

Local Market Update for February 2024

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



UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
Key Metrics						
New Listings	16	14	- 12.5%	29	28	- 3.4%
Pending Sales	18	13	- 27.8%	23	27	+ 17.4%
Closed Sales	6	9	+ 50.0%	12	21	+ 75.0%
Days on Market Until Sale	18	29	+ 61.1%	14	34	+ 142.9%
Median Sales Price*	\$387,500	\$430,000	+ 11.0%	\$362,500	\$430,000	+ 18.6%
Average Sales Price*	\$394,583	\$422,278	+ 7.0%	\$379,783	\$473,138	+ 24.6%
Percent of List Price Received*	98.5%	98.7%	+ 0.2%	98.8%	97.9%	- 0.9%
Inventory of Homes for Sale	14	16	+ 14.3%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--

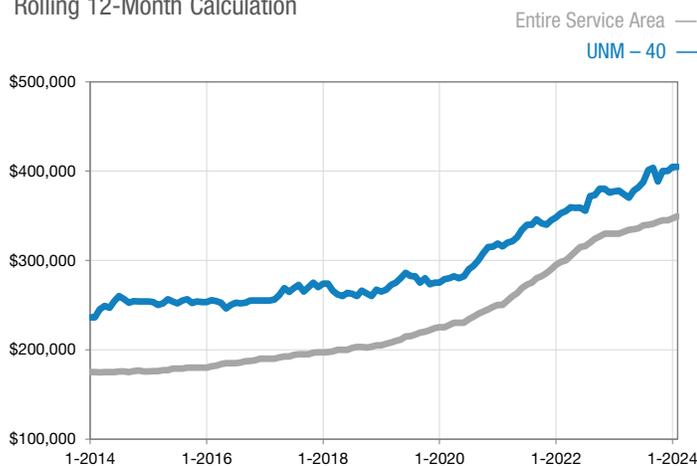
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
Key Metrics						
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	--	1.6	--	--	--	--

* 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.

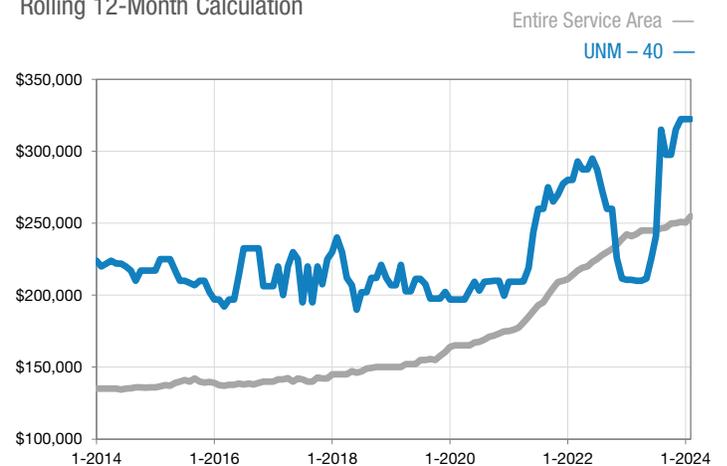
Median Sales Price - Single-Family Detached

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.