

Local Market Update for February 2024

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



87104

Single-Family Detached	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
Key Metrics						
New Listings	9	9	0.0%	13	16	+ 23.1%
Pending Sales	8	8	0.0%	13	13	0.0%
Closed Sales	5	5	0.0%	7	7	0.0%
Days on Market Until Sale	14	13	- 7.1%	27	17	- 37.0%
Median Sales Price*	\$450,000	\$285,000	- 36.7%	\$337,500	\$285,000	- 15.6%
Average Sales Price*	\$480,800	\$315,400	- 34.4%	\$410,500	\$301,120	- 26.6%
Percent of List Price Received*	97.2%	97.5%	+ 0.3%	94.4%	96.8%	+ 2.5%
Inventory of Homes for Sale	5	11	+ 120.0%	--	--	--
Months Supply of Inventory	0.6	2.2	+ 266.7%	--	--	--

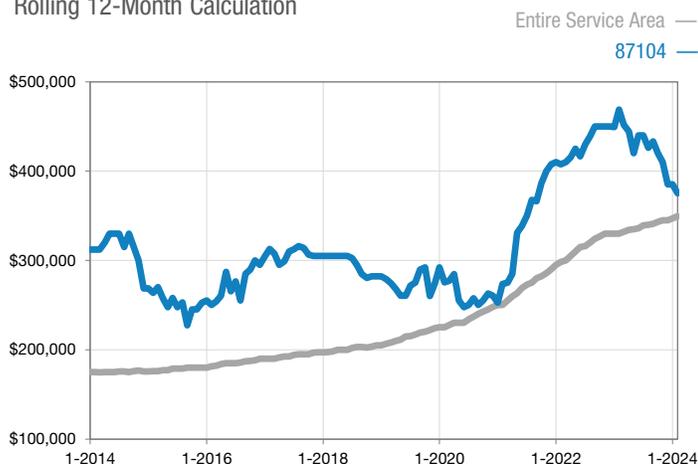
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
Key Metrics						
New Listings	4	1	- 75.0%	8	5	- 37.5%
Pending Sales	6	2	- 66.7%	9	4	- 55.6%
Closed Sales	4	2	- 50.0%	5	3	- 40.0%
Days on Market Until Sale	11	14	+ 27.3%	31	10	- 67.7%
Median Sales Price*	\$331,000	\$250,000	- 24.5%	\$330,000	\$235,000	- 28.8%
Average Sales Price*	\$412,500	\$250,000	- 39.4%	\$396,000	\$230,333	- 41.8%
Percent of List Price Received*	95.0%	99.0%	+ 4.2%	93.4%	98.0%	+ 4.9%
Inventory of Homes for Sale	0	4	--	--	--	--
Months Supply of Inventory	--	2.2	--	--	--	--

* 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.

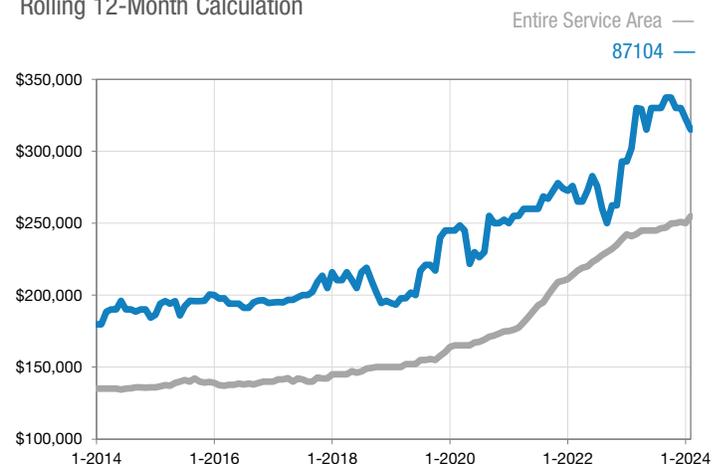
Median Sales Price - Single-Family Detached

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.