

# Local Market Update for February 2024

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



## 87108

Single-Family Detached	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	21	13	- 38.1%	40	35	- 12.5%
Pending Sales	16	14	- 12.5%	35	30	- 14.3%
Closed Sales	17	15	- 11.8%	33	30	- 9.1%
Days on Market Until Sale	35	19	- 45.7%	36	29	- 19.4%
Median Sales Price*	\$292,500	<b>\$285,000</b>	- 2.6%	\$260,000	<b>\$270,000</b>	+ 3.8%
Average Sales Price*	\$298,987	<b>\$270,006</b>	- 9.7%	\$281,599	<b>\$291,936</b>	+ 3.7%
Percent of List Price Received*	99.4%	<b>98.2%</b>	- 1.2%	100.0%	<b>98.3%</b>	- 1.7%
Inventory of Homes for Sale	17	17	0.0%	--	--	--
Months Supply of Inventory	0.9	<b>0.9</b>	0.0%	--	--	--

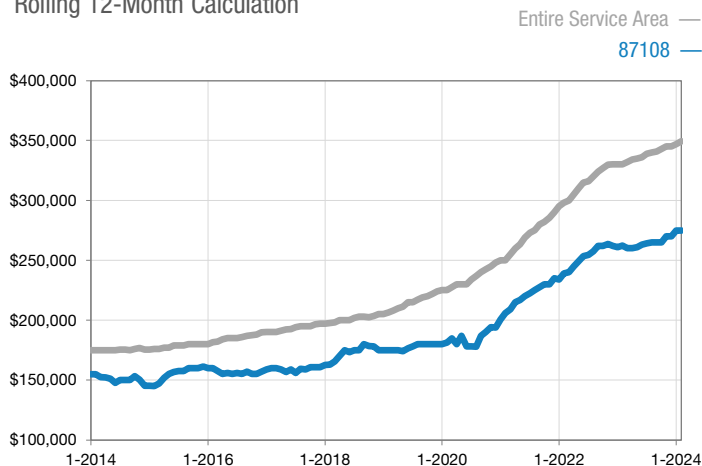
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	5	4	- 20.0%	11	5	- 54.5%
Pending Sales	5	2	- 60.0%	5	7	+ 40.0%
Closed Sales	1	5	+ 400.0%	2	7	+ 250.0%
Days on Market Until Sale	6	96	+ 1500.0%	21	91	+ 333.3%
Median Sales Price*	\$77,000	<b>\$190,000</b>	+ 146.8%	\$105,500	<b>\$350,000</b>	+ 231.8%
Average Sales Price*	\$77,000	<b>\$219,300</b>	+ 184.8%	\$105,500	<b>\$269,500</b>	+ 155.5%
Percent of List Price Received*	96.4%	<b>95.3%</b>	- 1.1%	97.8%	<b>95.8%</b>	- 2.0%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	1.8	<b>2.0</b>	+ 11.1%	--	--	--

\* 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.

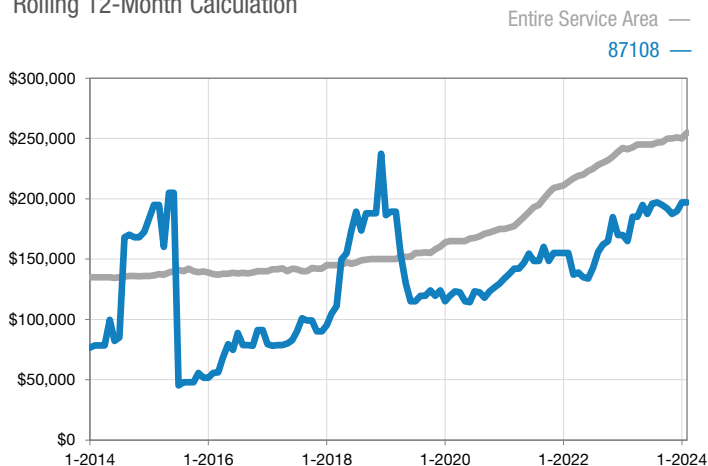
### Median Sales Price - Single-Family Detached

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.