

Local Market Update for February 2024

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



Foothills South – 51

East of Tramway Blvd to mountains, South of Montgomery Blvd NE, North of I-40

Single-Family Detached	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
Key Metrics						
New Listings	8	11	+ 37.5%	21	25	+ 19.0%
Pending Sales	8	7	- 12.5%	27	26	- 3.7%
Closed Sales	16	13	- 18.8%	30	23	- 23.3%
Days on Market Until Sale	32	38	+ 18.8%	32	35	+ 9.4%
Median Sales Price*	\$434,000	\$520,000	+ 19.8%	\$434,000	\$446,000	+ 2.8%
Average Sales Price*	\$453,125	\$514,904	+ 13.6%	\$449,797	\$484,446	+ 7.7%
Percent of List Price Received*	98.2%	101.4%	+ 3.3%	99.0%	99.9%	+ 0.9%
Inventory of Homes for Sale	10	11	+ 10.0%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 28.6%	--	--	--

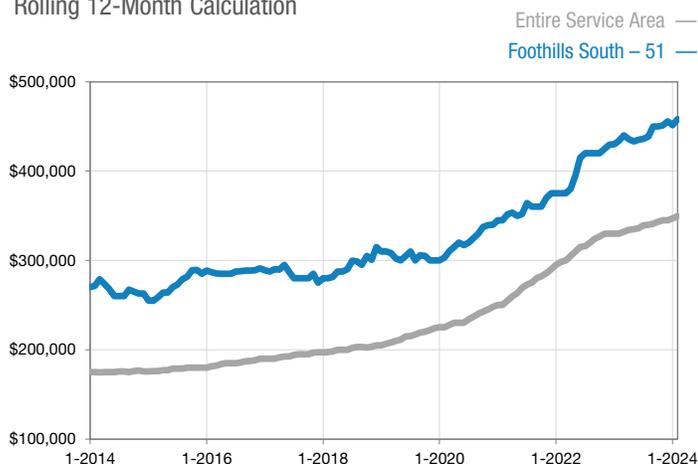
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
Key Metrics						
New Listings	2	5	+ 150.0%	4	5	+ 25.0%
Pending Sales	2	5	+ 150.0%	3	7	+ 133.3%
Closed Sales	1	2	+ 100.0%	8	2	- 75.0%
Days on Market Until Sale	96	24	- 75.0%	31	24	- 22.6%
Median Sales Price*	\$205,000	\$237,500	+ 15.9%	\$250,000	\$237,500	- 5.0%
Average Sales Price*	\$205,000	\$237,500	+ 15.9%	\$250,300	\$237,500	- 5.1%
Percent of List Price Received*	97.6%	95.4%	- 2.3%	99.8%	95.4%	- 4.4%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.5	--	--	--	--	--

* 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.

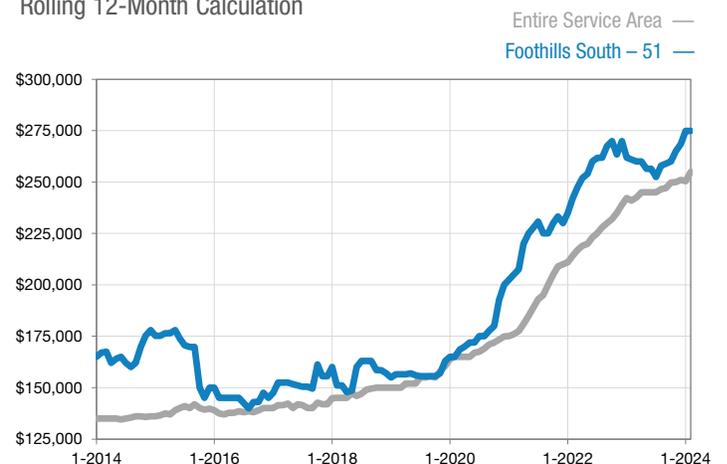
Median Sales Price - Single-Family Detached

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.