

# Local Market Update for February 2024

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



## 87112

Single-Family Detached	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
<b>Key Metrics</b>						
New Listings	26	<b>38</b>	+ 46.2%	61	<b>67</b>	+ 9.8%
Pending Sales	35	<b>36</b>	+ 2.9%	74	<b>69</b>	- 6.8%
Closed Sales	30	<b>31</b>	+ 3.3%	68	<b>63</b>	- 7.4%
Days on Market Until Sale	35	<b>30</b>	- 14.3%	31	<b>34</b>	+ 9.7%
Median Sales Price*	\$291,000	<b>\$292,000</b>	+ 0.3%	\$288,750	<b>\$292,500</b>	+ 1.3%
Average Sales Price*	\$313,768	<b>\$340,629</b>	+ 8.6%	\$313,981	<b>\$329,203</b>	+ 4.8%
Percent of List Price Received*	97.8%	<b>96.7%</b>	- 1.1%	97.9%	<b>97.9%</b>	0.0%
Inventory of Homes for Sale	20	<b>32</b>	+ 60.0%	--	--	--
Months Supply of Inventory	0.5	<b>0.9</b>	+ 80.0%	--	--	--

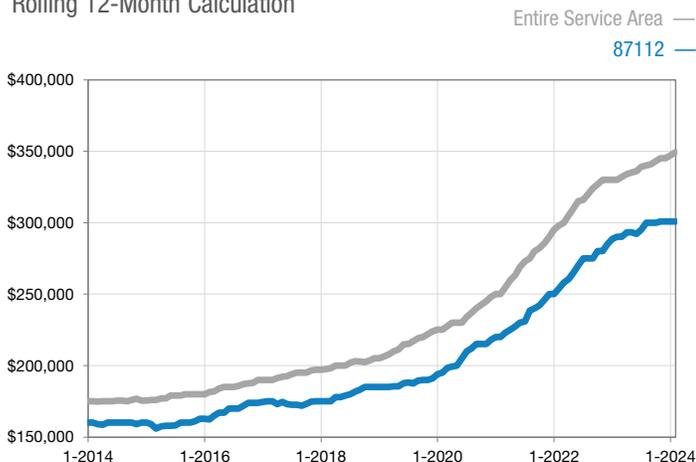
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
<b>Key Metrics</b>						
New Listings	5	<b>4</b>	- 20.0%	10	<b>9</b>	- 10.0%
Pending Sales	5	<b>7</b>	+ 40.0%	7	<b>11</b>	+ 57.1%
Closed Sales	1	<b>5</b>	+ 400.0%	10	<b>7</b>	- 30.0%
Days on Market Until Sale	96	<b>37</b>	- 61.5%	30	<b>28</b>	- 6.7%
Median Sales Price*	\$205,000	<b>\$195,000</b>	- 4.9%	\$250,000	<b>\$240,000</b>	- 4.0%
Average Sales Price*	\$205,000	<b>\$201,000</b>	- 2.0%	\$242,190	<b>\$217,857</b>	- 10.0%
Percent of List Price Received*	97.6%	<b>99.1%</b>	+ 1.5%	100.0%	<b>99.5%</b>	- 0.5%
Inventory of Homes for Sale	5	<b>0</b>	- 100.0%	--	--	--
Months Supply of Inventory	0.9	--	--	--	--	--

\* 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.

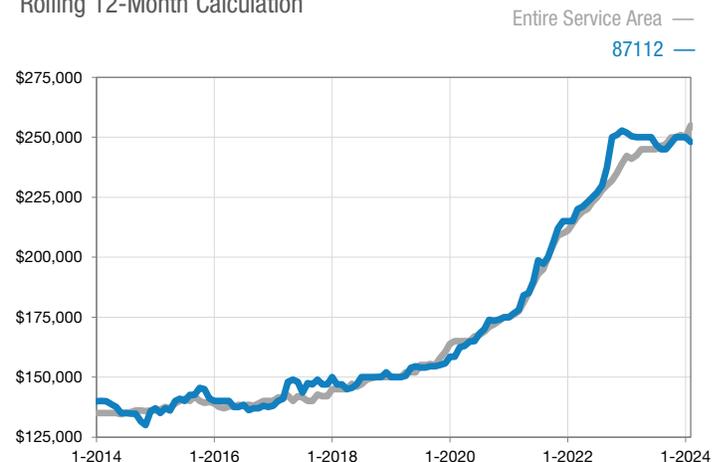
### Median Sales Price - Single-Family Detached

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.