

Local Market Update for February 2024

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



Fairgrounds – 70

East of San Mateo Blvd NE, South of I-40, West of Wyoming 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	12	10	- 16.7%	21	22	+ 4.8%
Pending Sales	8	10	+ 25.0%	16	18	+ 12.5%
Closed Sales	5	9	+ 80.0%	10	16	+ 60.0%
Days on Market Until Sale	21	24	+ 14.3%	36	22	- 38.9%
Median Sales Price*	\$290,000	\$259,000	- 10.7%	\$245,659	\$282,450	+ 15.0%
Average Sales Price*	\$285,063	\$255,656	- 10.3%	\$253,432	\$271,244	+ 7.0%
Percent of List Price Received*	99.2%	98.6%	- 0.6%	100.8%	97.7%	- 3.1%
Inventory of Homes for Sale	10	12	+ 20.0%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 33.3%	--	--	--

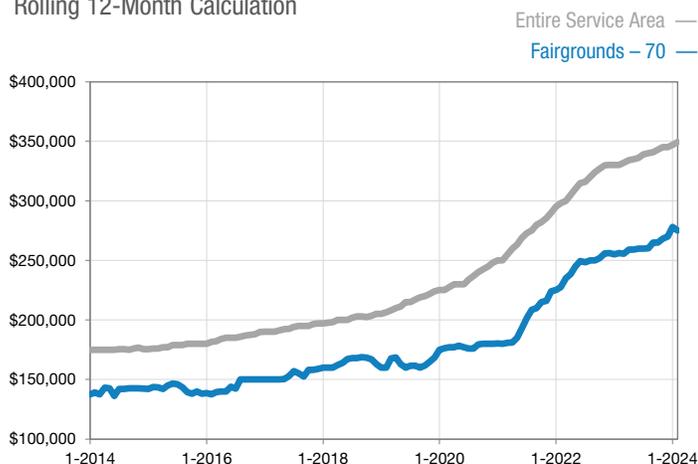
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
Key Metrics						
New Listings	4	2	- 50.0%	4	2	- 50.0%
Pending Sales	2	2	0.0%	2	2	0.0%
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	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.3	--	--	--	--	--

* 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.

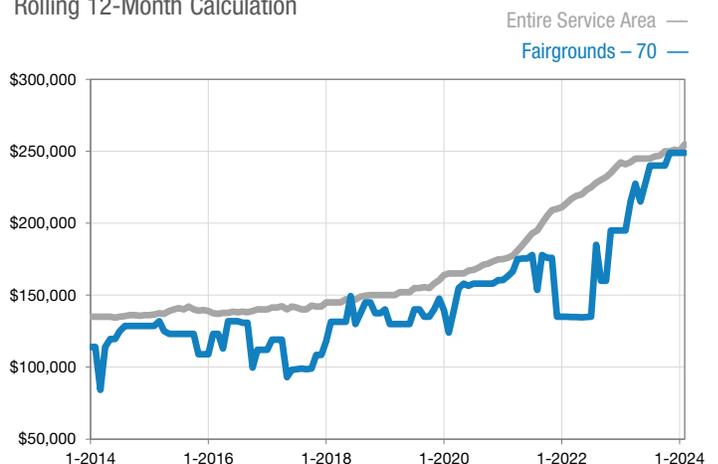
Median Sales Price - Single-Family Detached

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.