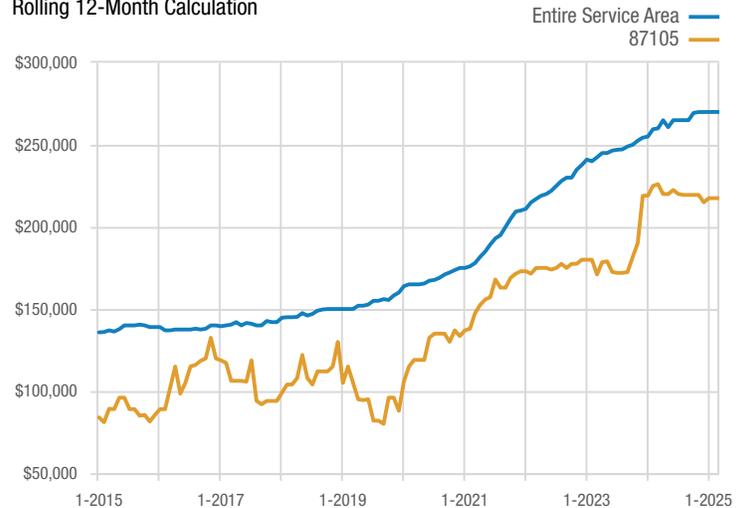
Median Sales Price - Single-Family Detached

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.