

# Local Market Update – March 2025

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



## 87109

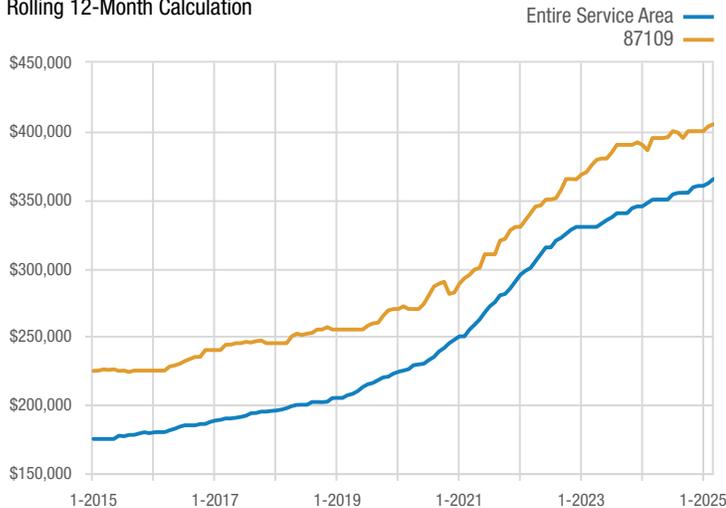
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	17	<b>29</b>	+ 70.6%	60	<b>64</b>	+ 6.7%
Pending Sales	22	<b>20</b>	- 9.1%	57	<b>57</b>	0.0%
Closed Sales	13	<b>18</b>	+ 38.5%	45	<b>53</b>	+ 17.8%
Days on Market Until Sale	26	<b>25</b>	-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

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

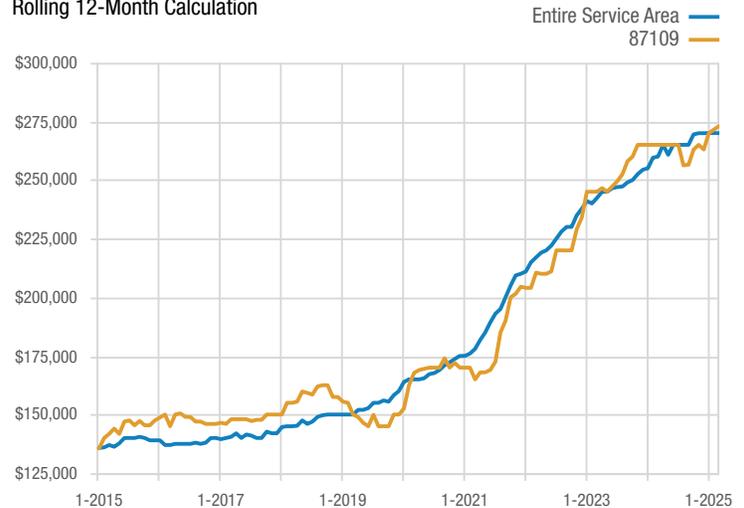
### Median Sales Price - Single-Family Detached

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.