

Local Market Update – March 2025

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



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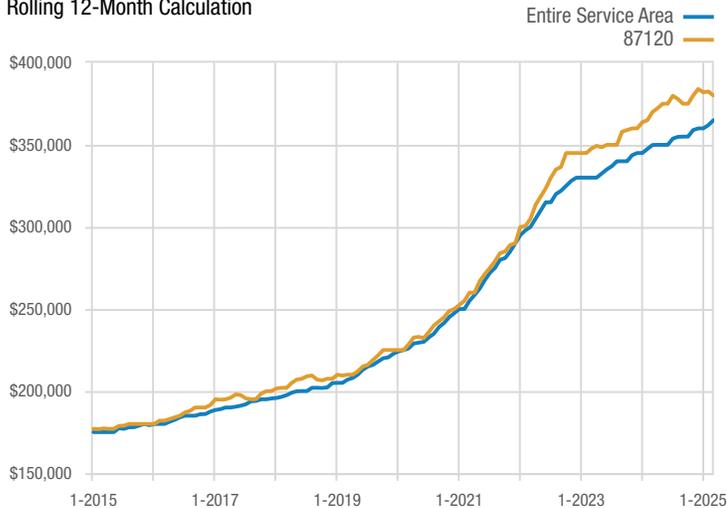
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
Key Metrics						
New Listings	93	77	- 17.2%	222	227	+ 2.3%
Pending Sales	64	79	+ 23.4%	169	196	+ 16.0%
Closed Sales	51	61	+ 19.6%	136	151	+ 11.0%
Days on Market Until Sale	44	41	- 6.8%	42	53	+ 26.2%
Median Sales Price*	\$395,000	\$392,567	- 0.6%	\$382,000	\$363,000	- 5.0%
Average Sales Price*	\$424,509	\$435,810	+ 2.7%	\$414,387	\$411,241	- 0.8%
Percent of List Price Received*	98.9%	99.2%	+ 0.3%	98.8%	99.0%	+ 0.2%
Inventory of Homes for Sale	108	110	+ 1.9%	—	—	—
Months Supply of Inventory	1.8	1.7	- 5.6%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
Key Metrics						
New Listings	7	18	+ 157.1%	22	40	+ 81.8%
Pending Sales	9	15	+ 66.7%	21	38	+ 81.0%
Closed Sales	6	11	+ 83.3%	18	31	+ 72.2%
Days on Market Until Sale	2	65	+ 3,150.0%	17	44	+ 158.8%
Median Sales Price*	\$232,000	\$279,000	+ 20.3%	\$254,000	\$260,000	+ 2.4%
Average Sales Price*	\$221,833	\$282,727	+ 27.5%	\$292,375	\$272,102	- 6.9%
Percent of List Price Received*	100.1%	98.5%	- 1.6%	98.8%	98.6%	- 0.2%
Inventory of Homes for Sale	5	10	+ 100.0%	—	—	—
Months Supply of Inventory	0.6	1.0	+ 66.7%	—	—	—

* 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.

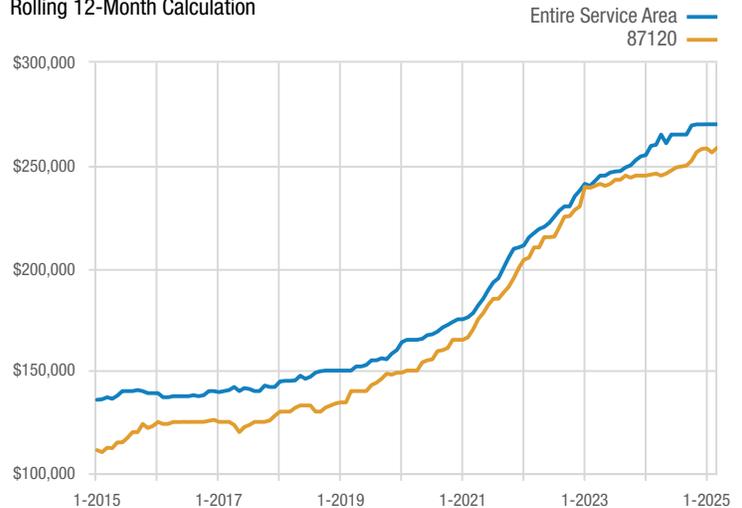
Median Sales Price - Single-Family Detached

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.