

Local Market Update for January 2024

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



87123

Single-Family Detached	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
Key Metrics						
New Listings	27	33	+ 22.2%	27	33	+ 22.2%
Pending Sales	28	33	+ 17.9%	28	33	+ 17.9%
Closed Sales	24	27	+ 12.5%	24	27	+ 12.5%
Days on Market Until Sale	33	25	- 24.2%	33	25	- 24.2%
Median Sales Price*	\$305,000	\$285,000	- 6.6%	\$305,000	\$285,000	- 6.6%
Average Sales Price*	\$332,396	\$332,644	+ 0.1%	\$332,396	\$332,644	+ 0.1%
Percent of List Price Received*	98.7%	98.7%	0.0%	98.7%	98.7%	0.0%
Inventory of Homes for Sale	29	29	0.0%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--

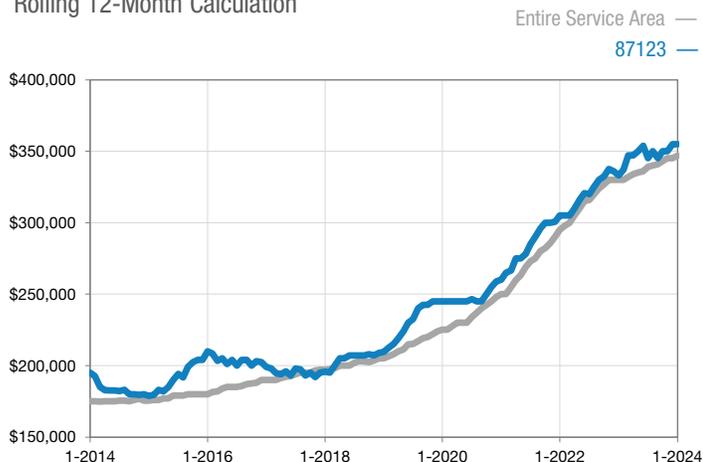
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
Key Metrics						
New Listings	3	8	+ 166.7%	3	8	+ 166.7%
Pending Sales	2	7	+ 250.0%	2	7	+ 250.0%
Closed Sales	8	5	- 37.5%	8	5	- 37.5%
Days on Market Until Sale	18	12	- 33.3%	18	12	- 33.3%
Median Sales Price*	\$240,450	\$308,000	+ 28.1%	\$240,450	\$308,000	+ 28.1%
Average Sales Price*	\$255,100	\$300,032	+ 17.6%	\$255,100	\$300,032	+ 17.6%
Percent of List Price Received*	100.1%	98.8%	- 1.3%	100.1%	98.8%	- 1.3%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	0.4	0.8	+ 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.

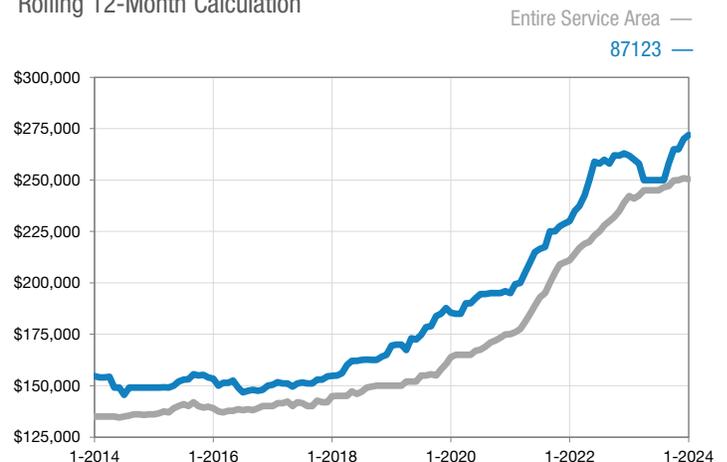
Median Sales Price - Single-Family Detached

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.