

# Local Market Update for February 2024

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



## Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

Single-Family Detached	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	22	21	- 4.5%	39	44	+ 12.8%
Pending Sales	26	25	- 3.8%	49	51	+ 4.1%
Closed Sales	20	21	+ 5.0%	41	36	- 12.2%
Days on Market Until Sale	37	44	+ 18.9%	33	38	+ 15.2%
Median Sales Price*	\$271,250	<b>\$305,000</b>	+ 12.4%	\$270,000	<b>\$305,450</b>	+ 13.1%
Average Sales Price*	\$302,833	<b>\$306,319</b>	+ 1.2%	\$285,455	<b>\$307,683</b>	+ 7.8%
Percent of List Price Received*	99.2%	<b>98.2%</b>	- 1.0%	98.3%	<b>98.4%</b>	+ 0.1%
Inventory of Homes for Sale	12	20	+ 66.7%	--	--	--
Months Supply of Inventory	0.4	0.9	+ 125.0%	--	--	--

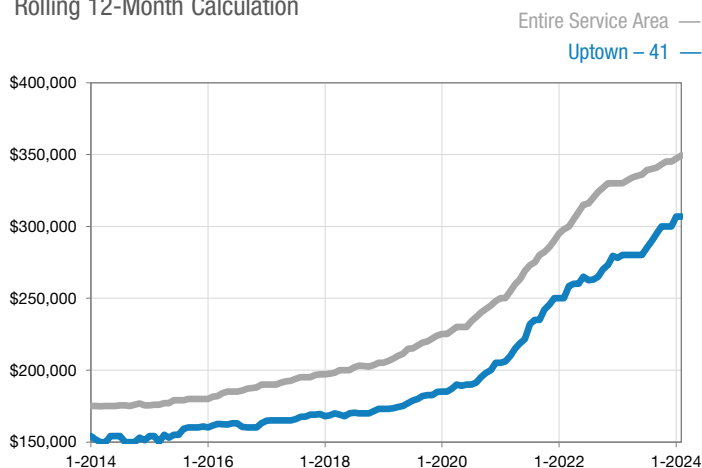
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	7	3	- 57.1%	8	6	- 25.0%
Pending Sales	6	5	- 16.7%	8	8	0.0%
Closed Sales	2	3	+ 50.0%	5	5	0.0%
Days on Market Until Sale	6	32	+ 433.3%	15	20	+ 33.3%
Median Sales Price*	\$221,500	<b>\$124,000</b>	- 44.0%	\$165,000	<b>\$124,000</b>	- 24.8%
Average Sales Price*	\$221,500	<b>\$133,000</b>	- 40.0%	\$218,000	<b>\$133,800</b>	- 38.6%
Percent of List Price Received*	97.9%	<b>97.2%</b>	- 0.7%	98.8%	<b>96.5%</b>	- 2.3%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.4	0.7	+ 75.0%	--	--	--

\* 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.

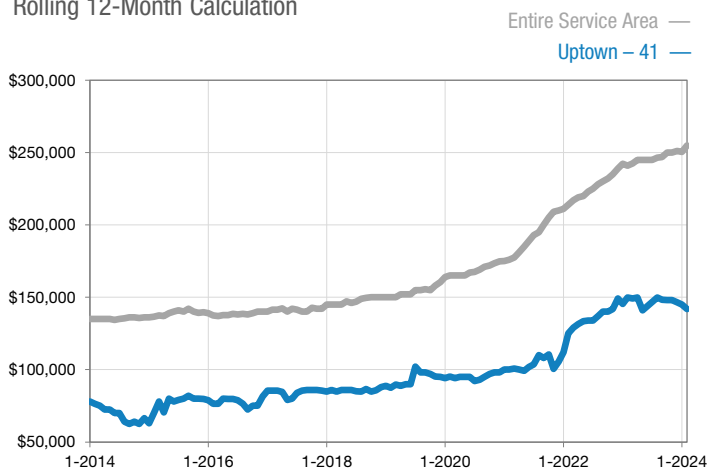
### Median Sales Price - Single-Family Detached

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.