

Local Market Update for February 2024

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



Far Northeast Heights – 30

East of Wyoming Blvd NE, South of Paseo del Norte Blvd NE / San Antonio Dr NE, West of Tramway Blvd, North of Montgomery Blvd NE

Single-Family Detached	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	23	27	+ 17.4%	48	52	+ 8.3%
Pending Sales	28	26	- 7.1%	54	54	0.0%
Closed Sales	28	26	- 7.1%	47	42	- 10.6%
Days on Market Until Sale	28	39	+ 39.3%	27	37	+ 37.0%
Median Sales Price*	\$397,650	\$426,000	+ 7.1%	\$425,000	\$426,000	+ 0.2%
Average Sales Price*	\$447,929	\$453,386	+ 1.2%	\$480,255	\$470,572	- 2.0%
Percent of List Price Received*	99.1%	98.7%	- 0.4%	98.5%	98.3%	- 0.2%
Inventory of Homes for Sale	17	23	+ 35.3%	--	--	--
Months Supply of Inventory	0.5	0.7	+ 40.0%	--	--	--

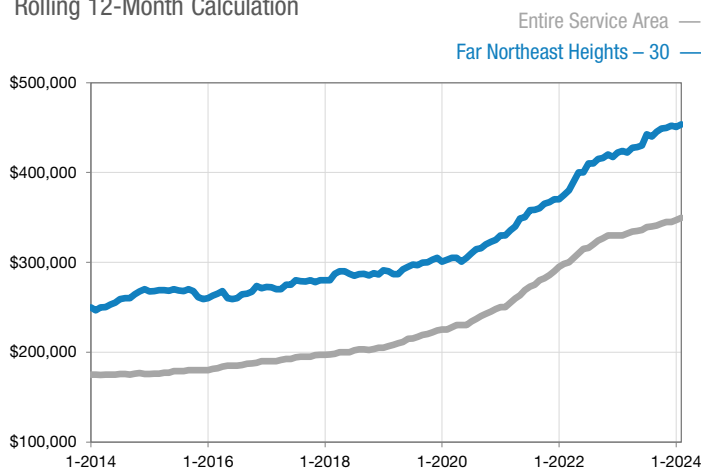
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	7	11	+ 57.1%	15	15	0.0%
Pending Sales	7	8	+ 14.3%	15	15	0.0%
Closed Sales	7	7	0.0%	15	16	+ 6.7%
Days on Market Until Sale	3	14	+ 366.7%	23	18	- 21.7%
Median Sales Price*	\$296,000	\$345,000	+ 16.6%	\$305,000	\$320,500	+ 5.1%
Average Sales Price*	\$286,166	\$359,286	+ 25.6%	\$306,798	\$325,813	+ 6.2%
Percent of List Price Received*	98.8%	97.8%	- 1.0%	99.0%	98.1%	- 0.9%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	0.3	0.7	+ 133.3%	--	--	--

* 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.

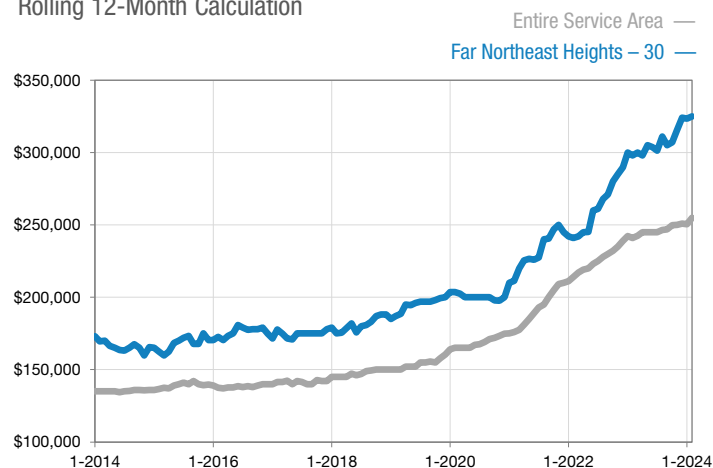
Median Sales Price - Single-Family Detached

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.