

Local Market Update for February 2024

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



North of I-40 – 220

North of I-40, West of Golden, East of Sandia Mountains, NW of Gutierrez Canyon

Single-Family Detached	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
Key Metrics						
New Listings	10	7	- 30.0%	18	16	- 11.1%
Pending Sales	7	4	- 42.9%	14	13	- 7.1%
Closed Sales	5	6	+ 20.0%	10	13	+ 30.0%
Days on Market Until Sale	22	16	- 27.3%	22	23	+ 4.5%
Median Sales Price*	\$430,000	\$402,500	- 6.4%	\$373,500	\$385,000	+ 3.1%
Average Sales Price*	\$527,800	\$359,833	- 31.8%	\$461,100	\$382,577	- 17.0%
Percent of List Price Received*	99.8%	97.6%	- 2.2%	99.2%	98.3%	- 0.9%
Inventory of Homes for Sale	14	19	+ 35.7%	--	--	--
Months Supply of Inventory	1.4	2.3	+ 64.3%	--	--	--

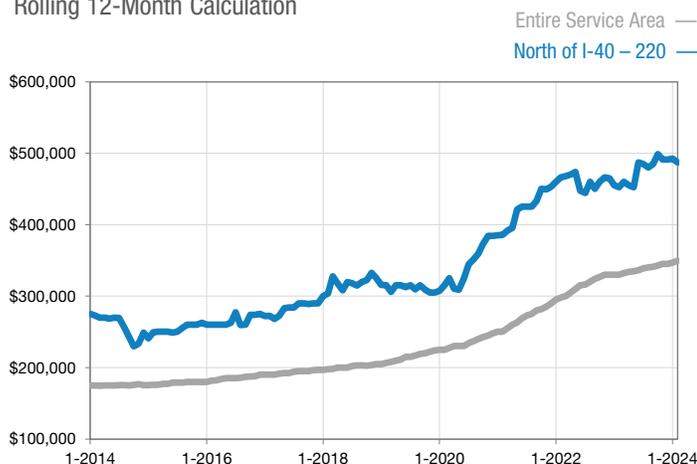
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
Key Metrics						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.

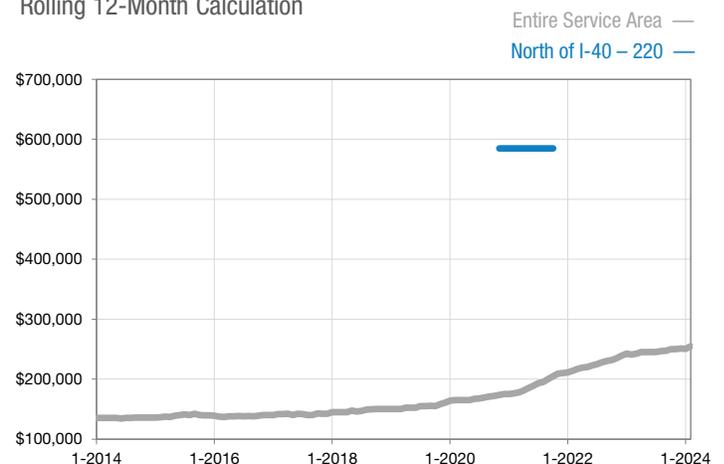
Median Sales Price - Single-Family Detached

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.