

Local Market Update for February 2024

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



87112

Single-Family Detached

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	26	38	+ 46.2%	61	67	+ 9.8%
Pending Sales	35	36	+ 2.9%	74	69	- 6.8%
Closed Sales	30	31	+ 3.3%	68	63	- 7.4%
Days on Market Until Sale	35	30	- 14.3%	31	34	+ 9.7%
Median Sales Price*	\$291,000	\$292,000	+ 0.3%	\$288,750	\$292,500	+ 1.3%
Average Sales Price*	\$313,768	\$340,629	+ 8.6%	\$313,981	\$329,203	+ 4.8%
Percent of List Price Received*	97.8%	96.7%	- 1.1%	97.9%	97.9%	0.0%
Inventory of Homes for Sale	20	32	+ 60.0%	--	--	--
Months Supply of Inventory	0.5	0.9	+ 80.0%	--	--	--

* 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.

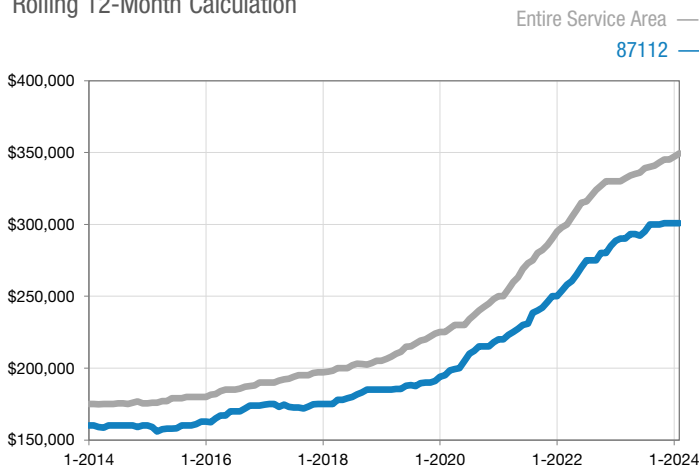
Single-Family Attached

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	5	4	- 20.0%	10	9	- 10.0%
Pending Sales	5	7	+ 40.0%	7	11	+ 57.1%
Closed Sales	1	5	+ 400.0%	10	7	- 30.0%
Days on Market Until Sale	96	37	- 61.5%	30	28	- 6.7%
Median Sales Price*	\$205,000	\$195,000	- 4.9%	\$250,000	\$240,000	- 4.0%
Average Sales Price*	\$205,000	\$201,000	- 2.0%	\$242,190	\$217,857	- 10.0%
Percent of List Price Received*	97.6%	99.1%	+ 1.5%	100.0%	99.5%	- 0.5%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	0.9	--	--	--	--	--

* 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.

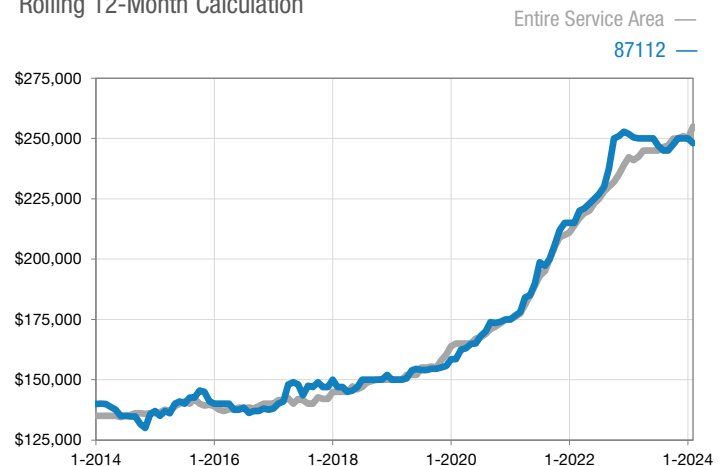
Median Sales Price - Single-Family Detached

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.