

Local Market Update – March 2025

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



Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery Blvd NE

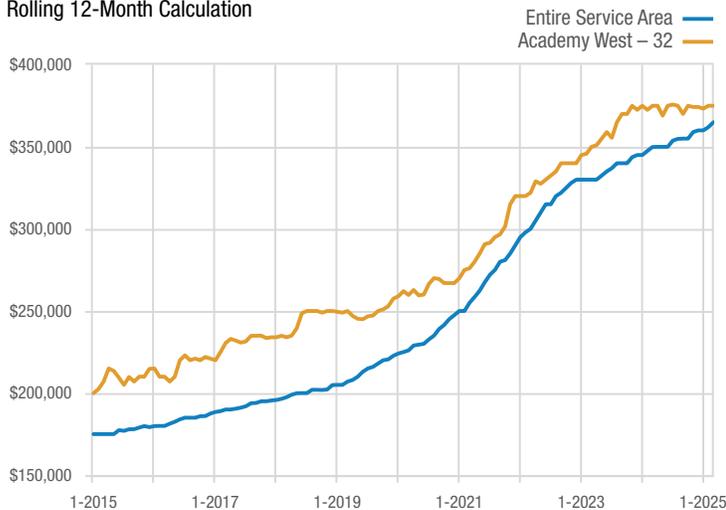
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
Key Metrics						
New Listings	10	17	+ 70.0%	33	36	+ 9.1%
Pending Sales	10	8	- 20.0%	27	31	+ 14.8%
Closed Sales	7	13	+ 85.7%	26	32	+ 23.1%
Days on Market Until Sale	45	28	- 37.8%	36	37	+ 2.8%
Median Sales Price*	\$433,000	\$410,000	- 5.3%	\$364,500	\$381,000	+ 4.5%
Average Sales Price*	\$443,000	\$428,885	- 3.2%	\$396,430	\$400,034	+ 0.9%
Percent of List Price Received*	100.3%	98.5%	- 1.8%	99.7%	98.2%	- 1.5%
Inventory of Homes for Sale	8	17	+ 112.5%	—	—	—
Months Supply of Inventory	0.7	1.5	+ 114.3%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
Key Metrics						
New Listings	21	10	- 52.4%	40	36	- 10.0%
Pending Sales	14	14	0.0%	38	29	- 23.7%
Closed Sales	11	10	- 9.1%	30	24	- 20.0%
Days on Market Until Sale	39	42	+ 7.7%	32	55	+ 71.9%
Median Sales Price*	\$247,000	\$210,500	- 14.8%	\$243,500	\$270,250	+ 11.0%
Average Sales Price*	\$226,491	\$233,150	+ 2.9%	\$227,143	\$279,024	+ 22.8%
Percent of List Price Received*	97.5%	98.8%	+ 1.3%	98.1%	97.9%	- 0.2%
Inventory of Homes for Sale	13	18	+ 38.5%	—	—	—
Months Supply of Inventory	1.5	1.9	+ 26.7%	—	—	—

* 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.

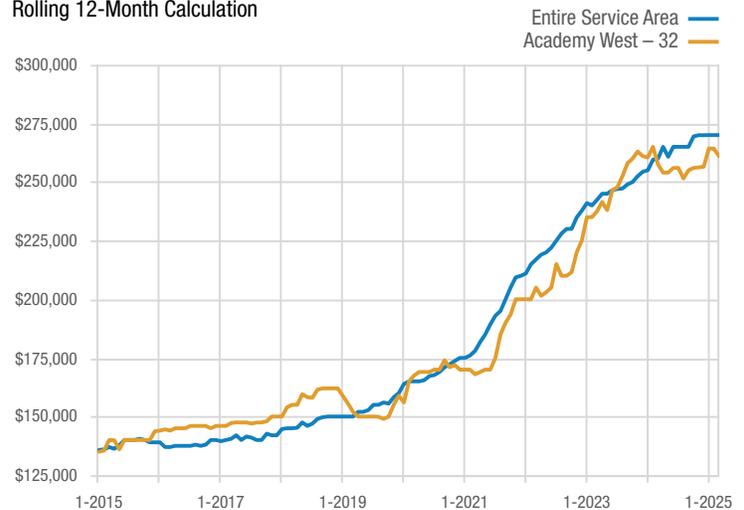
Median Sales Price - Single-Family Detached

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.