

Local Market Update – March 2025

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



Far Northeast Heights – 30

East of Wyoming Blvd NE, South of Paseo del Norte Blvd NE / San Antonio Dr NE, West of Tramway Blvd, North of Montgomery Blvd NE

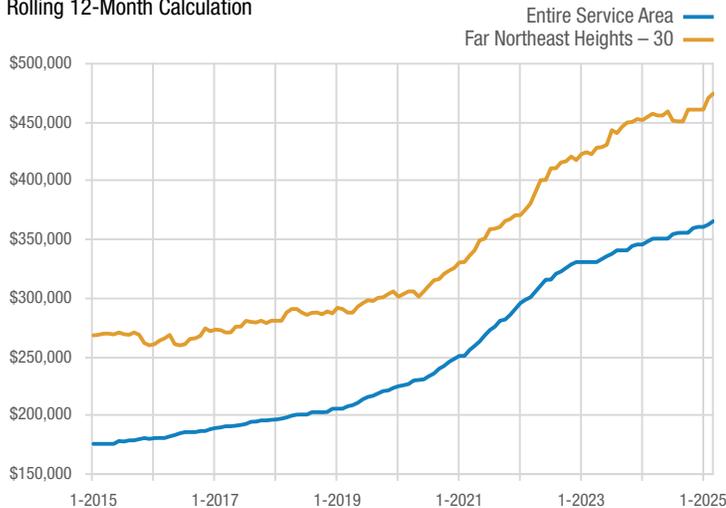
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	40	52	+ 30.0%	93	124	+ 33.3%
Pending Sales	35	44	+ 25.7%	88	105	+ 19.3%
Closed Sales	24	38	+ 58.3%	66	90	+ 36.4%
Days on Market Until Sale	11	40	+ 263.6%	27	42	+ 55.6%
Median Sales Price*	\$502,500	\$490,800	- 2.3%	\$430,500	\$487,250	+ 13.2%
Average Sales Price*	\$524,042	\$645,838	+ 23.2%	\$490,016	\$580,063	+ 18.4%
Percent of List Price Received*	99.6%	99.9%	+ 0.3%	98.8%	99.0%	+ 0.2%
Inventory of Homes for Sale	28	44	+ 57.1%	—	—	—
Months Supply of Inventory	0.9	1.3	+ 44.4%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	15	15	0.0%	30	35	+ 16.7%
Pending Sales	9	15	+ 66.7%	23	36	+ 56.5%
Closed Sales	5	14	+ 180.0%	21	33	+ 57.1%
Days on Market Until Sale	5	38	+ 660.0%	15	39	+ 160.0%
Median Sales Price*	\$340,000	\$309,500	- 9.0%	\$335,000	\$322,500	- 3.7%
Average Sales Price*	\$363,000	\$316,300	- 12.9%	\$334,667	\$330,633	- 1.2%
Percent of List Price Received*	99.1%	98.5%	- 0.6%	98.3%	98.2%	- 0.1%
Inventory of Homes for Sale	13	11	- 15.4%	—	—	—
Months Supply of Inventory	1.6	1.2	- 25.0%	—	—	—

* 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.

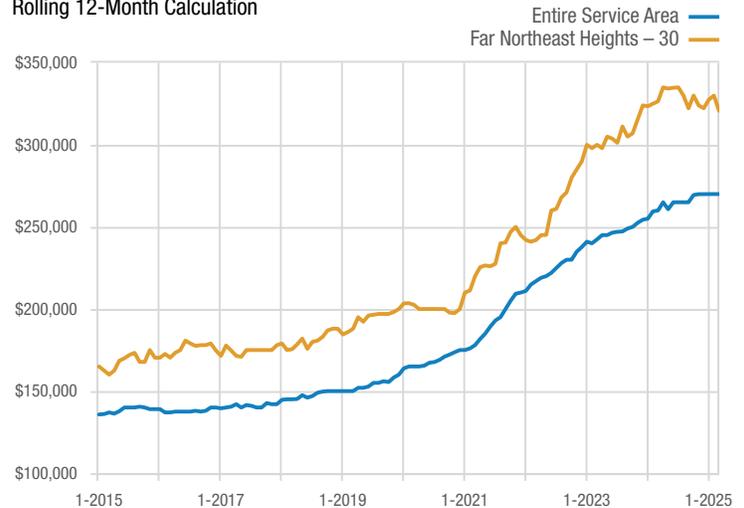
Median Sales Price - Single-Family Detached

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.