

Local Market Update for February 2024

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



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Single-Family Detached	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	37	36	- 2.7%	63	69	+ 9.5%
Pending Sales	36	40	+ 11.1%	65	73	+ 12.3%
Closed Sales	26	29	+ 11.5%	51	56	+ 9.8%
Days on Market Until Sale	30	41	+ 36.7%	28	35	+ 25.0%
Median Sales Price*	\$297,500	\$305,000	+ 2.5%	\$270,000	\$314,995	+ 16.7%
Average Sales Price*	\$321,826	\$309,262	- 3.9%	\$299,497	\$338,178	+ 12.9%
Percent of List Price Received*	99.2%	98.0%	- 1.2%	98.4%	97.7%	- 0.7%
Inventory of Homes for Sale	24	37	+ 54.2%	--	--	--
Months Supply of Inventory	0.6	1.1	+ 83.3%	--	--	--

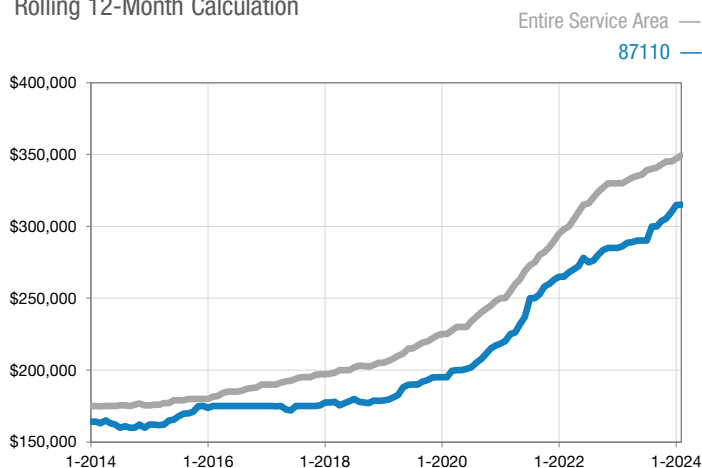
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	7	3	- 57.1%	7	4	- 42.9%
Pending Sales	5	4	- 20.0%	6	6	0.0%
Closed Sales	1	1	0.0%	4	3	- 25.0%
Days on Market Until Sale	1	28	+ 2700.0%	16	11	- 31.3%
Median Sales Price*	\$327,000	\$170,000	- 48.0%	\$246,000	\$170,000	- 30.9%
Average Sales Price*	\$327,000	\$170,000	- 48.0%	\$243,500	\$146,667	- 39.8%
Percent of List Price Received*	99.1%	97.1%	- 2.0%	99.4%	96.0%	- 3.4%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.4	--	--	--	--	--

* 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.

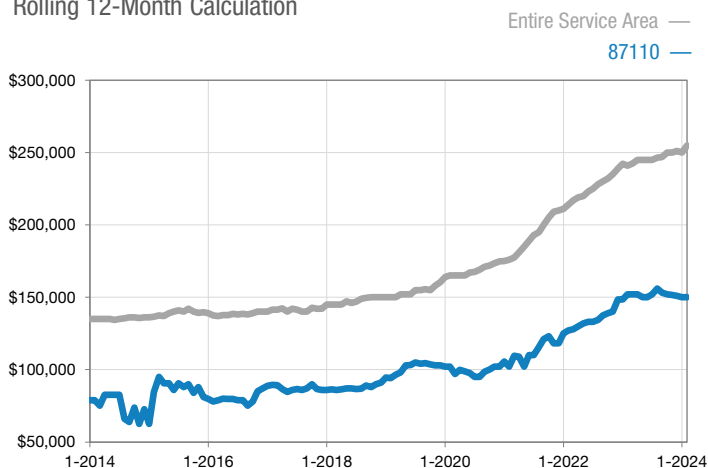
Median Sales Price - Single-Family Detached

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.