

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 | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2023 | 2024 | Percent Change | Thru 2-2023 | Thru 2-2024 | Percent Change |
| 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% | -- | -- | -- |

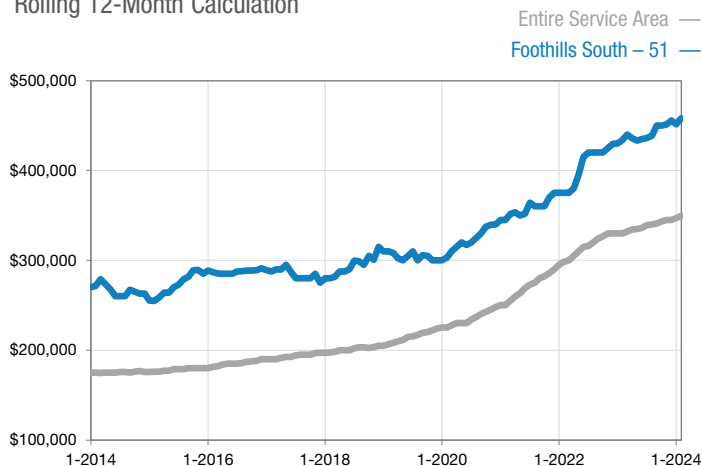
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | February | | | Year to Date | | |
|---------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2023 | 2024 | Percent Change | Thru 2-2023 | Thru 2-2024 | Percent Change |
| 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.

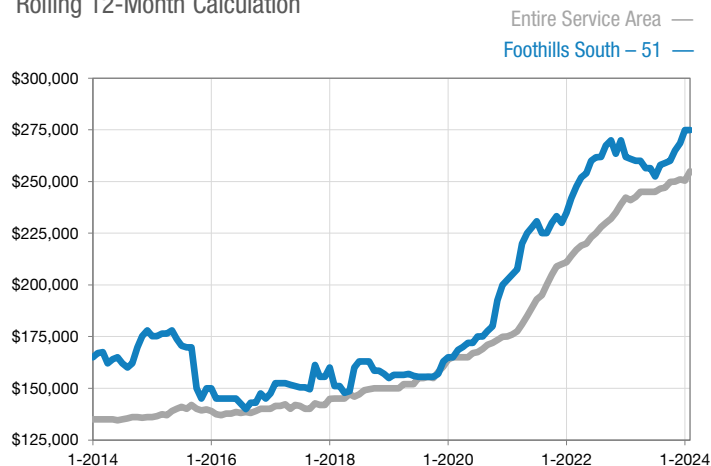
Median Sales Price - Single-Family Detached

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.