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NMAR Monthly Housing Statistics—An Overview of the March 2025 Real Estate Market

SANTA FE, NM — The New Mexico housing market showed strong momentum in March 2025, according to the latest statewide and county-level data compiled by the New Mexico Association of REALTORS®. A comparison of February and March performance indicates robust growth in key metrics such as sales activity, median prices, and market engagement, reflecting sustained demand and renewed confidence among buyers and sellers alike.

Year-to-Date (YTD) Sales climbed significantly, particularly in Bernalillo County, where sales surged by 596 units, up from 992 in February to 1,588 in March. YTD Median Sold Prices continued to edge higher. Bernalillo saw a modest increase from \$345,000 to \$347,745, while Chaves County experienced a sharper rise from \$173,500 to \$180,000. Closely following Bernalillo, Sandoval County recorded 526 YTD sales, and Santa Fe County came in strong with 486 sales — both counties demonstrating high consumer interest and ranking second and third respectively in total volume. Active Listings also expanded, suggesting more inventory is returning to the market. Colfax added 16 new listings, bringing its total to 154, while Bernalillo increased by 40.

March Monthly Sales Volume expanded dramatically in the state's largest counties. Bernalillo County's monthly sales grew by nearly \$65 million, reaching \$258 million, while Chaves added over \$2.4 million in volume. Sandoval and Santa Fe Counties also posted impressive volumes for the month — with Sandoval surpassing \$97 million and Santa Fe nearing \$149 million — underscoring their importance as high-value, high-activity markets. Median Monthly Sale Prices showed notable improvements in most counties. Catron County had the largest increase in monthly median sale price, rising \$165,500 from February to March. Pending sales — a leading indicator of future closings — saw a sizable boost: Bernalillo County reported 796 pending listings in March, up 140 from the prior month. Cibola and Colfax Counties also saw healthy increases in pending activity, a promising sign for April and beyond.

The state's housing market is poised for continued growth into Q2, bolstered by increased inventory, favorable buyer demand, and upward price movement in both rural and metro counties. NMAR will continue monitoring these trends to keep consumers and industry professionals informed.

“Just as our spring weather is warming up, so too are housing markets all across the great state of New Mexico. The period from March through September is traditionally the most active period in real estate listings and sales, and these numbers show that the trend continues, and will most likely ramp up throughout the coming months.” – Rob Wigton, NMAR CEO

	March 2025	February 2025	March 2024
Number of Sales	1,644	1,364	1,494
Median Sold Price	\$352,250	\$345,000	\$330,000

NOTE: Statistical information and trends are based on information furnished by New Mexico Member Boards and MLSs to the NATIONAL ASSOCIATION OF REALTORS®. Current reporting participants are: Enchanted Circle Association of REALTORS®, Greater Albuquerque Association of REALTORS® – Southwest MLS, Las Cruces Association of REALTORS® Multiple Listing and Information Services, Inc., Otero County Association of REALTORS®, New Mexico Association of REALTORS®–NM MLS, Roswell Association of REALTORS®, Santa Fe Association of REALTORS® MLS, San Juan County Board of REALTORS® MLS, Ruidoso/Lincoln County Board of REALTORS®, Silver City Regional Association of REALTORS®. Reports represent single family residential data only. Information does not necessarily represent all activity in any market/county. Figures based on reports run 04/15/2025. **Visit www.nmrealtor.com (housing trends) for county statistics.**

The New Mexico Association of REALTORS® is the state's largest trade association, representing over 7,500 members involved in all aspects of the residential and commercial real estate market.

