

# Local Market Update – March 2025

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

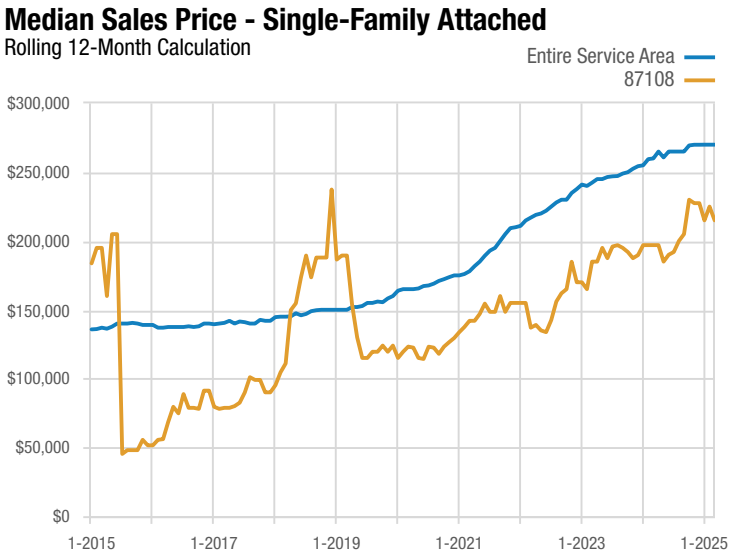
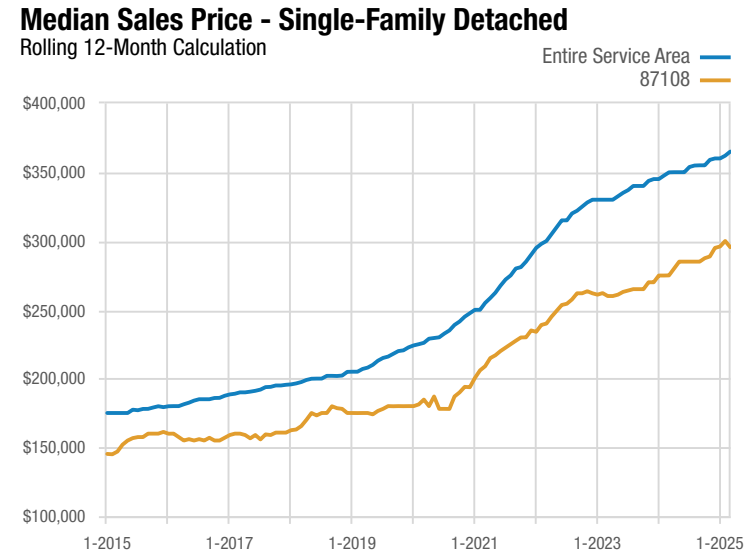


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Single-Family Detached	March			Year to Date		
Key Metrics	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	23	32	+ 39.1%	58	91	+ 56.9%
Pending Sales	17	33	+ 94.1%	45	65	+ 44.4%
Closed Sales	11	14	+ 27.3%	41	57	+ 39.0%
Days on Market Until Sale	5	19	+ 280.0%	23	33	+ 43.5%
Median Sales Price*	\$280,000	\$273,950	- 2.2%	\$280,000	\$290,000	+ 3.6%
Average Sales Price*	\$334,273	\$282,064	- 15.6%	\$303,294	\$339,341	+ 11.9%
Percent of List Price Received*	102.0%	99.3%	- 2.6%	99.3%	98.2%	- 1.1%
Inventory of Homes for Sale	25	45	+ 80.0%	—	—	—
Months Supply of Inventory	1.3	2.1	+ 61.5%	—	—	—

Single-Family Attached	March			Year to Date		
Key Metrics	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	3	5	+ 66.7%	8	11	+ 37.5%
Pending Sales	2	2	0.0%	9	8	- 11.1%
Closed Sales	2	3	+ 50.0%	9	5	- 44.4%
Days on Market Until Sale	6	22	+ 266.7%	72	40	- 44.4%
Median Sales Price*	\$260,000	\$225,000	- 13.5%	\$295,000	\$225,000	- 23.7%
Average Sales Price*	\$260,000	\$278,333	+ 7.1%	\$267,389	\$247,980	- 7.3%
Percent of List Price Received*	100.0%	99.4%	- 0.6%	96.8%	99.2%	+ 2.5%
Inventory of Homes for Sale	6	9	+ 50.0%	—	—	—
Months Supply of Inventory	1.9	3.6	+ 89.5%	—	—	—

\* 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.



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.