

# Local Market Update for February 2024

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



## 87144

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	79	<b>97</b>	+ 22.8%	179	<b>205</b>	+ 14.5%
Pending Sales	74	<b>97</b>	+ 31.1%	152	<b>185</b>	+ 21.7%
Closed Sales	68	<b>78</b>	+ 14.7%	128	<b>138</b>	+ 7.8%
Days on Market Until Sale	42	<b>49</b>	+ 16.7%	39	<b>43</b>	+ 10.3%
Median Sales Price*	\$348,000	<b>\$357,000</b>	+ 2.6%	\$337,000	<b>\$359,123</b>	+ 6.6%
Average Sales Price*	\$387,253	<b>\$378,559</b>	- 2.2%	\$371,351	<b>\$379,966</b>	+ 2.3%
Percent of List Price Received*	98.7%	<b>99.2%</b>	+ 0.5%	99.0%	<b>99.4%</b>	+ 0.4%
Inventory of Homes for Sale	154	<b>156</b>	+ 1.3%	--	--	--
Months Supply of Inventory	1.8	<b>1.8</b>	0.0%	--	--	--

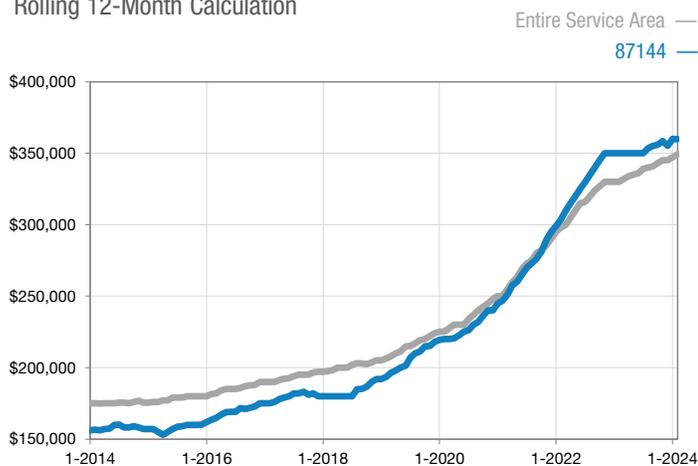
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Pending Sales	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Closed Sales	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	<b>0</b>	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.

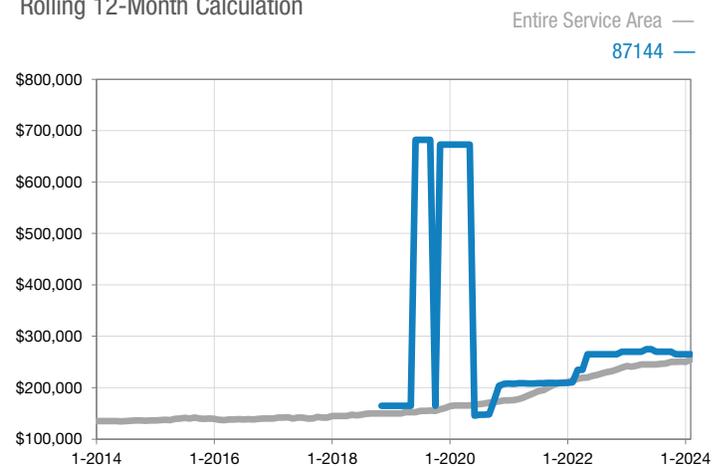
### Median Sales Price - Single-Family Detached

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.