

# Local Market Update for February 2024

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



## 87121

Single-Family Detached	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	60	67	+ 11.7%	103	127	+ 23.3%
Pending Sales	45	59	+ 31.1%	109	126	+ 15.6%
Closed Sales	51	51	0.0%	93	102	+ 9.7%
Days on Market Until Sale	36	38	+ 5.6%	33	32	- 3.0%
Median Sales Price*	\$255,000	\$270,000	+ 5.9%	\$250,000	\$270,000	+ 8.0%
Average Sales Price*	\$274,821	\$280,482	+ 2.1%	\$265,250	\$279,048	+ 5.2%
Percent of List Price Received*	99.4%	100.0%	+ 0.6%	99.3%	99.6%	+ 0.3%
Inventory of Homes for Sale	48	61	+ 27.1%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--

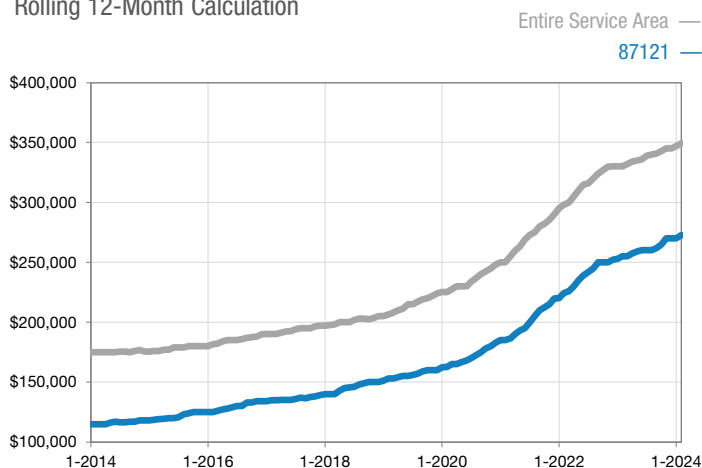
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	1	0	- 100.0%	1	1	0.0%
Pending Sales	1	0	- 100.0%	4	1	- 75.0%
Closed Sales	3	1	- 66.7%	3	1	- 66.7%
Days on Market Until Sale	29	14	- 51.7%	29	14	- 51.7%
Median Sales Price*	\$250,000	\$105,000	- 58.0%	\$250,000	\$105,000	- 58.0%
Average Sales Price*	\$241,000	\$105,000	- 56.4%	\$241,000	\$105,000	- 56.4%
Percent of List Price Received*	99.2%	80.8%	- 18.5%	99.2%	80.8%	- 18.5%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.6	1.0	+ 66.7%	--	--	--

\* 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.

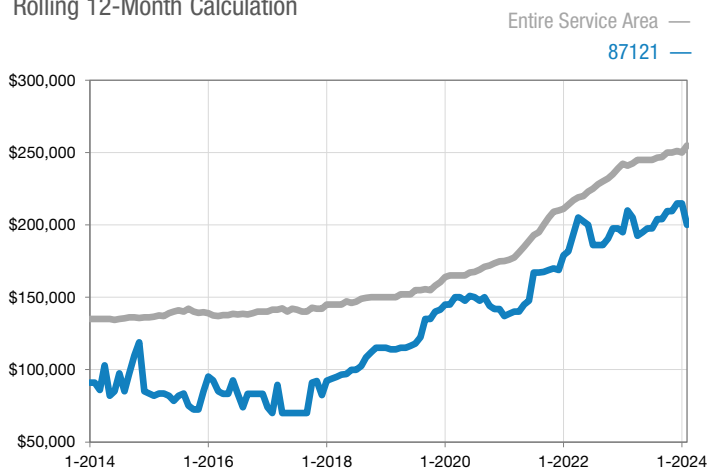
### Median Sales Price - Single-Family Detached

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.