

Local Market Update – March 2025

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



Paradise East – 121

East of Unser Blvd NW, South of Sandoval County Line, West of 528 / Coors Blvd NW, North of Paseo del Norte Blvd NE

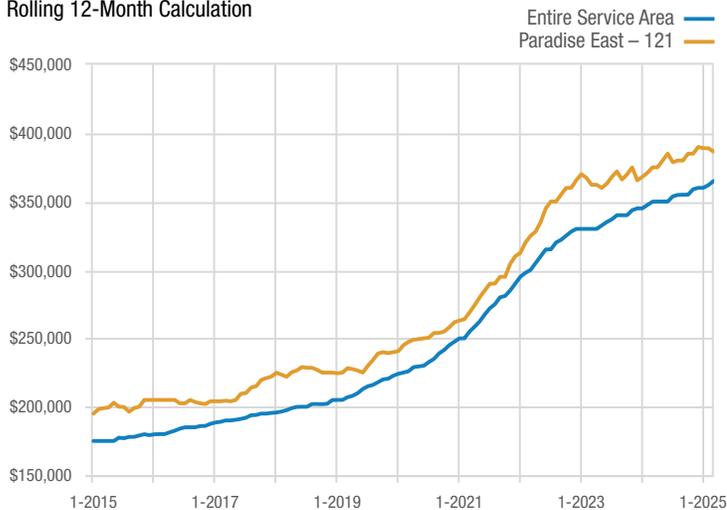
Single-Family Detached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	26	28	+ 7.7%	67	77	+ 14.9%
Pending Sales	30	18	- 40.0%	69	58	- 15.9%
Closed Sales	20	19	- 5.0%	53	53	0.0%
Days on Market Until Sale	14	27	+ 92.9%	19	37	+ 94.7%
Median Sales Price*	\$392,250	\$350,000	- 10.8%	\$375,000	\$370,000	- 1.3%
Average Sales Price*	\$424,610	\$373,421	- 12.1%	\$398,779	\$384,296	- 3.6%
Percent of List Price Received*	99.6%	98.7%	- 0.9%	99.8%	98.9%	- 0.9%
Inventory of Homes for Sale	15	36	+ 140.0%	—	—	—
Months Supply of Inventory	0.8	1.9	+ 137.5%	—	—	—

Single-Family Attached	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
New Listings	1	3	+ 200.0%	5	10	+ 100.0%
Pending Sales	1	5	+ 400.0%	2	10	+ 400.0%
Closed Sales	1	3	+ 200.0%	2	8	+ 300.0%
Days on Market Until Sale	8	5	- 37.5%	6	12	+ 100.0%
Median Sales Price*	\$213,000	\$197,800	- 7.1%	\$215,500	\$229,000	+ 6.3%
Average Sales Price*	\$213,000	\$201,933	- 5.2%	\$215,500	\$231,194	+ 7.3%
Percent of List Price Received*	99.6%	99.9%	+ 0.3%	100.5%	98.0%	- 2.5%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.6	0.4	- 33.3%	—	—	—

* 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.

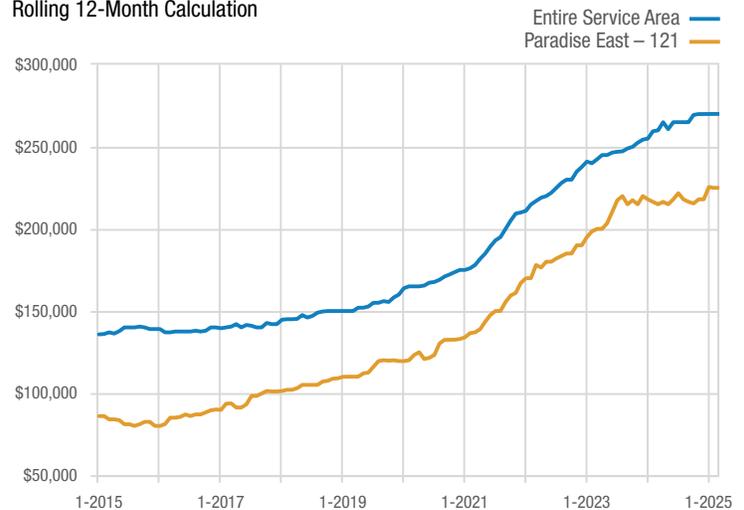
Median Sales Price - Single-Family Detached

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.