

Local Market Update for February 2024

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



87124

Single-Family Detached	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
Key Metrics						
New Listings	46	77	+ 67.4%	92	156	+ 69.6%
Pending Sales	49	69	+ 40.8%	106	139	+ 31.1%
Closed Sales	49	51	+ 4.1%	96	95	- 1.0%
Days on Market Until Sale	43	35	- 18.6%	42	37	- 11.9%
Median Sales Price*	\$335,000	\$356,490	+ 6.4%	\$332,500	\$356,490	+ 7.2%
Average Sales Price*	\$369,300	\$399,973	+ 8.3%	\$358,504	\$391,275	+ 9.1%
Percent of List Price Received*	98.4%	99.3%	+ 0.9%	98.1%	98.9%	+ 0.8%
Inventory of Homes for Sale	50	108	+ 116.0%	--	--	--
Months Supply of Inventory	0.7	1.7	+ 142.9%	--	--	--

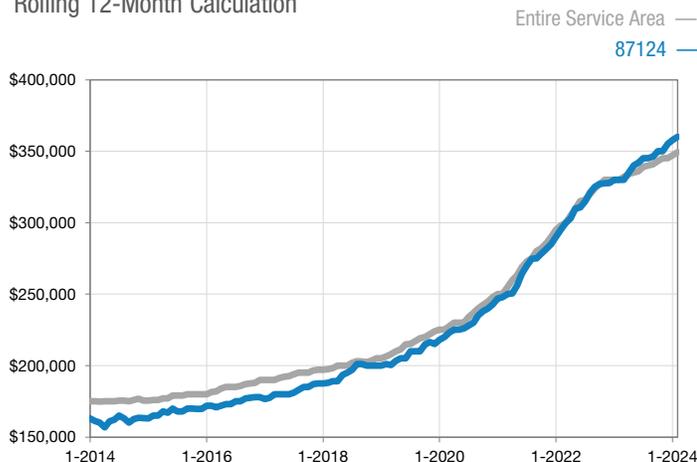
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
Key Metrics						
New Listings	5	4	- 20.0%	15	15	0.0%
Pending Sales	6	5	- 16.7%	13	18	+ 38.5%
Closed Sales	4	7	+ 75.0%	10	12	+ 20.0%
Days on Market Until Sale	4	41	+ 925.0%	16	32	+ 100.0%
Median Sales Price*	\$155,500	\$235,000	+ 51.1%	\$225,000	\$227,500	+ 1.1%
Average Sales Price*	\$174,750	\$243,857	+ 39.5%	\$219,471	\$234,917	+ 7.0%
Percent of List Price Received*	102.9%	99.2%	- 3.6%	100.0%	99.0%	- 1.0%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--

* 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.

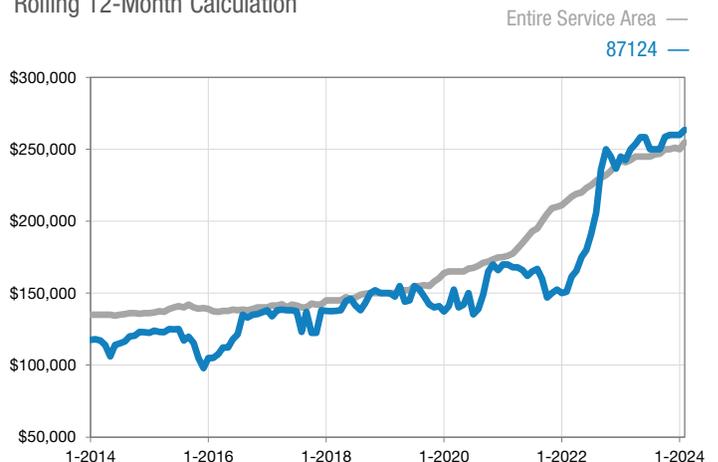
Median Sales Price - Single-Family Detached

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.