

# Local Market Update – March 2025

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



## 87113

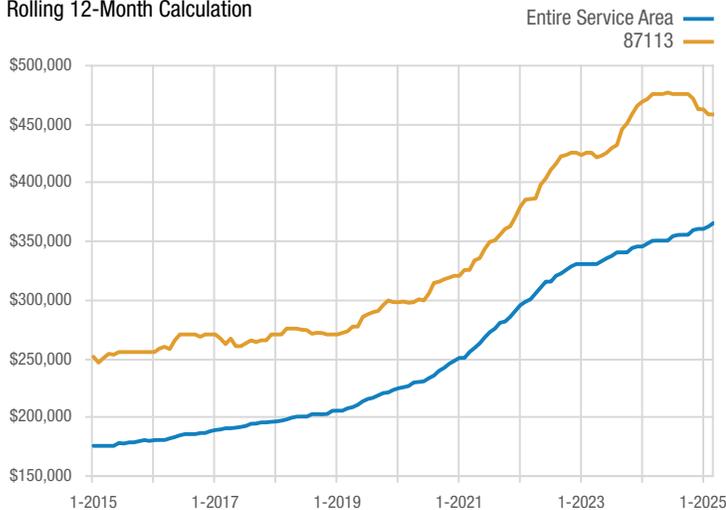
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
<b>Key Metrics</b>						
New Listings	13	<b>18</b>	+ 38.5%	27	<b>46</b>	+ 70.4%
Pending Sales	8	<b>12</b>	+ 50.0%	20	<b>34</b>	+ 70.0%
Closed Sales	3	<b>13</b>	+ 333.3%	18	<b>29</b>	+ 61.1%
Days on Market Until Sale	12	<b>21</b>	+ 75.0%	19	<b>37</b>	+ 94.7%
Median Sales Price*	\$537,000	<b>\$495,000</b>	- 7.8%	\$481,080	<b>\$450,000</b>	- 6.5%
Average Sales Price*	\$523,667	<b>\$518,454</b>	- 1.0%	\$488,274	<b>\$510,343</b>	+ 4.5%
Percent of List Price Received*	100.7%	<b>99.1%</b>	- 1.6%	99.8%	<b>99.4%</b>	- 0.4%
Inventory of Homes for Sale	20	<b>27</b>	+ 35.0%	—	—	—
Months Supply of Inventory	2.1	<b>2.3</b>	+ 9.5%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
<b>Key Metrics</b>						
New Listings	3	<b>0</b>	- 100.0%	4	<b>3</b>	- 25.0%
Pending Sales	3	<b>0</b>	- 100.0%	4	<b>3</b>	- 25.0%
Closed Sales	1	<b>1</b>	0.0%	2	<b>3</b>	+ 50.0%
Days on Market Until Sale	1	<b>2</b>	+ 100.0%	1	<b>23</b>	+ 2,200.0%
Median Sales Price*	\$266,000	<b>\$260,000</b>	- 2.3%	\$258,000	<b>\$245,000</b>	- 5.0%
Average Sales Price*	\$266,000	<b>\$260,000</b>	- 2.3%	\$258,000	<b>\$250,000</b>	- 3.1%
Percent of List Price Received*	106.4%	<b>104.0%</b>	- 2.3%	103.2%	<b>100.8%</b>	- 2.3%
Inventory of Homes for Sale	0	<b>2</b>	—	—	—	—
Months Supply of Inventory	—	<b>0.9</b>	—	—	—	—

\* 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.

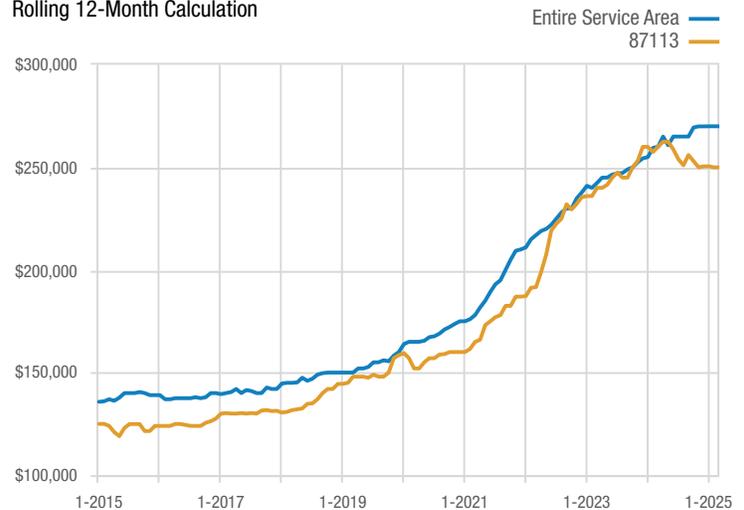
### Median Sales Price - Single-Family Detached

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.