

Local Market Update for February 2024

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



UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

Single-Family Detached	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
Key Metrics						
New Listings	13	12	- 7.7%	27	20	- 25.9%
Pending Sales	8	14	+ 75.0%	22	21	- 4.5%
Closed Sales	17	9	- 47.1%	23	19	- 17.4%
Days on Market Until Sale	54	9	- 83.3%	47	23	- 51.1%
Median Sales Price*	\$292,500	\$324,614	+ 11.0%	\$290,000	\$361,000	+ 24.5%
Average Sales Price*	\$322,958	\$325,346	+ 0.7%	\$318,969	\$364,684	+ 14.3%
Percent of List Price Received*	97.7%	98.3%	+ 0.6%	98.4%	98.3%	- 0.1%
Inventory of Homes for Sale	22	16	- 27.3%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.0%	--	--	--

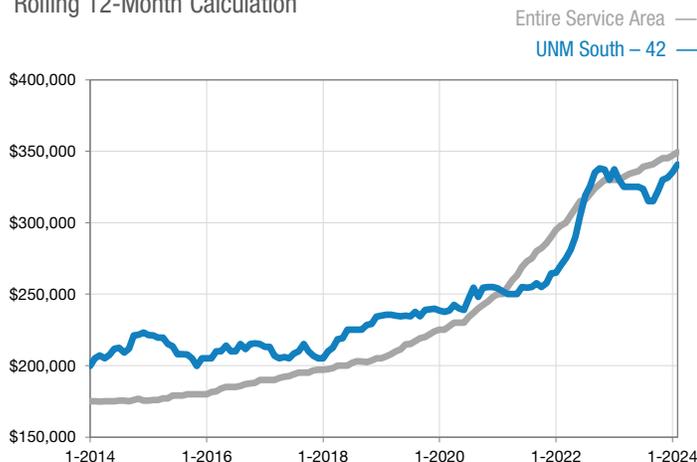
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
Key Metrics						
New Listings	0	1	--	3	6	+ 100.0%
Pending Sales	4	3	- 25.0%	7	6	- 14.3%
Closed Sales	3	3	0.0%	4	6	+ 50.0%
Days on Market Until Sale	75	85	+ 13.3%	65	72	+ 10.8%
Median Sales Price*	\$200,000	\$350,000	+ 75.0%	\$167,000	\$357,500	+ 114.1%
Average Sales Price*	\$214,667	\$278,333	+ 29.7%	\$194,500	\$309,167	+ 59.0%
Percent of List Price Received*	92.6%	96.9%	+ 4.6%	94.2%	96.8%	+ 2.8%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.3	0.3	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.

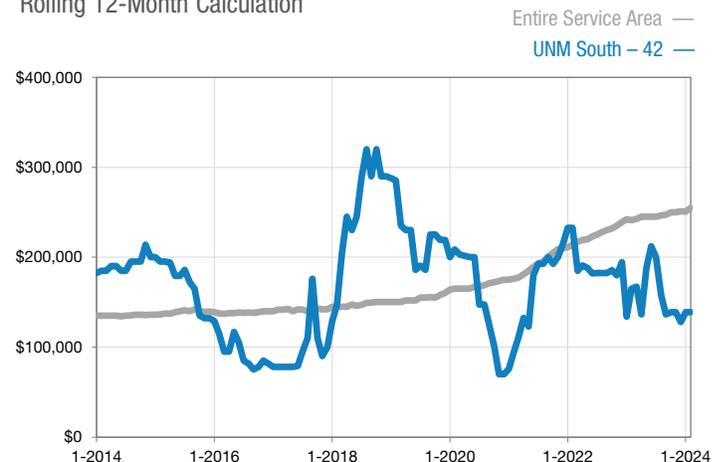
Median Sales Price - Single-Family Detached

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.