

# Local Market Update for February 2024

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



## 87109

Single-Family Detached	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
<b>Key Metrics</b>						
New Listings	21	<b>23</b>	+ 9.5%	39	<b>43</b>	+ 10.3%
Pending Sales	18	<b>21</b>	+ 16.7%	45	<b>36</b>	- 20.0%
Closed Sales	23	<b>16</b>	- 30.4%	33	<b>31</b>	- 6.1%
Days on Market Until Sale	33	<b>41</b>	+ 24.2%	30	<b>35</b>	+ 16.7%
Median Sales Price*	\$410,000	<b>\$367,500</b>	- 10.4%	\$395,300	<b>\$370,000</b>	- 6.4%
Average Sales Price*	\$423,474	<b>\$387,706</b>	- 8.4%	\$403,952	<b>\$384,522</b>	- 4.8%
Percent of List Price Received*	98.9%	<b>98.5%</b>	- 0.4%	98.4%	<b>98.3%</b>	- 0.1%
Inventory of Homes for Sale	12	<b>20</b>	+ 66.7%	--	--	--
Months Supply of Inventory	0.5	<b>1.0</b>	+ 100.0%	--	--	--

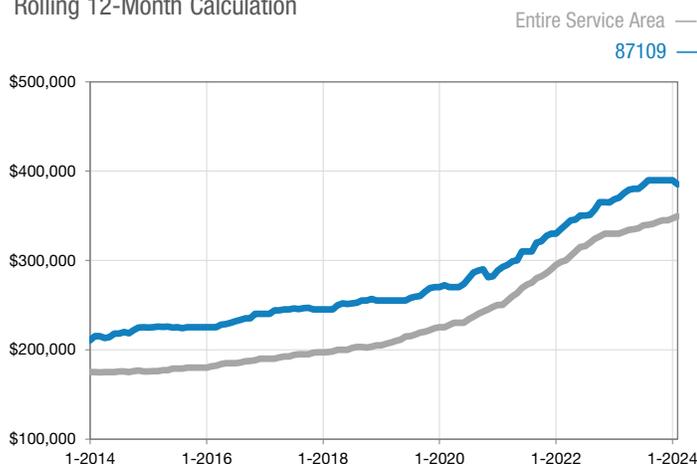
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
<b>Key Metrics</b>						
New Listings	10	<b>14</b>	+ 40.0%	23	<b>22</b>	- 4.3%
Pending Sales	7	<b>15</b>	+ 114.3%	20	<b>29</b>	+ 45.0%
Closed Sales	10	<b>12</b>	+ 20.0%	12	<b>22</b>	+ 83.3%
Days on Market Until Sale	16	<b>28</b>	+ 75.0%	17	<b>26</b>	+ 52.9%
Median Sales Price*	\$143,700	<b>\$249,500</b>	+ 73.6%	\$172,450	<b>\$252,500</b>	+ 46.4%
Average Sales Price*	\$190,390	<b>\$227,533</b>	+ 19.5%	\$200,742	<b>\$228,745</b>	+ 13.9%
Percent of List Price Received*	99.2%	<b>98.8%</b>	- 0.4%	99.9%	<b>98.1%</b>	- 1.8%
Inventory of Homes for Sale	12	<b>7</b>	- 41.7%	--	--	--
Months Supply of Inventory	1.1	<b>0.7</b>	- 36.4%	--	--	--

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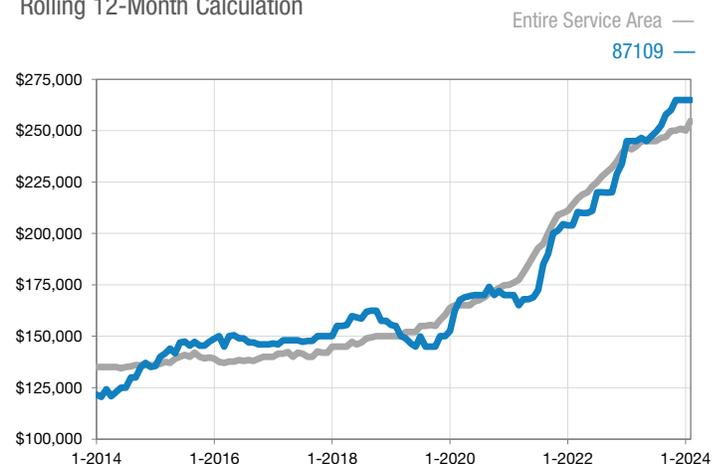
### Median Sales Price - Single-Family Detached

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.