

Local Market Update for February 2024

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



87048

Single-Family Detached	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	11	10	- 9.1%	21	20	- 4.8%
Pending Sales	5	3	- 40.0%	16	9	- 43.8%
Closed Sales	7	8	+ 14.3%	12	10	- 16.7%
Days on Market Until Sale	31	54	+ 74.2%	34	53	+ 55.9%
Median Sales Price*	\$665,000	\$794,000	+ 19.4%	\$636,500	\$651,500	+ 2.4%
Average Sales Price*	\$702,929	\$739,125	+ 5.1%	\$638,708	\$694,800	+ 8.8%
Percent of List Price Received*	97.7%	98.2%	+ 0.5%	98.0%	98.3%	+ 0.3%
Inventory of Homes for Sale	24	23	- 4.2%	--	--	--
Months Supply of Inventory	2.6	2.9	+ 11.5%	--	--	--

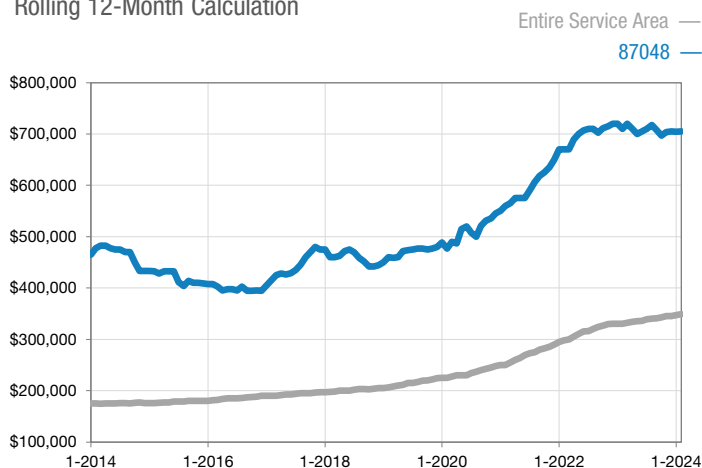
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	--	--	--	3	123	+ 4000.0%
Median Sales Price*	--	--	--	\$480,000	\$455,000	- 5.2%
Average Sales Price*	--	--	--	\$480,000	\$455,000	- 5.2%
Percent of List Price Received*	--	--	--	98.4%	101.2%	+ 2.8%
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

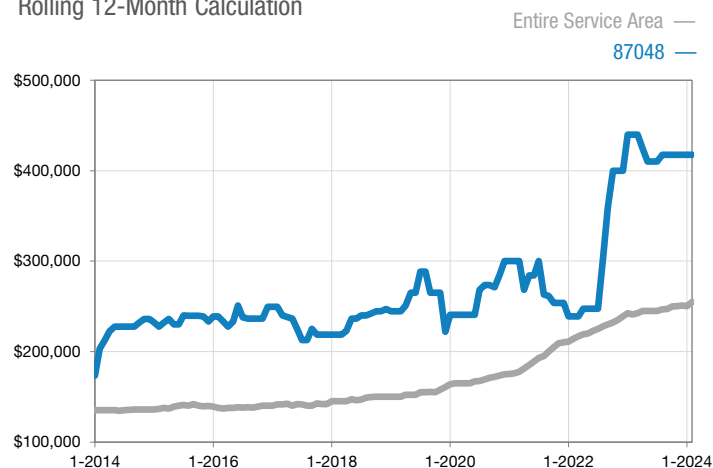
Median Sales Price - Single-Family Detached

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.