Local Market Update for February 2024

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

87002

Single-Family Detached

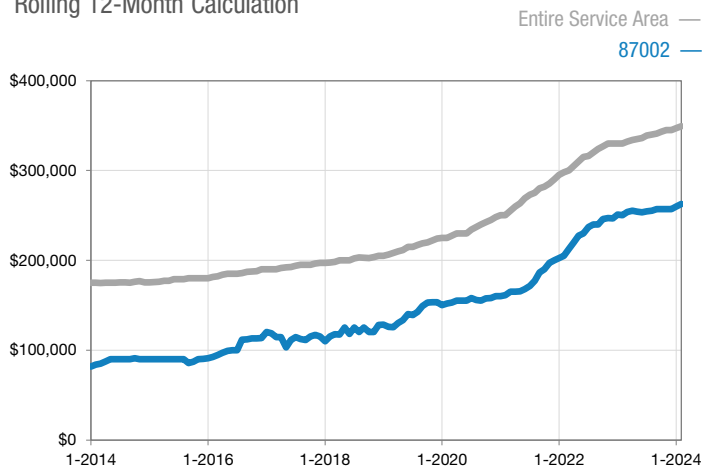| Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	30	20	- 33.3%	46	40	- 13.0%
Pending Sales	18	23	+ 27.8%	42	44	+ 4.8%
Closed Sales	17	19	+ 11.8%	31	36	+ 16.1%
Days on Market Until Sale	40	67	+ 67.5%	41	61	+ 48.8%
Median Sales Price*	$235,000	$269,000	+ 14.5%	$242,900	$272,000	+ 12.0%
Average Sales Price*	$229,394	$259,974	+ 13.3%	$245,100	$273,025	+ 11.4%
Percent of List Price Received*	96.4%	93.5%	- 3.0%	97.1%	95.4%	- 1.8%
Inventory of Homes for Sale	56	39	- 30.4%	--	--	--
Months Supply of Inventory	2.9	2.0	- 31.0%	--	--	--

* 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

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	2	0	- 100.0%	6	2	- 66.7%
Pending Sales	3	0	- 100.0%	5	1	- 80.0%
Closed Sales	3	0	- 100.0%	3	1	- 66.7%
Days on Market Until Sale	12	--	--	12	23	+ 91.7%
Median Sales Price*	$149,000	--	--	$149,000	$185,000	+ 24.2%
Average Sales Price*	$154,667	--	--	$154,667	$185,000	+ 19.6%
Percent of List Price Received*	99.7%	--	--	99.7%	97.9%	- 1.8%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.4	0.7	+ 75.0%	--	--	--

* 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.
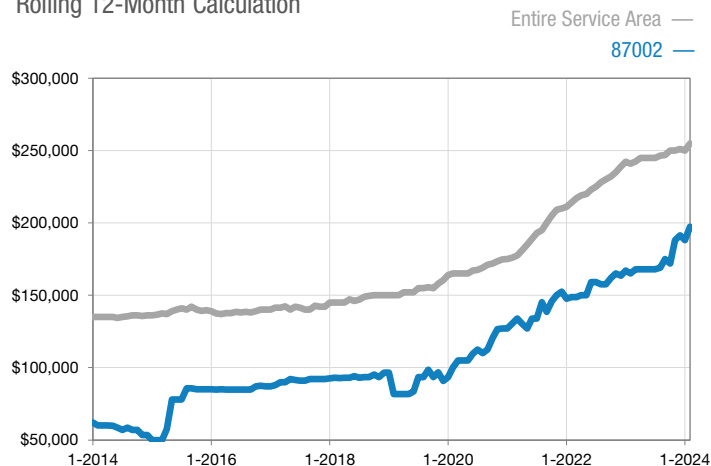
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
87002 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
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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.

Current as of March 5, 2024. All data from the Southwest Multiple Listing Service. Report © 2024 ShowingTime Plus, LLC.