

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
Key Metrics						
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	\$305,000	+ 12.4%	\$270,000	\$305,450	+ 13.1%
Average Sales Price*	\$302,833	\$306,319	+ 1.2%	\$285,455	\$307,683	+ 7.8%
Percent of List Price Received*	99.2%	98.2%	- 1.0%	98.3%	98.4%	+ 0.1%
Inventory of Homes for Sale	12	20	+ 66.7%	--	--	--
Months Supply of Inventory	0.4	0.9	+ 125.0%	--	--	--

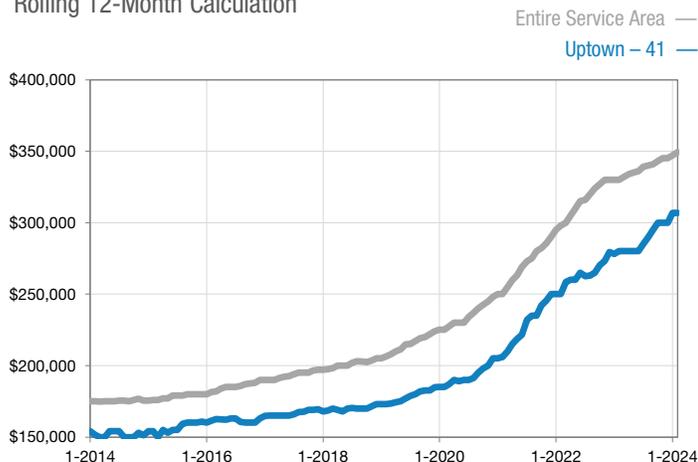
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
Key Metrics						
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	\$124,000	- 44.0%	\$165,000	\$124,000	- 24.8%
Average Sales Price*	\$221,500	\$133,000	- 40.0%	\$218,000	\$133,800	- 38.6%
Percent of List Price Received*	97.9%	97.2%	- 0.7%	98.8%	96.5%	- 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.

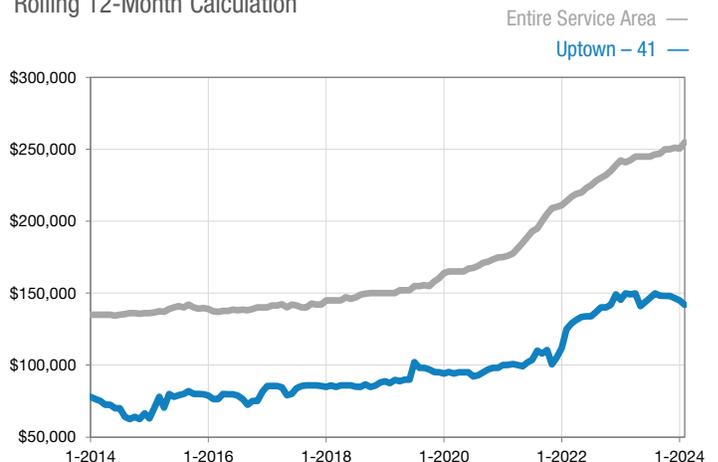
Median Sales Price - Single-Family Detached

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.