

# Local Market Update for February 2024

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



## 87121

Single-Family Detached	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
<b>Key Metrics</b>						
New Listings	60	<b>67</b>	+ 11.7%	103	<b>127</b>	+ 23.3%
Pending Sales	45	<b>59</b>	+ 31.1%	109	<b>126</b>	+ 15.6%
Closed Sales	51	<b>51</b>	0.0%	93	<b>102</b>	+ 9.7%
Days on Market Until Sale	36	<b>38</b>	+ 5.6%	33	<b>32</b>	- 3.0%
Median Sales Price*	\$255,000	<b>\$270,000</b>	+ 5.9%	\$250,000	<b>\$270,000</b>	+ 8.0%
Average Sales Price*	\$274,821	<b>\$280,482</b>	+ 2.1%	\$265,250	<b>\$279,048</b>	+ 5.2%
Percent of List Price Received*	99.4%	<b>100.0%</b>	+ 0.6%	99.3%	<b>99.6%</b>	+ 0.3%
Inventory of Homes for Sale	48	<b>61</b>	+ 27.1%	--	--	--
Months Supply of Inventory	0.8	<b>1.1</b>	+ 37.5%	--	--	--

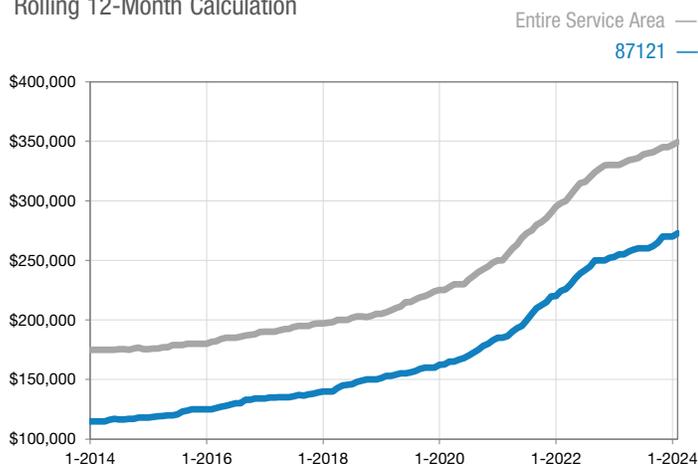
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
<b>Key Metrics</b>						
New Listings	1	<b>0</b>	- 100.0%	1	<b>1</b>	0.0%
Pending Sales	1	<b>0</b>	- 100.0%	4	<b>1</b>	- 75.0%
Closed Sales	3	<b>1</b>	- 66.7%	3	<b>1</b>	- 66.7%
Days on Market Until Sale	29	<b>14</b>	- 51.7%	29	<b>14</b>	- 51.7%
Median Sales Price*	\$250,000	<b>\$105,000</b>	- 58.0%	\$250,000	<b>\$105,000</b>	- 58.0%
Average Sales Price*	\$241,000	<b>\$105,000</b>	- 56.4%	\$241,000	<b>\$105,000</b>	- 56.4%
Percent of List Price Received*	99.2%	<b>80.8%</b>	- 18.5%	99.2%	<b>80.8%</b>	- 18.5%
Inventory of Homes for Sale	1	<b>1</b>	0.0%	--	--	--
Months Supply of Inventory	0.6	<b>1.0</b>	+ 66.7%	--	--	--

\* 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.

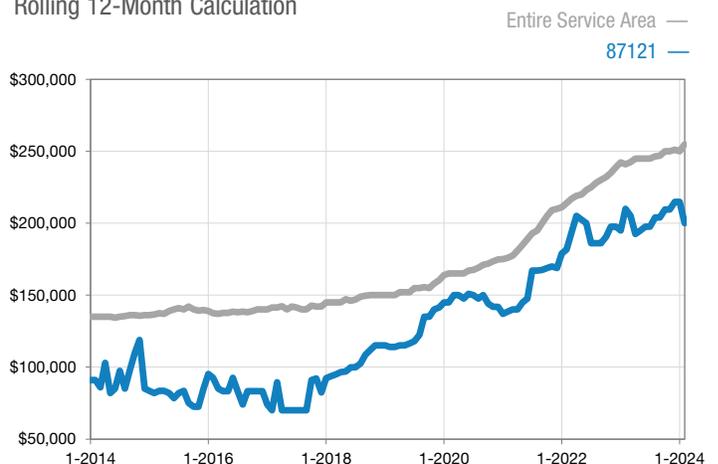
### Median Sales Price - Single-Family Detached

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.