

Local Market Update for February 2024

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



Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
Key Metrics						
New Listings	13	18	+ 38.5%	25	30	+ 20.0%
Pending Sales	10	18	+ 80.0%	22	40	+ 81.8%
Closed Sales	14	17	+ 21.4%	21	23	+ 9.5%
Days on Market Until Sale	24	33	+ 37.5%	19	38	+ 100.0%
Median Sales Price*	\$217,500	\$280,000	+ 28.7%	\$225,000	\$265,000	+ 17.8%
Average Sales Price*	\$239,750	\$268,200	+ 11.9%	\$234,452	\$277,843	+ 18.5%
Percent of List Price Received*	99.0%	98.0%	- 1.0%	100.3%	98.3%	- 2.0%
Inventory of Homes for Sale	11	15	+ 36.4%	--	--	--
Months Supply of Inventory	0.7	1.3	+ 85.7%	--	--	--

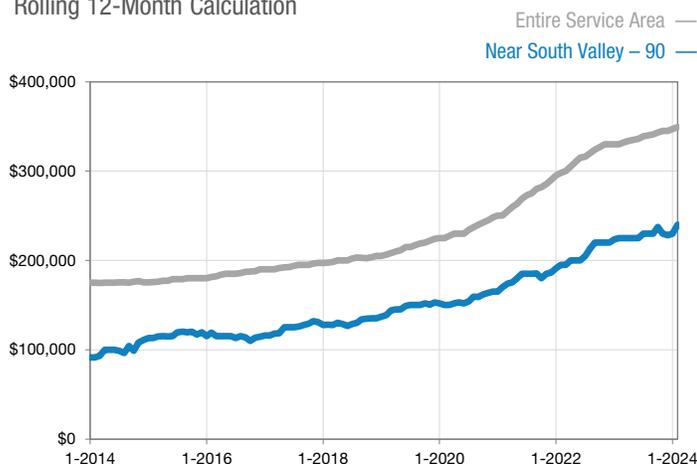
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
Key Metrics						
New Listings	0	2	--	0	4	--
Pending Sales	0	3	--	2	3	+ 50.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	27	--	--	27	--	--
Median Sales Price*	\$112,000	--	--	\$112,000	--	--
Average Sales Price*	\$112,000	--	--	\$112,000	--	--
Percent of List Price Received*	96.6%	--	--	96.6%	--	--
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.6	--	--	--	--

* 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.

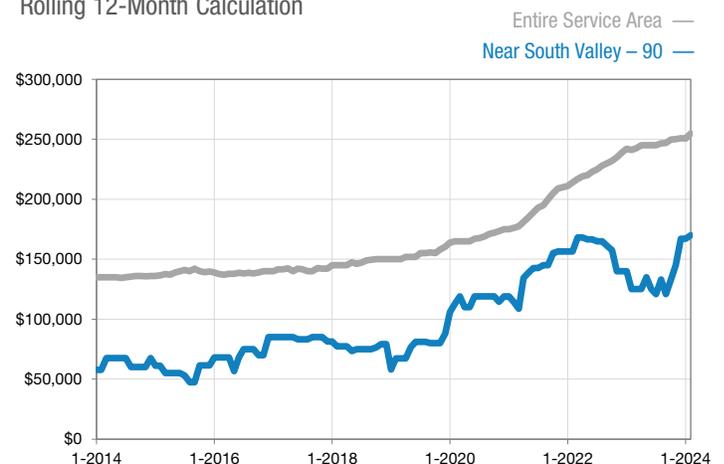
Median Sales Price - Single-Family Detached

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.