

# Local Market Update for January 2024

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



## Valley Farms – 91

East of Coors Blvd SW, South of Rio Bravo Blvd SW, West / North of I-25

Single-Family Detached	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
<b>Key Metrics</b>						
New Listings	12	3	- 75.0%	12	3	- 75.0%
Pending Sales	13	4	- 69.2%	13	4	- 69.2%
Closed Sales	3	5	+ 66.7%	3	5	+ 66.7%
Days on Market Until Sale	38	10	- 73.7%	38	10	- 73.7%
Median Sales Price*	\$280,000	<b>\$300,000</b>	+ 7.1%	\$280,000	<b>\$300,000</b>	+ 7.1%
Average Sales Price*	\$268,667	<b>\$325,398</b>	+ 21.1%	\$268,667	<b>\$325,398</b>	+ 21.1%
Percent of List Price Received*	95.4%	<b>98.7%</b>	+ 3.5%	95.4%	<b>98.7%</b>	+ 3.5%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	1.4	<b>1.2</b>	- 14.3%	--	--	--

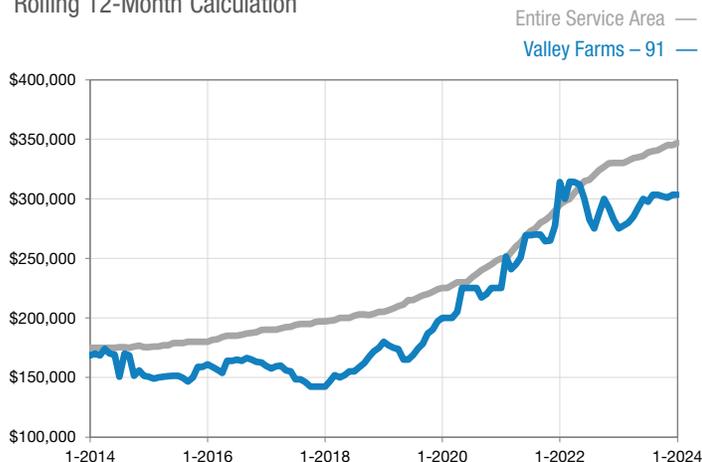
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
<b>Key Metrics</b>						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

\* 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.

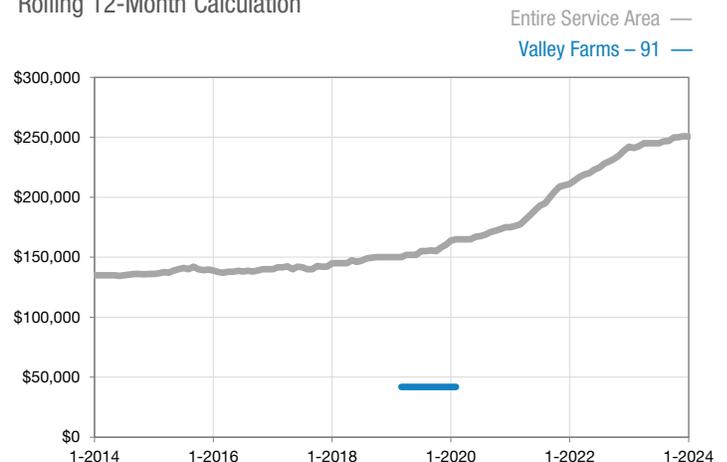
### Median Sales Price - Single-Family Detached

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.