

Local Market Update for February 2024

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



East Los Lunas, Tome, Valencia – 711

North of Patricio Dr, South of Valencia Rd, East of Rio Grande River, West of La Ladera Rd

Single-Family Detached	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	5	2	- 60.0%	8	11	+ 37.5%
Pending Sales	6	2	- 66.7%	10	10	0.0%
Closed Sales	3	6	+ 100.0%	4	8	+ 100.0%
Days on Market Until Sale	39	95	+ 143.6%	55	72	+ 30.9%
Median Sales Price*	\$338,000	\$547,500	+ 62.0%	\$319,000	\$438,500	+ 37.5%
Average Sales Price*	\$344,333	\$521,479	+ 51.4%	\$333,250	\$469,859	+ 41.0%
Percent of List Price Received*	97.9%	94.7%	- 3.3%	97.4%	95.4%	- 2.1%
Inventory of Homes for Sale	10	10	0.0%	--	--	--
Months Supply of Inventory	2.8	3.0	+ 7.1%	--	--	--

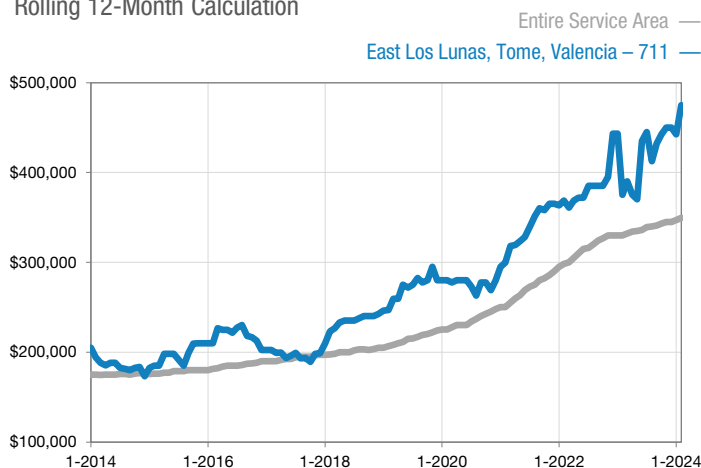
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

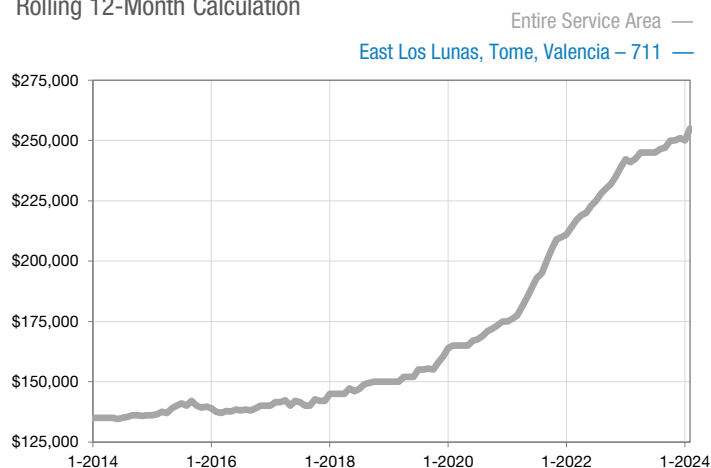
Median Sales Price - Single-Family Detached

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.