

Local Market Update for February 2024

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



North Valley – 100

East of Rio Grande River, South of Alameda Blvd NE, West of I-25, North of Montano Rd

Single-Family Detached	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
Key Metrics						
New Listings	15	10	- 33.3%	30	21	- 30.0%
Pending Sales	14	10	- 28.6%	21	22	+ 4.8%
Closed Sales	6	13	+ 116.7%	9	17	+ 88.9%
Days on Market Until Sale	67	35	- 47.8%	52	32	- 38.5%
Median Sales Price*	\$397,500	\$489,000	+ 23.0%	\$410,000	\$445,000	+ 8.5%
Average Sales Price*	\$537,333	\$496,973	- 7.5%	\$586,734	\$461,509	- 21.3%
Percent of List Price Received*	92.8%	98.5%	+ 6.1%	94.8%	98.5%	+ 3.9%
Inventory of Homes for Sale	33	37	+ 12.1%	--	--	--
Months Supply of Inventory	2.5	3.4	+ 36.0%	--	--	--

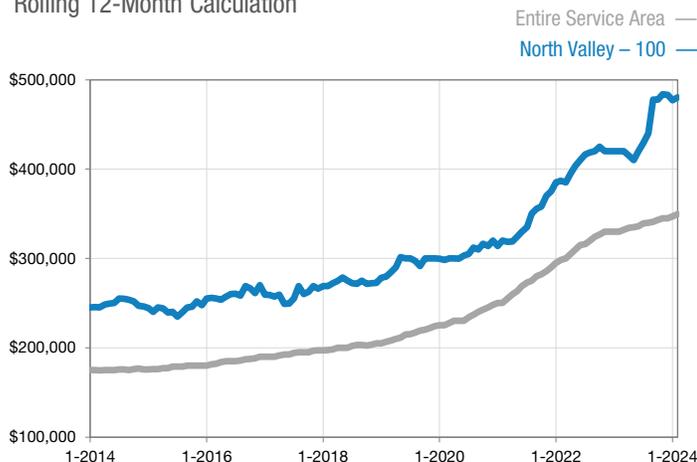
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
Key Metrics						
New Listings	3	0	- 100.0%	5	3	- 40.0%
Pending Sales	1	0	- 100.0%	2	2	0.0%
Closed Sales	1	2	+ 100.0%	1	4	+ 300.0%
Days on Market Until Sale	3	4	+ 33.3%	3	3	0.0%
Median Sales Price*	\$200,000	\$242,750	+ 21.4%	\$200,000	\$242,750	+ 21.4%
Average Sales Price*	\$200,000	\$242,750	+ 21.4%	\$200,000	\$252,750	+ 26.4%
Percent of List Price Received*	100.0%	99.3%	- 0.7%	100.0%	98.2%	- 1.8%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.1	0.4	- 63.6%	--	--	--

* 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.

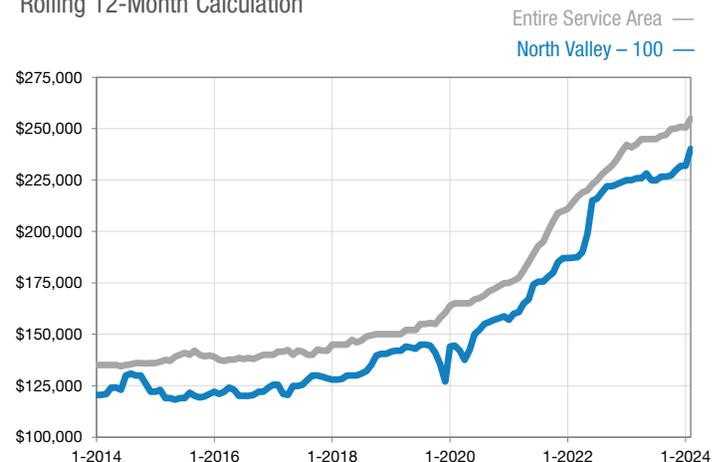
Median Sales Price - Single-Family Detached

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.