

Local Market Update for February 2024

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



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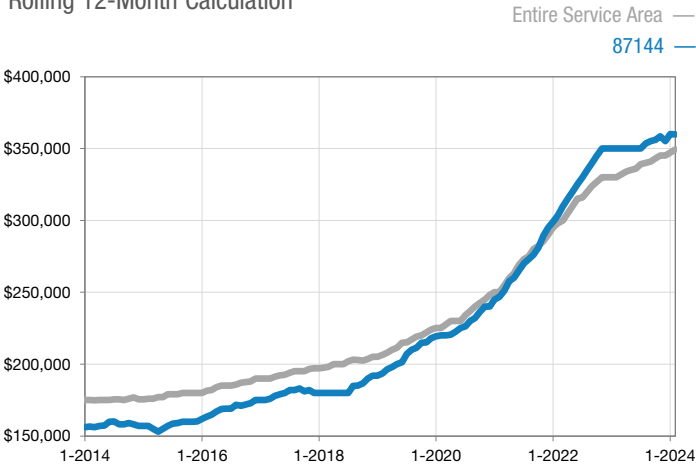
Single-Family Detached	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	79	97	+ 22.8%	179	205	+ 14.5%
Pending Sales	74	97	+ 31.1%	152	185	+ 21.7%
Closed Sales	68	78	+ 14.7%	128	138	+ 7.8%
Days on Market Until Sale	42	49	+ 16.7%	39	43	+ 10.3%
Median Sales Price*	\$348,000	\$357,000	+ 2.6%	\$337,000	\$359,123	+ 6.6%
Average Sales Price*	\$387,253	\$378,559	- 2.2%	\$371,351	\$379,966	+ 2.3%
Percent of List Price Received*	98.7%	99.2%	+ 0.5%	99.0%	99.4%	+ 0.4%
Inventory of Homes for Sale	154	156	+ 1.3%	--	--	--
Months Supply of Inventory	1.8	1.8	0.0%	--	--	--

* 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.

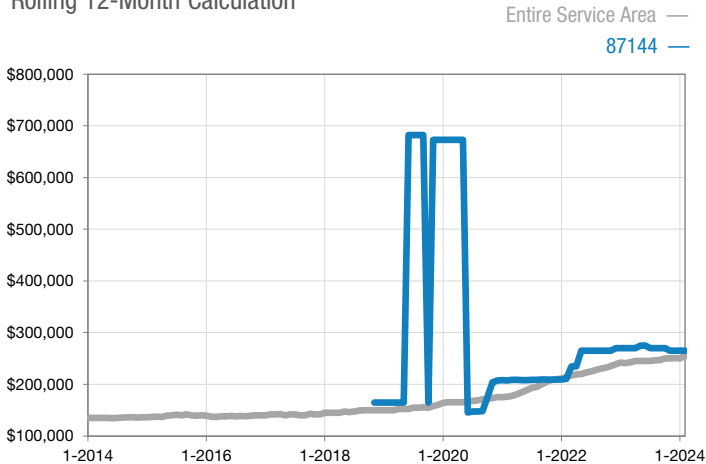
Single-Family Attached	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	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.