

Local Market Update – March 2025

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



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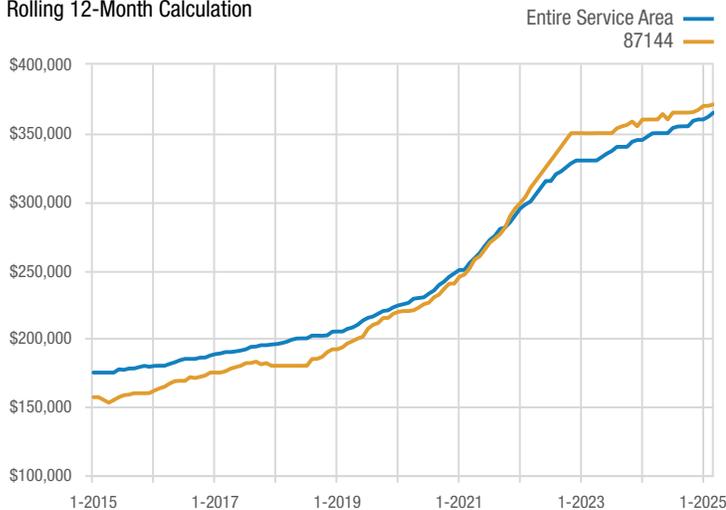
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	117	118	+ 0.9%	323	327	+ 1.2%
Pending Sales	74	86	+ 16.2%	243	251	+ 3.3%
Closed Sales	82	78	- 4.9%	222	217	- 2.3%
Days on Market Until Sale	45	54	+ 20.0%	44	55	+ 25.0%
Median Sales Price*	\$361,090	\$382,495	+ 5.9%	\$359,995	\$375,000	+ 4.2%
Average Sales Price*	\$404,724	\$406,677	+ 0.5%	\$388,886	\$402,612	+ 3.5%
Percent of List Price Received*	99.3%	98.6%	- 0.7%	99.3%	98.5%	- 0.8%
Inventory of Homes for Sale	200	203	+ 1.5%	—	—	—
Months Supply of Inventory	2.4	2.4	0.0%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	0	1	—	0	4	—
Pending Sales	0	1	—	0	4	—
Closed Sales	0	4	—	0	4	—
Days on Market Until Sale	—	9	—	—	9	—
Median Sales Price*	—	\$391,000	—	—	\$391,000	—
Average Sales Price*	—	\$361,250	—	—	\$361,250	—
Percent of List Price Received*	—	98.6%	—	—	98.6%	—
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.

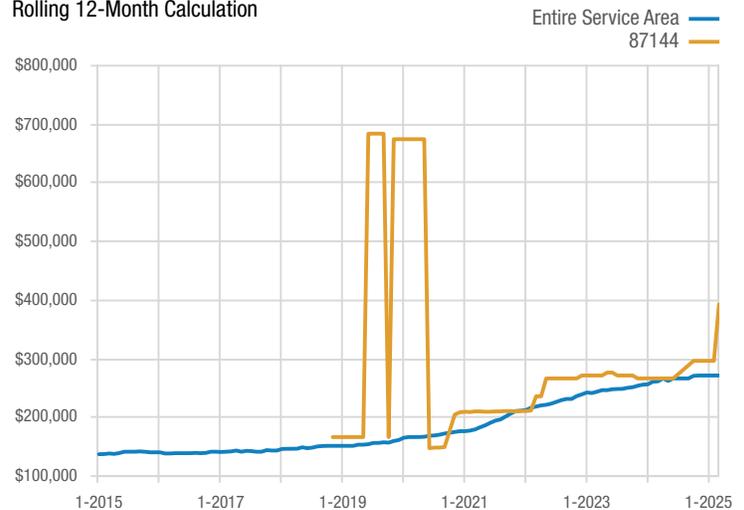
Median Sales Price - Single-Family Detached

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.