

Local Market Update for February 2024

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



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

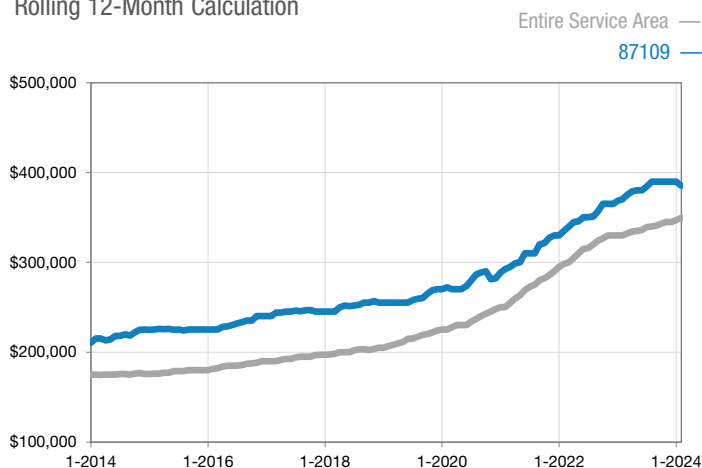
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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

* 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.

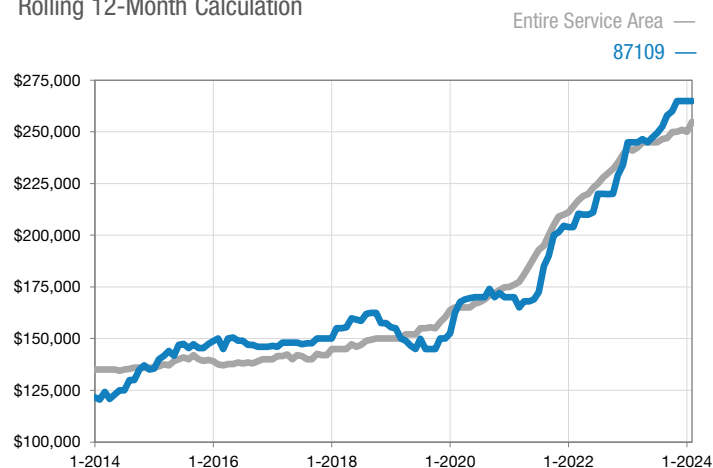
Median Sales Price - Single-Family Detached

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.