

Local Market Update – March 2025

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



Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

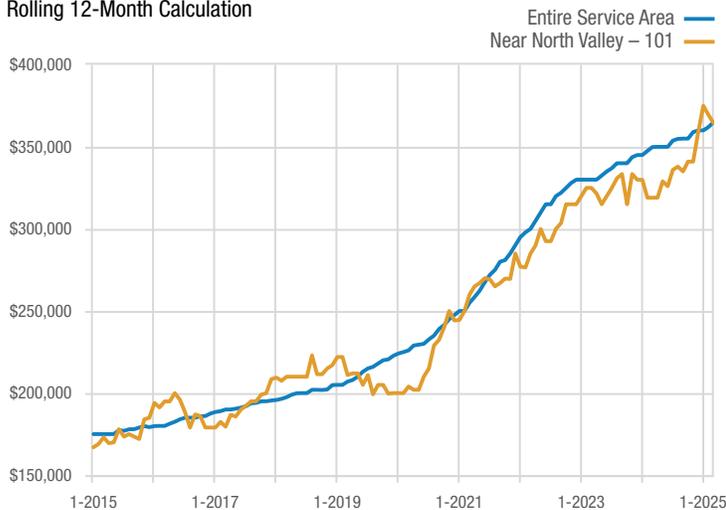
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	17	26	+ 52.9%	53	71	+ 34.0%
Pending Sales	20	26	+ 30.0%	51	52	+ 2.0%
Closed Sales	10	12	+ 20.0%	34	39	+ 14.7%
Days on Market Until Sale	21	57	+ 171.4%	31	49	+ 58.1%
Median Sales Price*	\$347,500	\$322,500	- 7.2%	\$312,500	\$349,000	+ 11.7%
Average Sales Price*	\$398,470	\$345,000	- 13.4%	\$352,693	\$417,304	+ 18.3%
Percent of List Price Received*	98.2%	95.2%	- 3.1%	97.5%	97.7%	+ 0.2%
Inventory of Homes for Sale	34	42	+ 23.5%	—	—	—
Months Supply of Inventory	2.4	2.5	+ 4.2%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	2	5	+ 150.0%	11	17	+ 54.5%
Pending Sales	6	6	0.0%	14	19	+ 35.7%
Closed Sales	6	7	+ 16.7%	12	16	+ 33.3%
Days on Market Until Sale	91	22	- 75.8%	64	34	- 46.9%
Median Sales Price*	\$305,000	\$280,000	- 8.2%	\$267,450	\$275,000	+ 2.8%
Average Sales Price*	\$355,389	\$344,714	- 3.0%	\$295,695	\$331,925	+ 12.3%
Percent of List Price Received*	97.7%	99.6%	+ 1.9%	97.8%	99.0%	+ 1.2%
Inventory of Homes for Sale	2	4	+ 100.0%	—	—	—
Months Supply of Inventory	0.5	0.9	+ 80.0%	—	—	—

* 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.

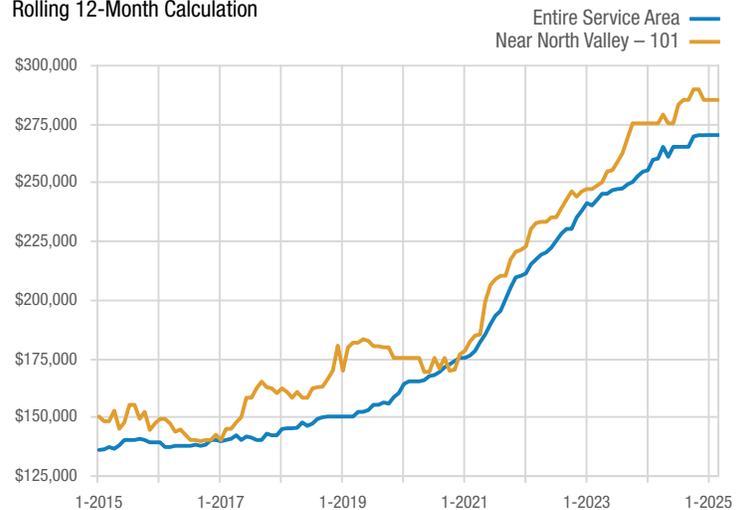
Median Sales Price - Single-Family Detached

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.