

Local Market Update – March 2025

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

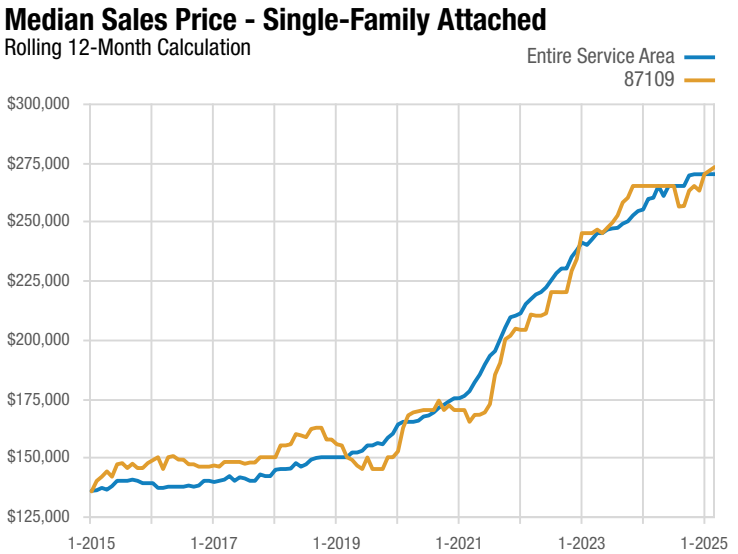
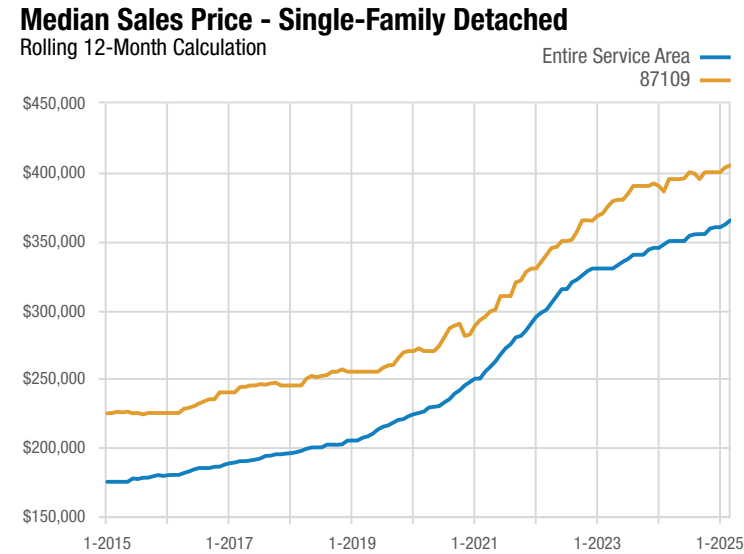


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Single-Family Detached	March			Year to Date		
Key Metrics	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	17	29	+ 70.6%	60	64	+ 6.7%
Pending Sales	22	20	- 9.1%	57	57	0.0%
Closed Sales	13	18	+ 38.5%	45	53	+ 17.8%
Days on Market Until Sale	26	25	- 3.8%	35	37	+ 5.7%
Median Sales Price*	\$435,000	\$434,750	- 0.1%	\$399,000	\$410,000	+ 2.8%
Average Sales Price*	\$491,923	\$466,389	- 5.2%	\$419,782	\$441,311	+ 5.1%
Percent of List Price Received*	100.8%	98.9%	- 1.9%	99.1%	98.3%	- 0.8%
Inventory of Homes for Sale	12	24	+ 100.0%	—	—	—
Months Supply of Inventory	0.6	1.2	+ 100.0%	—	—	—

Single-Family Attached	March			Year to Date		
Key Metrics	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	21	11	- 47.6%	43	43	0.0%
Pending Sales	14	18	+ 28.6%	41	36	- 12.2%
Closed Sales	12	13	+ 8.3%	34	29	- 14.7%
Days on Market Until Sale	36	39	+ 8.3%	29	48	+ 65.5%
Median Sales Price*	\$261,000	\$293,000	+ 12.3%	\$256,000	\$295,000	+ 15.2%
Average Sales Price*	\$240,950	\$254,138	+ 5.5%	\$233,053	\$287,340	+ 23.3%
Percent of List Price Received*	97.7%	98.2%	+ 0.5%	98.0%	97.7%	- 0.3%
Inventory of Homes for Sale	14	20	+ 42.9%	—	—	—
Months Supply of Inventory	1.4	1.9	+ 35.7%	—	—	—

* 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.



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.