

Local Market Update for February 2024

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



87122

Single-Family Detached	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
Key Metrics						
New Listings	21	19	- 9.5%	31	36	+ 16.1%
Pending Sales	19	16	- 15.8%	29	41	+ 41.4%
Closed Sales	8	17	+ 112.5%	24	29	+ 20.8%
Days on Market Until Sale	35	38	+ 8.6%	37	38	+ 2.7%
Median Sales Price*	\$740,000	\$755,000	+ 2.0%	\$752,500	\$750,000	- 0.3%
Average Sales Price*	\$722,945	\$876,273	+ 21.2%	\$798,507	\$875,678	+ 9.7%
Percent of List Price Received*	97.8%	99.2%	+ 1.4%	97.2%	97.9%	+ 0.7%
Inventory of Homes for Sale	19	25	+ 31.6%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 33.3%	--	--	--

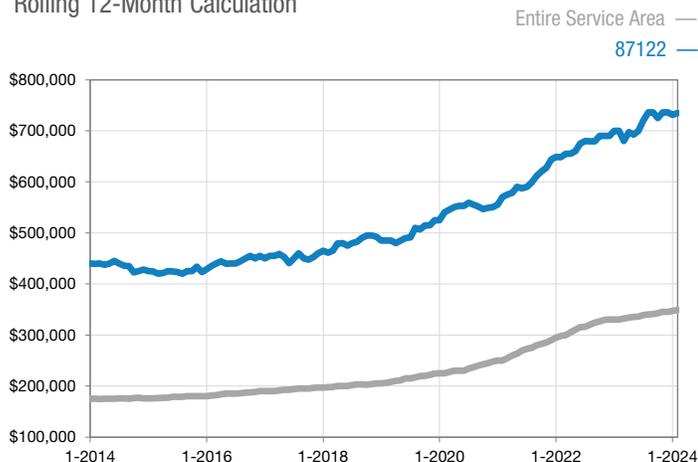
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
Key Metrics						
New Listings	0	1	--	1	1	0.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	--	--	--	12	49	+ 308.3%
Median Sales Price*	--	--	--	\$300,900	\$370,000	+ 23.0%
Average Sales Price*	--	--	--	\$300,900	\$370,000	+ 23.0%
Percent of List Price Received*	--	--	--	120.4%	92.7%	- 23.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.7	--	--	--	--

* 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.

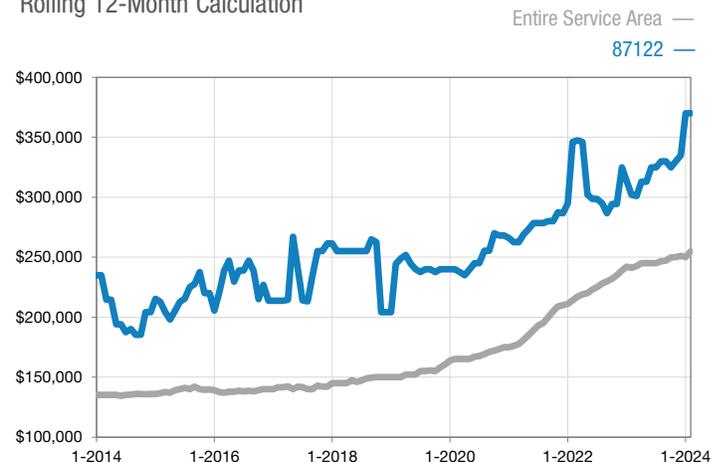
Median Sales Price - Single-Family Detached

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.