

Local Market Update – March 2025

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



Southwest Heights – 92

East of Cancito Reservation, South of Central Ave, West of Coors Blvd SW, North of Dennis Chavez Blvd

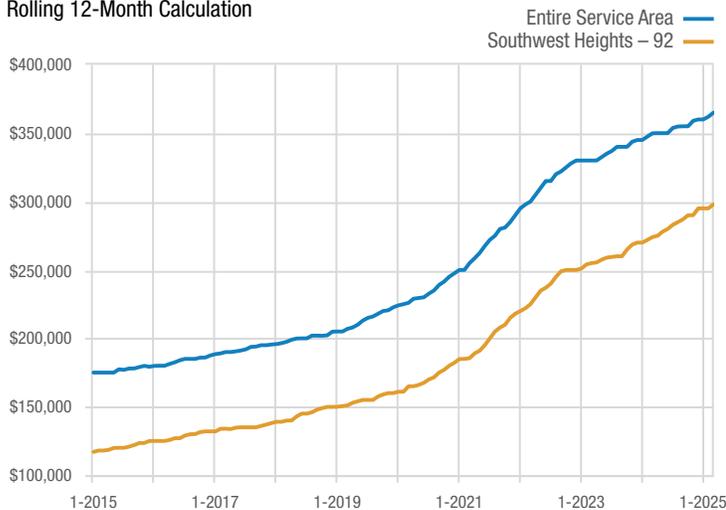
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	70	50	- 28.6%	184	164	- 10.9%
Pending Sales	60	63	+ 5.0%	166	157	- 5.4%
Closed Sales	49	45	- 8.2%	143	124	- 13.3%
Days on Market Until Sale	36	35	- 2.8%	34	38	+ 11.8%
Median Sales Price*	\$289,000	\$300,000	+ 3.8%	\$275,000	\$287,500	+ 4.5%
Average Sales Price*	\$299,485	\$298,226	- 0.4%	\$281,929	\$291,796	+ 3.5%
Percent of List Price Received*	100.1%	100.5%	+ 0.4%	99.8%	99.8%	0.0%
Inventory of Homes for Sale	61	54	- 11.5%	—	—	—
Months Supply of Inventory	1.2	1.1	- 8.3%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	1	3	+ 200.0%	2	4	+ 100.0%
Pending Sales	0	2	—	1	3	+ 200.0%
Closed Sales	0	0	0.0%	1	2	+ 100.0%
Days on Market Until Sale	—	—	—	14	29	+ 107.1%
Median Sales Price*	—	—	—	\$105,000	\$227,450	+ 116.6%
Average Sales Price*	—	—	—	\$105,000	\$227,450	+ 116.6%
Percent of List Price Received*	—	—	—	80.8%	98.9%	+ 22.4%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	2.0	0.6	- 70.0%	—	—	—

* 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.

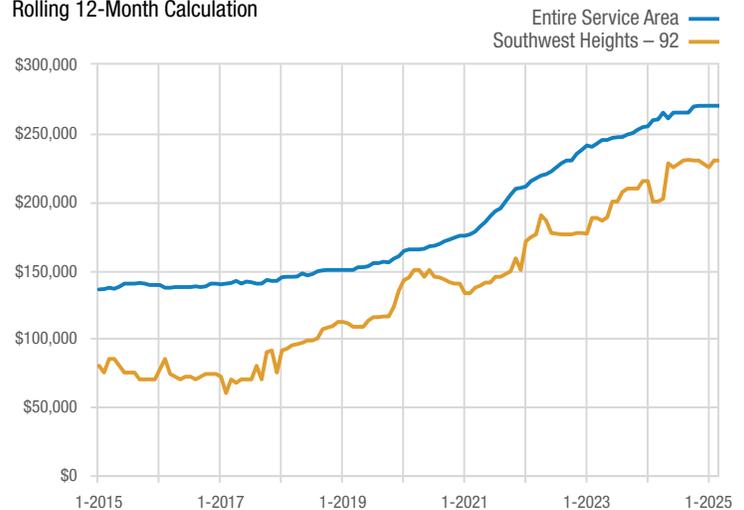
Median Sales Price - Single-Family Detached

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.