

# Local Market Update for February 2024

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



## 87107

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	20	16	- 20.0%	36	40	+ 11.1%
Pending Sales	15	19	+ 26.7%	30	39	+ 30.0%
Closed Sales	14	20	+ 42.9%	27	27	0.0%
Days on Market Until Sale	53	41	- 22.6%	43	37	- 14.0%
Median Sales Price*	\$365,100	<b>\$371,125</b>	+ 1.7%	\$330,833	<b>\$335,000</b>	+ 1.3%
Average Sales Price*	\$396,609	<b>\$403,318</b>	+ 1.7%	\$389,999	<b>\$381,013</b>	- 2.3%
Percent of List Price Received*	98.0%	<b>97.5%</b>	- 0.5%	98.2%	<b>97.3%</b>	- 0.9%
Inventory of Homes for Sale	54	48	- 11.1%	--	--	--
Months Supply of Inventory	2.9	2.8	- 3.4%	--	--	--

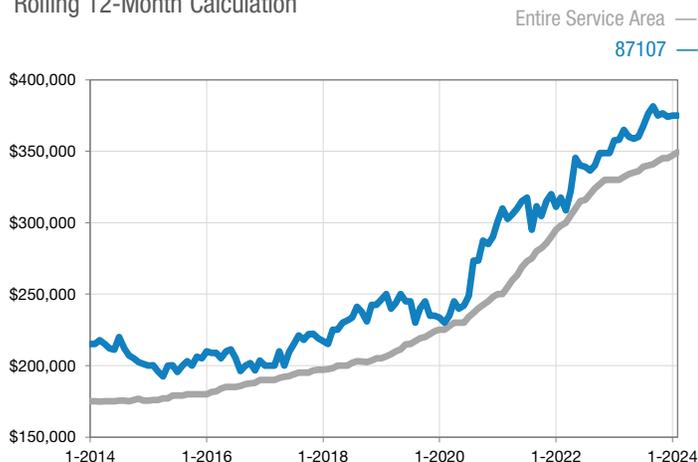
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	4	4	0.0%	8	9	+ 12.5%
Pending Sales	6	4	- 33.3%	7	7	0.0%
Closed Sales	1	2	+ 100.0%	3	6	+ 100.0%
Days on Market Until Sale	3	67	+ 2133.3%	7	34	+ 385.7%
Median Sales Price*	\$200,000	<b>\$263,750</b>	+ 31.9%	\$214,000	<b>\$232,750</b>	+ 8.8%
Average Sales Price*	\$200,000	<b>\$263,750</b>	+ 31.9%	\$231,333	<b>\$247,667</b>	+ 7.1%
Percent of List Price Received*	100.0%	<b>98.0%</b>	- 2.0%	98.9%	<b>97.8%</b>	- 1.1%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--

\* 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.

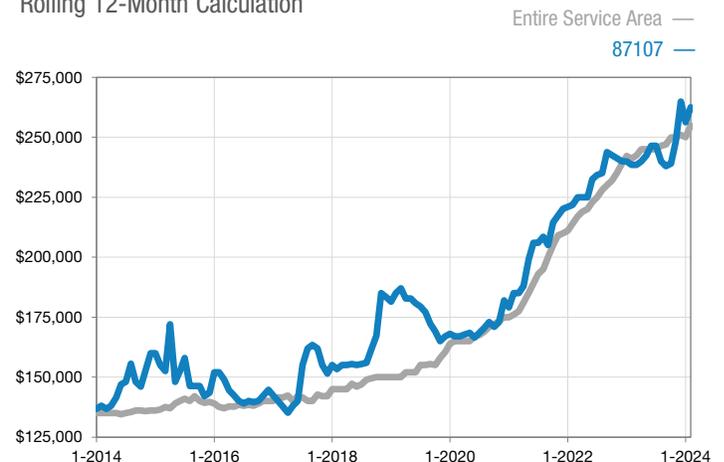
### Median Sales Price - Single-Family Detached

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.