

Local Market Update – March 2025

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



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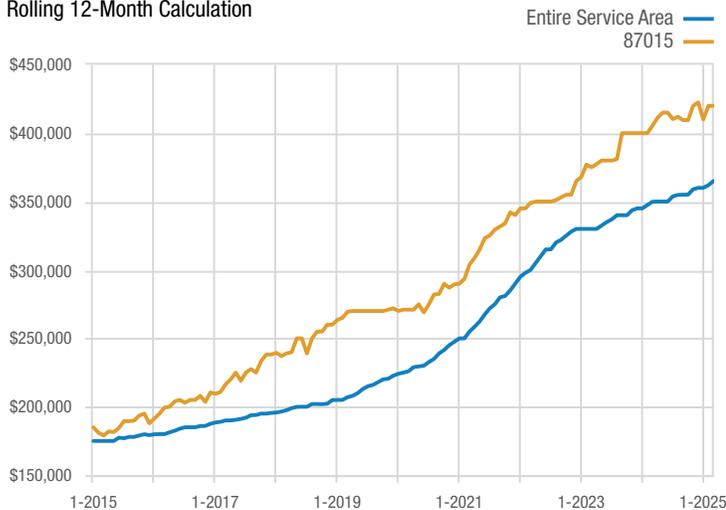
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	18	16	- 11.1%	36	38	+ 5.6%
Pending Sales	14	13	- 7.1%	25	28	+ 12.0%
Closed Sales	4	8	+ 100.0%	17	26	+ 52.9%
Days on Market Until Sale	91	61	- 33.0%	59	52	- 11.9%
Median Sales Price*	\$437,500	\$488,500	+ 11.7%	\$425,000	\$421,000	- 0.9%
Average Sales Price*	\$482,500	\$468,313	- 2.9%	\$426,206	\$417,165	- 2.1%
Percent of List Price Received*	100.3%	99.1%	- 1.2%	98.7%	98.0%	- 0.7%
Inventory of Homes for Sale	27	26	- 3.7%	—	—	—
Months Supply of Inventory	2.4	2.2	- 8.3%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

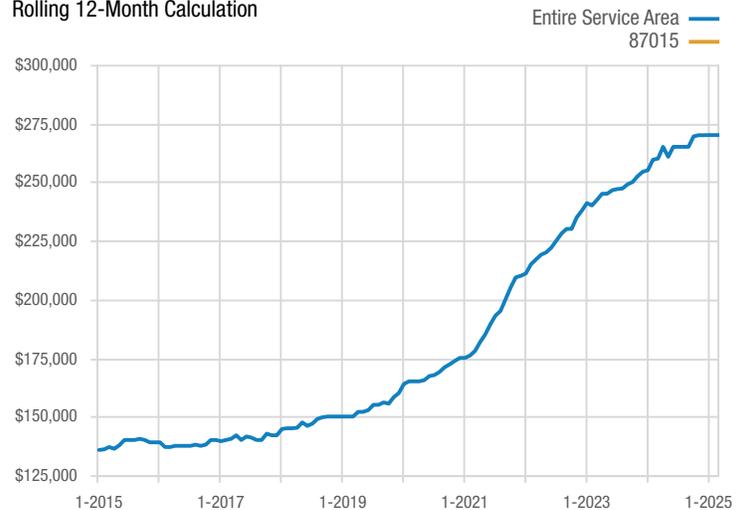
Median Sales Price - Single-Family Detached

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.