

Local Market Update for February 2024

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



Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

Single-Family Detached	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	55	73	+ 32.7%	103	121	+ 17.5%
Pending Sales	51	53	+ 3.9%	90	90	0.0%
Closed Sales	32	36	+ 12.5%	69	64	- 7.2%
Days on Market Until Sale	31	46	+ 48.4%	32	50	+ 56.3%
Median Sales Price*	\$372,500	\$395,000	+ 6.0%	\$385,000	\$413,845	+ 7.5%
Average Sales Price*	\$399,283	\$445,666	+ 11.6%	\$407,491	\$440,557	+ 8.1%
Percent of List Price Received*	99.2%	98.7%	- 0.5%	99.7%	98.4%	- 1.3%
Inventory of Homes for Sale	80	92	+ 15.0%	--	--	--
Months Supply of Inventory	1.4	2.0	+ 42.9%	--	--	--

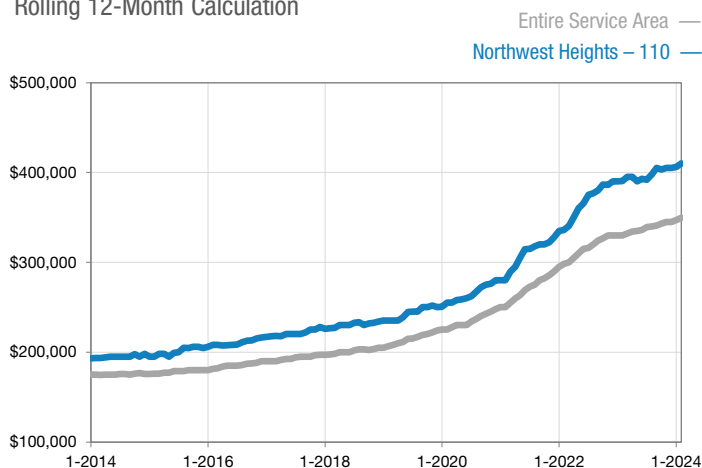
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	1	2	+ 100.0%	3	2	- 33.3%
Pending Sales	2	2	0.0%	5	5	0.0%
Closed Sales	1	4	+ 300.0%	3	6	+ 100.0%
Days on Market Until Sale	147	37	- 74.8%	56	37	- 33.9%
Median Sales Price*	\$380,000	\$459,500	+ 20.9%	\$275,000	\$391,500	+ 42.4%
Average Sales Price*	\$380,000	\$436,000	+ 14.7%	\$281,667	\$401,333	+ 42.5%
Percent of List Price Received*	100.0%	96.6%	- 3.4%	95.5%	97.1%	+ 1.7%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	--	0.5	--	--	--	--

* 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.

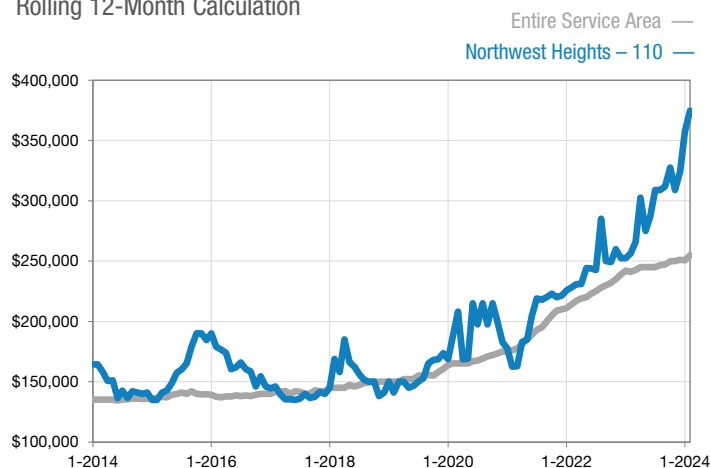
Median Sales Price - Single-Family Detached

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.