

Local Market Update for January 2024

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



Near South Valley – 90

East of Coors Blvd SW, South of Central Ave / Cesar Chavez, West of I-25, North of Rio Bravo Blvd SW

Single-Family Detached	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
Key Metrics						
New Listings	12	12	0.0%	12	12	0.0%
Pending Sales	12	22	+ 83.3%	12	22	+ 83.3%
Closed Sales	7	6	- 14.3%	7	6	- 14.3%
Days on Market Until Sale	9	51	+ 466.7%	9	51	+ 466.7%
Median Sales Price*	\$225,000	\$231,000	+ 2.7%	\$225,000	\$231,000	+ 2.7%
Average Sales Price*	\$223,857	\$305,167	+ 36.3%	\$223,857	\$305,167	+ 36.3%
Percent of List Price Received*	103.1%	99.1%	- 3.9%	103.1%	99.1%	- 3.9%
Inventory of Homes for Sale	11	20	+ 81.8%	--	--	--
Months Supply of Inventory	0.7	1.8	+ 157.1%	--	--	--

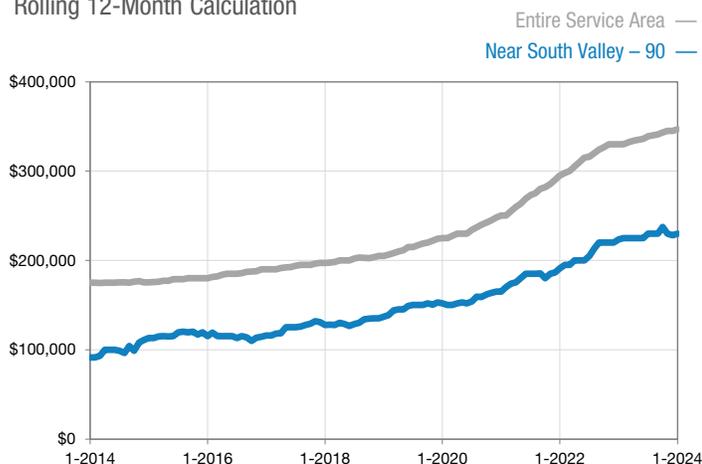
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
Key Metrics						
New Listings	0	2	--	0	2	--
Pending Sales	2	0	- 100.0%	2	0	- 100.0%
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	2	--	--	--	--
Months Supply of Inventory	--	1.4	--	--	--	--

* 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.

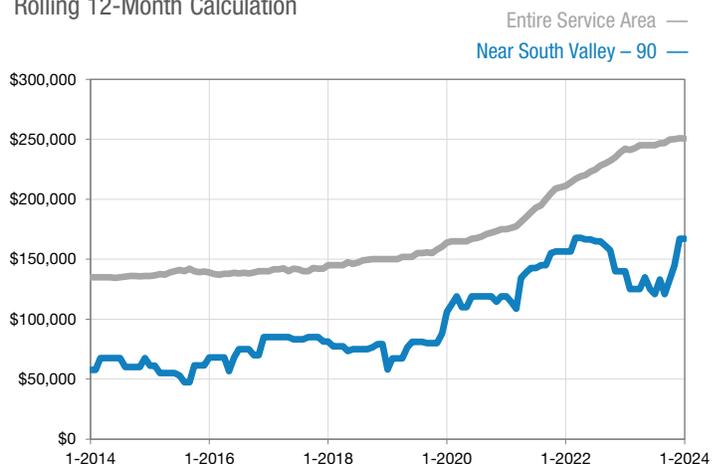
Median Sales Price - Single-Family Detached

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.