

Local Market Update for January 2024

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



87120

Single-Family Detached	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
Key Metrics						
New Listings	59	48	- 18.6%	59	48	- 18.6%
Pending Sales	51	52	+ 2.0%	51	52	+ 2.0%
Closed Sales	47	36	- 23.4%	47	36	- 23.4%
Days on Market Until Sale	37	50	+ 35.1%	37	50	+ 35.1%
Median Sales Price*	\$330,000	\$384,500	+ 16.5%	\$330,000	\$384,500	+ 16.5%
Average Sales Price*	\$374,202	\$414,657	+ 10.8%	\$374,202	\$414,657	+ 10.8%
Percent of List Price Received*	99.6%	98.0%	- 1.6%	99.6%	98.0%	- 1.6%
Inventory of Homes for Sale	78	77	- 1.3%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--

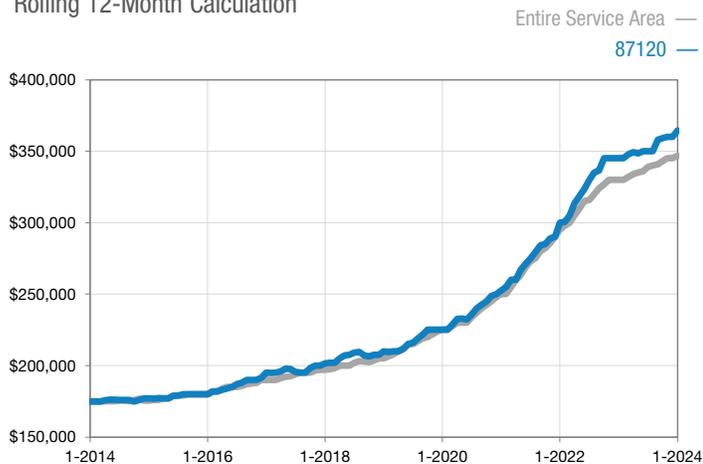
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
Key Metrics						
New Listings	6	3	- 50.0%	6	3	- 50.0%
Pending Sales	12	5	- 58.3%	12	5	- 58.3%
Closed Sales	12	5	- 58.3%	12	5	- 58.3%
Days on Market Until Sale	27	23	- 14.8%	27	23	- 14.8%
Median Sales Price*	\$249,975	\$247,500	- 1.0%	\$249,975	\$247,500	- 1.0%
Average Sales Price*	\$245,933	\$275,700	+ 12.1%	\$245,933	\$275,700	+ 12.1%
Percent of List Price Received*	96.3%	99.2%	+ 3.0%	96.3%	99.2%	+ 3.0%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	0.2	0.4	+ 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.

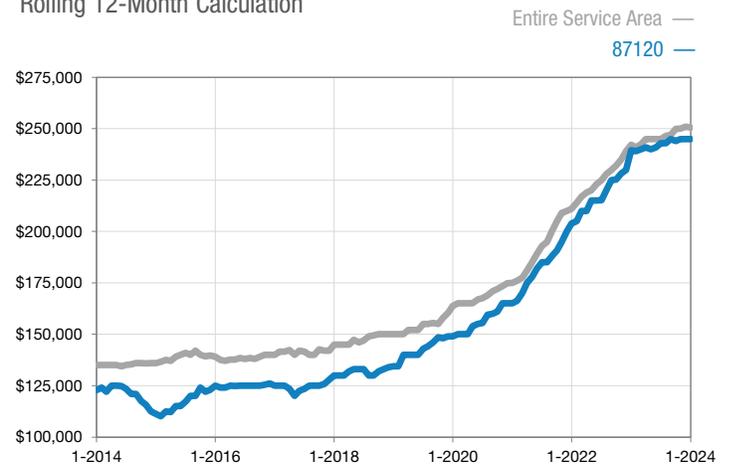
Median Sales Price - Single-Family Detached

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.