

# Local Market Update – March 2025

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



## South 217 Area – 260

South of I-40, East of Hwy 217, North of Torrance County Line, West of Hwy 344

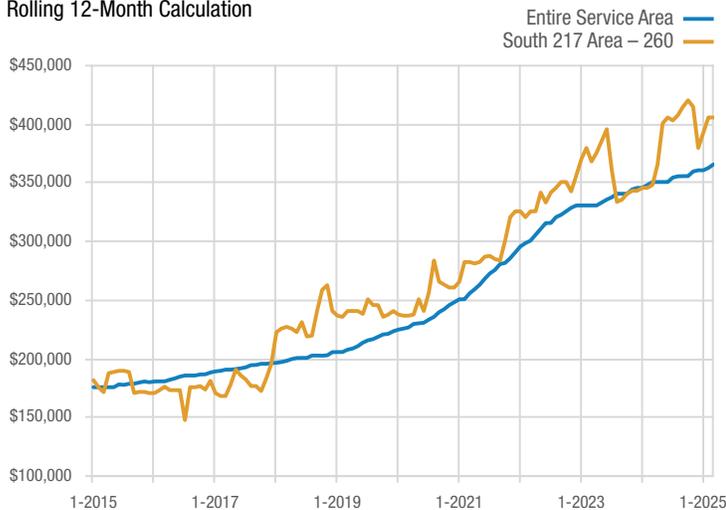
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	4	3	- 25.0%	8	5	- 37.5%
Pending Sales	4	1	- 75.0%	5	4	- 20.0%
Closed Sales	1	1	0.0%	2	4	+ 100.0%
Days on Market Until Sale	5	79	+ 1,480.0%	4	83	+ 1,975.0%
Median Sales Price*	\$405,000	<b>\$450,000</b>	+ 11.1%	\$385,000	<b>\$427,500</b>	+ 11.0%
Average Sales Price*	\$405,000	<b>\$450,000</b>	+ 11.1%	\$385,000	<b>\$421,750</b>	+ 9.5%
Percent of List Price Received*	101.3%	<b>100.0%</b>	- 1.3%	100.6%	<b>98.0%</b>	- 2.6%
Inventory of Homes for Sale	7	6	- 14.3%	—	—	—
Months Supply of Inventory	2.3	<b>3.1</b>	+ 34.8%	—	—	—

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.

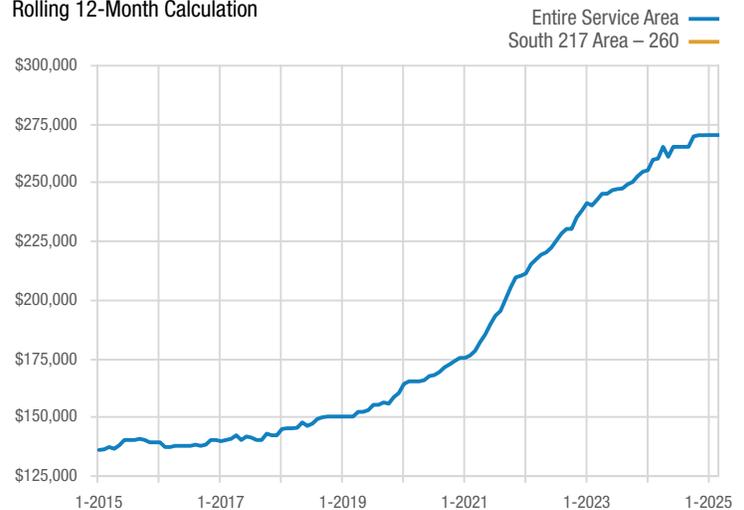
### Median Sales Price - Single-Family Detached

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.