

Local Market Update – March 2025

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



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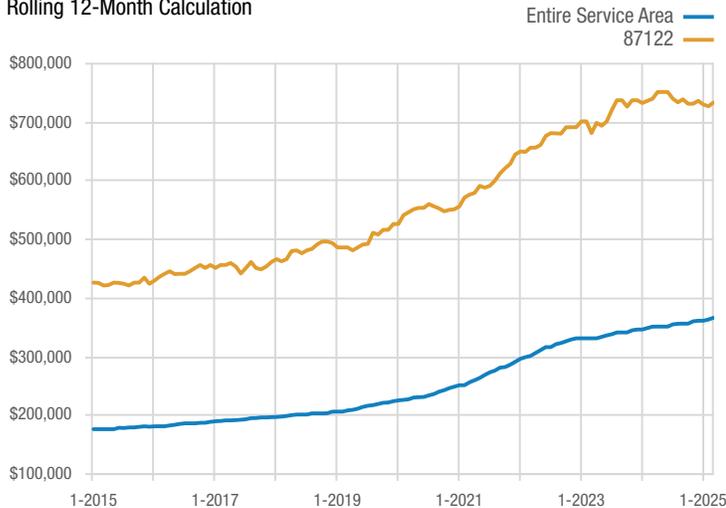
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	24	38	+ 58.3%	60	85	+ 41.7%
Pending Sales	19	31	+ 63.2%	60	67	+ 11.7%
Closed Sales	21	25	+ 19.0%	50	55	+ 10.0%
Days on Market Until Sale	48	33	- 31.3%	42	45	+ 7.1%
Median Sales Price*	\$675,000	\$742,000	+ 9.9%	\$692,000	\$655,000	- 5.3%
Average Sales Price*	\$737,225	\$890,629	+ 20.8%	\$817,527	\$804,682	- 1.6%
Percent of List Price Received*	98.1%	99.2%	+ 1.1%	98.0%	98.8%	+ 0.8%
Inventory of Homes for Sale	27	41	+ 51.9%	—	—	—
Months Supply of Inventory	1.3	1.9	+ 46.2%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	1	2	+ 100.0%	2	4	+ 100.0%
Pending Sales	1	0	- 100.0%	1	2	+ 100.0%
Closed Sales	0	0	0.0%	1	4	+ 300.0%
Days on Market Until Sale	—	—	—	49	3	- 93.9%
Median Sales Price*	—	—	—	\$370,000	\$397,500	+ 7.4%
Average Sales Price*	—	—	—	\$370,000	\$416,450	+ 12.6%
Percent of List Price Received*	—	—	—	92.7%	100.0%	+ 7.9%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.7	0.7	0.0%	—	—	—

* 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.

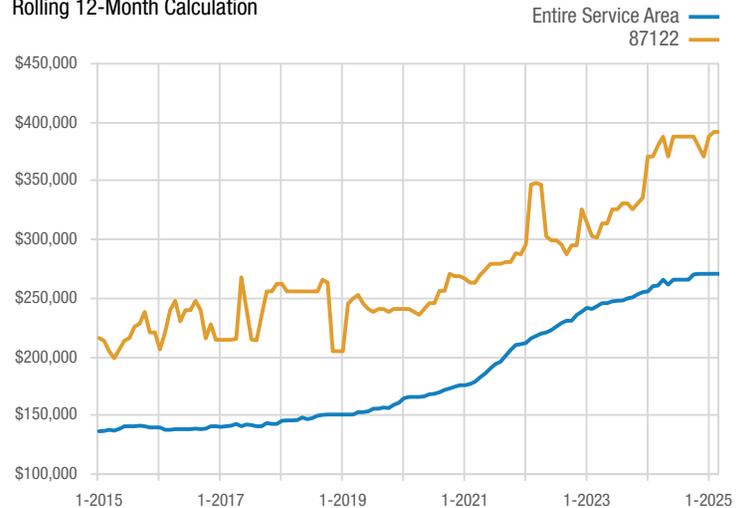
Median Sales Price - Single-Family Detached

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.