

Local Market Update for February 2024

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



Los Chavez – 740

North of I-25 Bypass, South of Miller Rd, East of I-25, West of Rio Grande River

Single-Family Detached	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	7	2	- 71.4%	11	5	- 54.5%
Pending Sales	3	4	+ 33.3%	4	9	+ 125.0%
Closed Sales	1	4	+ 300.0%	3	5	+ 66.7%
Days on Market Until Sale	25	185	+ 640.0%	43	178	+ 314.0%
Median Sales Price*	\$230,000	\$354,000	+ 53.9%	\$254,000	\$359,000	+ 41.3%
Average Sales Price*	\$230,000	\$399,250	+ 73.6%	\$356,167	\$413,800	+ 16.2%
Percent of List Price Received*	100.0%	98.3%	- 1.7%	101.2%	97.7%	- 3.5%
Inventory of Homes for Sale	17	9	- 47.1%	--	--	--
Months Supply of Inventory	3.9	3.0	- 23.1%	--	--	--

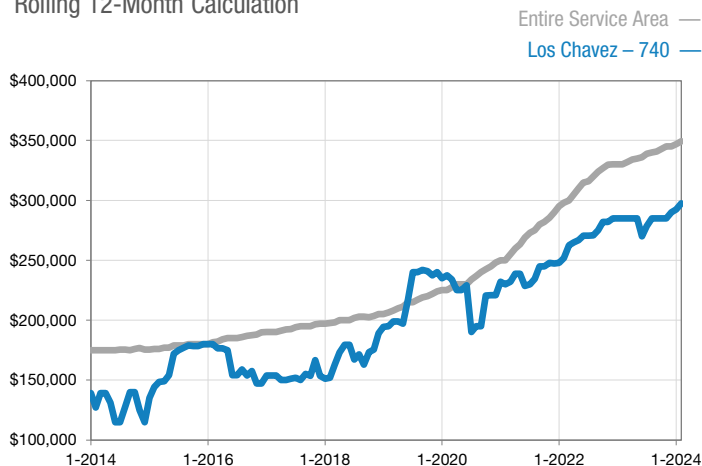
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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.

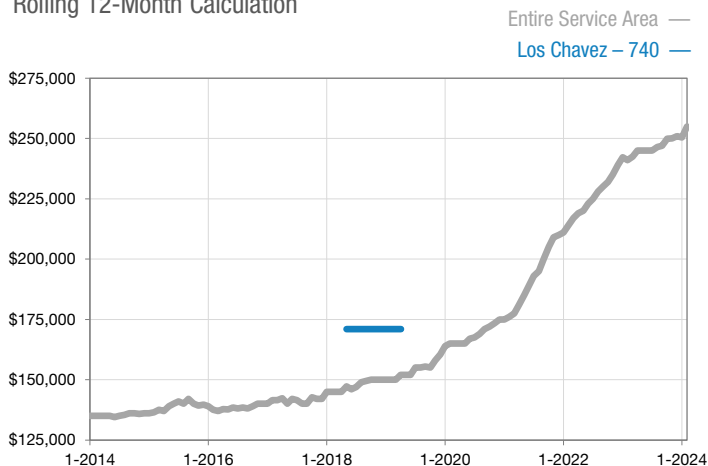
Median Sales Price - Single-Family Detached

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.