

Local Market Update – March 2025

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



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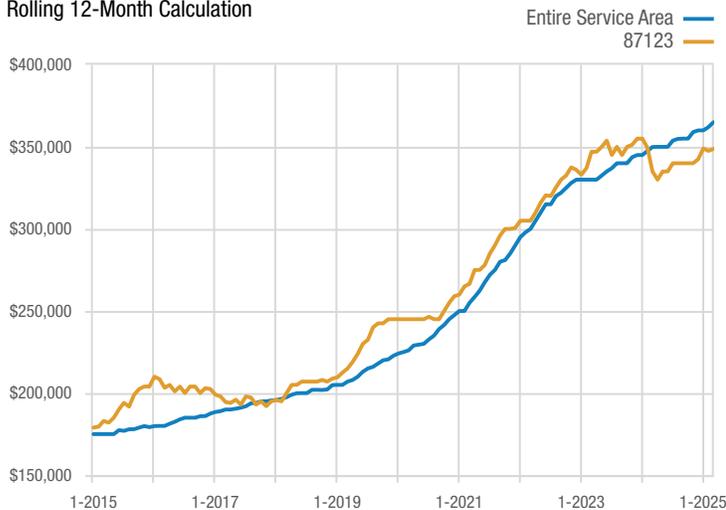
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	49	34	- 30.6%	111	103	- 7.2%
Pending Sales	35	27	- 22.9%	89	94	+ 5.6%
Closed Sales	33	28	- 15.2%	82	93	+ 13.4%
Days on Market Until Sale	25	30	+ 20.0%	29	41	+ 41.4%
Median Sales Price*	\$300,000	\$312,500	+ 4.2%	\$300,000	\$334,421	+ 11.5%
Average Sales Price*	\$358,326	\$360,238	+ 0.5%	\$352,662	\$362,925	+ 2.9%
Percent of List Price Received*	99.7%	100.4%	+ 0.7%	99.5%	99.3%	- 0.2%
Inventory of Homes for Sale	49	44	- 10.2%	—	—	—
Months Supply of Inventory	1.6	1.3	- 18.8%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	5	10	+ 100.0%	22	24	+ 9.1%
Pending Sales	2	8	+ 300.0%	19	23	+ 21.1%
Closed Sales	10	11	+ 10.0%	22	21	- 4.5%
Days on Market Until Sale	11	55	+ 400.0%	13	36	+ 176.9%
Median Sales Price*	\$277,000	\$290,000	+ 4.7%	\$285,000	\$281,000	- 1.4%
Average Sales Price*	\$300,219	\$283,545	- 5.6%	\$291,309	\$279,976	- 3.9%
Percent of List Price Received*	99.4%	98.4%	- 1.0%	99.4%	98.0%	- 1.4%
Inventory of Homes for Sale	6	9	+ 50.0%	—	—	—
Months Supply of Inventory	0.8	1.3	+ 62.5%	—	—	—

* 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.

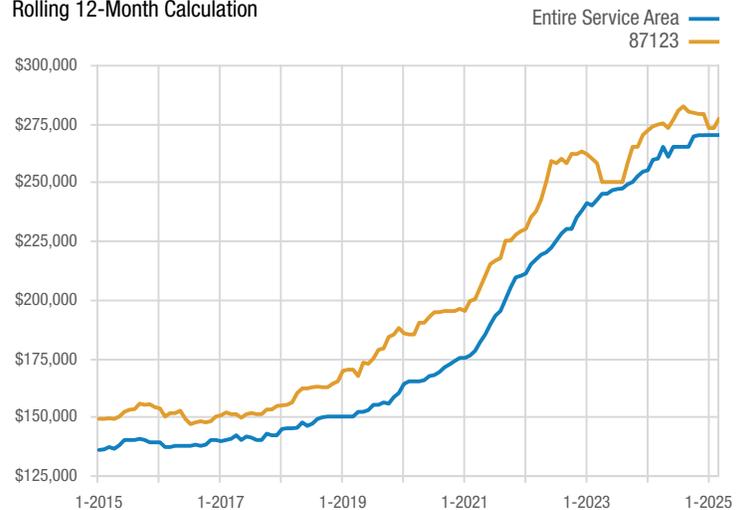
Median Sales Price - Single-Family Detached

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.