New Mexico Association of REALTORS®
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March 2025 • HOUSING STATISTICS

County	2025 YTD Sales	2025 YTD Median Sold Price	Active Listings	March Sales	March MEDIAN Sold Price	March Volume	March Average Days On Market	March Average Sale Price	Pending Listings**
Bernalillo	1,588	\$347,745	847	597	\$350,000	\$258,147,343	39	\$432,408	796
Catron	4	\$193,500	18	2	\$377,500	\$755,000	150	\$377,500	
Chaves	122	\$180,000	110	48	\$187,450	\$9,633,549	77	\$200,699	54
Cibola	14	\$154,950	45	6	\$170,834	\$1,161,567	80	\$193,595	12
Colfax	44	\$321,800	154	18	\$437,000	\$8,527,100	136	\$473,728	7
Curry	91	\$209,900	172	40	\$239,500	\$9,002,420	62	\$225,061	45
De Baca									
Dona Ana	454	\$325,000	520	157	\$330,000	\$61,574,565	79	\$392,195	171
Eddy	125	\$265,000	88	49	\$280,000	\$13,924,125	75	\$284,166	54
Grant	42	\$228,500	105	15	\$235,000	\$3,983,086	120	\$265,539	12
Guadalupe	2	\$135,000	7	1	\$70,000	\$70,000	119	\$70,000	2
Harding									
Hidalgo	3	\$45,000	6	1	\$44,000	\$44,000	71	\$44,000	2
Lea	122	\$284,750	33	47	\$280,000	\$12,996,995	46	\$276,532	56
Lincoln	104	\$435,000	335	37	\$430,000	\$21,075,750	110	\$569,615	19
Los Alamos	57	\$545,000	39	15	\$587,000	\$9,171,000	21	\$611,400	20
Luna	18	\$163,500	35	6	\$232,500	\$1,260,000	17	\$210,000	10
McKinley	22	\$218,500	23	8	\$252,100	\$2,123,100	95	\$265,388	10
Mora									
Otero	9	\$235,000	233	1	\$605,000	\$605,000	66	\$605,000	67
Quay	3	\$149,000	12	1	\$105,000	\$105,000	83	\$105,000	2
Rio Arriba	19	\$350,000	75	4	\$296,131	\$1,207,262	110	\$301,816	11
Roosevelt	30	\$177,450	46	9	\$184,000	\$1,499,000	37	\$166,556	12
San Juan	128	\$270,000	100	48	\$265,750	\$15,337,528	51	\$319,532	66
San Miguel	27	\$298,000	38	14	\$304,500	\$6,482,700	86	\$463,050	9
Sandoval	526	\$389,990	368	206	\$393,000	\$97,183,876	48	\$471,766	252
Santa Fe	486	\$590,395	494	185	\$585,000	\$148,595,096	62	\$803,217	194
Sierra	34	\$190,750	52	10	\$309,500	\$2,988,000	103	\$298,800	6
Socorro	14	\$183,500	36	3	\$192,000	\$787,000	112	\$262,333	9
Taos	77	\$508,000	231	29	\$515,000	\$19,189,500	195	\$661,707	3
Torrance	19	\$217,500	30	12	\$216,250	\$2,401,380	72	\$200,115	11
Union	5	\$150,000	6	1	\$58,000	\$58,000	74	\$58,000	2
Valencia	178	\$327,745	172	74	\$342,301	\$26,752,069	72	\$361,514	96
NM Total	4,367	\$347,990	4,435	1,644	\$352,250	\$736,641,011	60	\$448,078	2,011

NOTE: The information is furnished to the NATIONAL ASSOCIATION OF REALTORS® by the Enchanted Circle Association of REALTORS®, Greater Albuquerque Association of REALTORS® – Southwest MLS, Las Cruces Association of REALTORS® Multiple Listing and Information Services, Inc., Otero County Association of REALTORS®, New Mexico Association of REALTORS® – NM MLS, Roswell Association of REALTORS®, Santa Fe Association of REALTORS® MLS, San Juan County Board of REALTORS® MLS, Ruidoso/Lincoln County Board of REALTORS®, Silver City Regional Association of REALTORS®. Blank areas and/or missing counties represent no data available and/or reported.

**contract date in current month

This report does not represent all real estate activity in the market. The data is deemed substantially correct, the New Mexico Association of REALTORS® does not guarantee, or is in any way responsible for its accuracy.