

Local Market Update – March 2025

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



North of I-40 – 220

North of I-40, West of Golden, East of Sandia Mountains, NW of Gutierrez Canyon

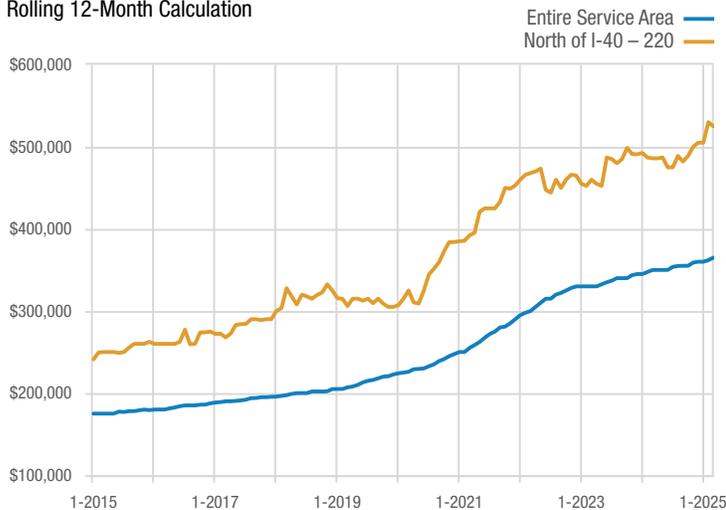
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	10	19	+ 90.0%	26	34	+ 30.8%
Pending Sales	8	10	+ 25.0%	20	27	+ 35.0%
Closed Sales	4	6	+ 50.0%	17	26	+ 52.9%
Days on Market Until Sale	9	109	+ 1,111.1%	20	71	+ 255.0%
Median Sales Price*	\$551,000	\$470,500	- 14.6%	\$443,000	\$550,500	+ 24.3%
Average Sales Price*	\$548,750	\$531,167	- 3.2%	\$421,676	\$635,422	+ 50.7%
Percent of List Price Received*	98.7%	99.8%	+ 1.1%	98.4%	97.7%	- 0.7%
Inventory of Homes for Sale	21	26	+ 23.8%	—	—	—
Months Supply of Inventory	2.5	2.7	+ 8.0%	—	—	—

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.

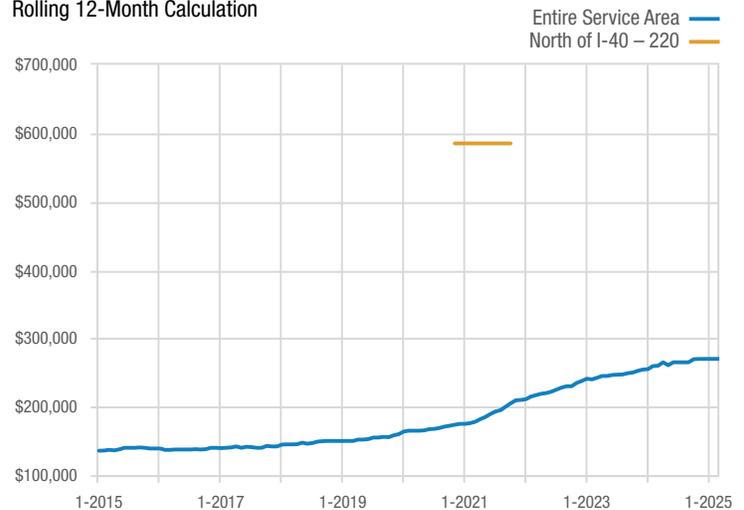
Median Sales Price - Single-Family Detached

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.