

Local Market Update for February 2024

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



87031

Single-Family Detached	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
Key Metrics						
New Listings	59	60	+ 1.7%	137	122	- 10.9%
Pending Sales	58	48	- 17.2%	103	96	- 6.8%
Closed Sales	40	42	+ 5.0%	74	66	- 10.8%
Days on Market Until Sale	52	59	+ 13.5%	56	60	+ 7.1%
Median Sales Price*	\$279,945	\$322,795	+ 15.3%	\$284,995	\$300,000	+ 5.3%
Average Sales Price*	\$288,000	\$350,042	+ 21.5%	\$297,238	\$333,206	+ 12.1%
Percent of List Price Received*	99.0%	99.0%	0.0%	98.9%	99.1%	+ 0.2%
Inventory of Homes for Sale	139	96	- 30.9%	--	--	--
Months Supply of Inventory	3.3	1.9	- 42.4%	--	--	--

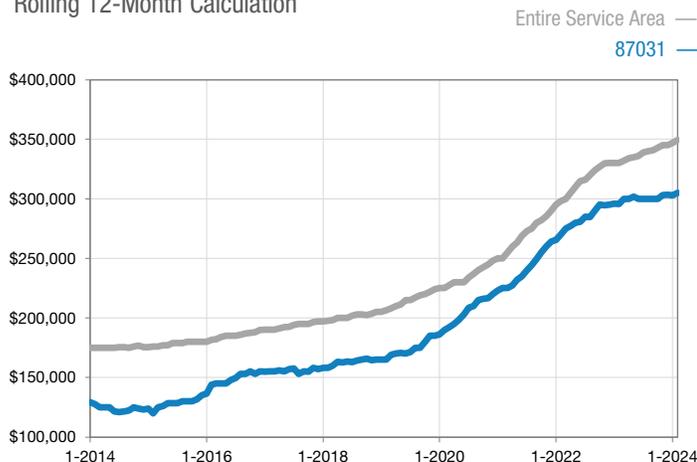
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
Key Metrics						
New Listings	1	1	0.0%	3	2	- 33.3%
Pending Sales	1	0	- 100.0%	3	1	- 66.7%
Closed Sales	2	1	- 50.0%	2	2	0.0%
Days on Market Until Sale	2	5	+ 150.0%	2	3	+ 50.0%
Median Sales Price*	\$217,500	\$255,000	+ 17.2%	\$217,500	\$232,500	+ 6.9%
Average Sales Price*	\$217,500	\$255,000	+ 17.2%	\$217,500	\$232,500	+ 6.9%
Percent of List Price Received*	106.1%	100.0%	- 5.7%	106.1%	100.0%	- 5.7%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	--	0.9	--	--	--	--

* 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.

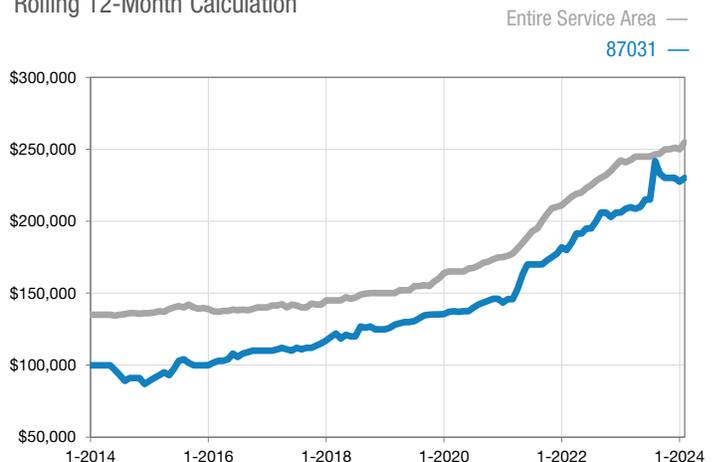
Median Sales Price - Single-Family Detached

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.