

Local Market Update – March 2025

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



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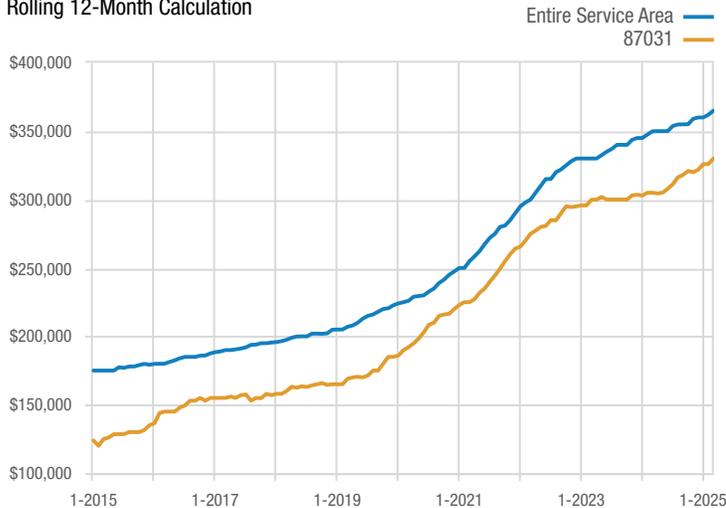
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	58	66	+ 13.8%	181	168	- 7.2%
Pending Sales	44	67	+ 52.3%	136	154	+ 13.2%
Closed Sales	42	49	+ 16.7%	108	110	+ 1.9%
Days on Market Until Sale	42	73	+ 73.8%	53	59	+ 11.3%
Median Sales Price*	\$317,040	\$359,777	+ 13.5%	\$311,500	\$345,625	+ 11.0%
Average Sales Price*	\$341,851	\$374,605	+ 9.6%	\$336,568	\$359,124	+ 6.7%
Percent of List Price Received*	99.3%	98.9%	- 0.4%	99.2%	98.6%	- 0.6%
Inventory of Homes for Sale	114	140	+ 22.8%	—	—	—
Months Supply of Inventory	2.4	3.1	+ 29.2%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	2	0	- 100.0%	3	3	0.0%
Pending Sales	1	0	- 100.0%	2	1	- 50.0%
Closed Sales	1	0	- 100.0%	3	3	0.0%
Days on Market Until Sale	109	—	—	38	21	- 44.7%
Median Sales Price*	\$240,000	—	—	\$240,000	\$245,000	+ 2.1%
Average Sales Price*	\$240,000	—	—	\$235,000	\$251,000	+ 6.8%
Percent of List Price Received*	104.6%	—	—	101.5%	96.6%	- 4.8%
Inventory of Homes for Sale	2	4	+ 100.0%	—	—	—
Months Supply of Inventory	0.9	1.9	+ 111.1%	—	—	—

* 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.

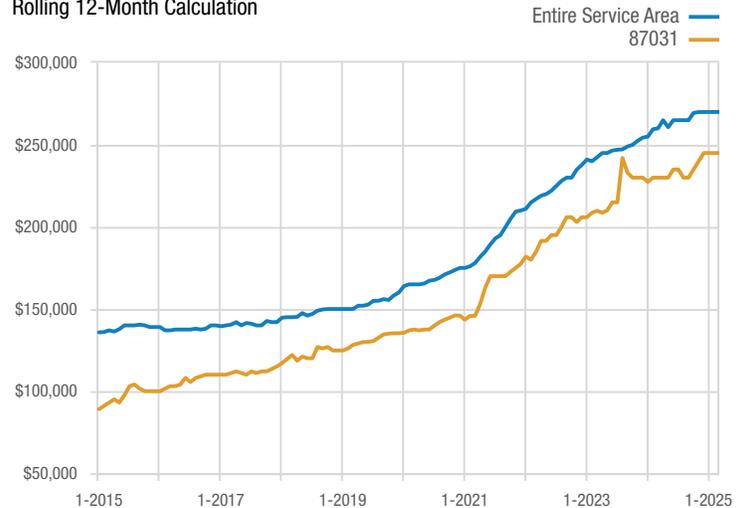
Median Sales Price - Single-Family Detached

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.