

Local Market Update for February 2024

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



Northeast Heights – 50

East of Wyoming Blvd NE, South of Montgomery Blvd NE, West of Tramway Blvd, North of Central Ave

Single-Family Detached	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	38	60	+ 57.9%	81	107	+ 32.1%
Pending Sales	47	58	+ 23.4%	100	102	+ 2.0%
Closed Sales	45	41	- 8.9%	92	88	- 4.3%
Days on Market Until Sale	27	30	+ 11.1%	27	31	+ 14.8%
Median Sales Price*	\$290,000	\$277,000	- 4.5%	\$282,000	\$280,000	- 0.7%
Average Sales Price*	\$286,928	\$295,927	+ 3.1%	\$281,837	\$294,283	+ 4.4%
Percent of List Price Received*	98.4%	97.3%	- 1.1%	98.2%	98.2%	0.0%
Inventory of Homes for Sale	28	51	+ 82.1%	--	--	--
Months Supply of Inventory	0.5	0.9	+ 80.0%	--	--	--

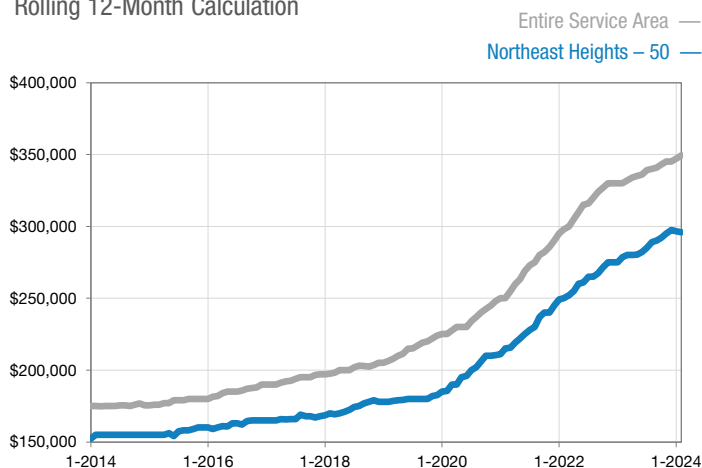
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	5	6	+ 20.0%	11	17	+ 54.5%
Pending Sales	6	9	+ 50.0%	13	17	+ 30.8%
Closed Sales	5	6	+ 20.0%	12	10	- 16.7%
Days on Market Until Sale	29	28	- 3.4%	29	21	- 27.6%
Median Sales Price*	\$222,990	\$239,950	+ 7.6%	\$238,500	\$245,000	+ 2.7%
Average Sales Price*	\$227,978	\$217,483	- 4.6%	\$237,491	\$246,690	+ 3.9%
Percent of List Price Received*	97.5%	100.5%	+ 3.1%	98.7%	100.5%	+ 1.8%
Inventory of Homes for Sale	3	7	+ 133.3%	--	--	--
Months Supply of Inventory	0.4	0.8	+ 100.0%	--	--	--

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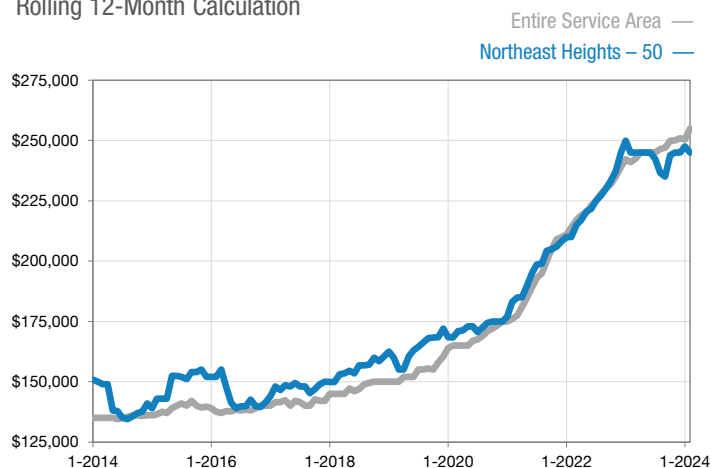
Median Sales Price - Single-Family Detached

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.