

Local Market Update for January 2024

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



87048

Single-Family Detached	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
Key Metrics						
New Listings	10	10	0.0%	10	10	0.0%
Pending Sales	11	7	- 36.4%	11	7	- 36.4%
Closed Sales	5	2	- 60.0%	5	2	- 60.0%
Days on Market Until Sale	39	48	+ 23.1%	39	48	+ 23.1%
Median Sales Price*	\$450,000	\$517,500	+ 15.0%	\$450,000	\$517,500	+ 15.0%
Average Sales Price*	\$548,800	\$517,500	- 5.7%	\$548,800	\$517,500	- 5.7%
Percent of List Price Received*	98.3%	98.6%	+ 0.3%	98.3%	98.6%	+ 0.3%
Inventory of Homes for Sale	21	17	- 19.0%	--	--	--
Months Supply of Inventory	2.2	2.1	- 4.5%	--	--	--

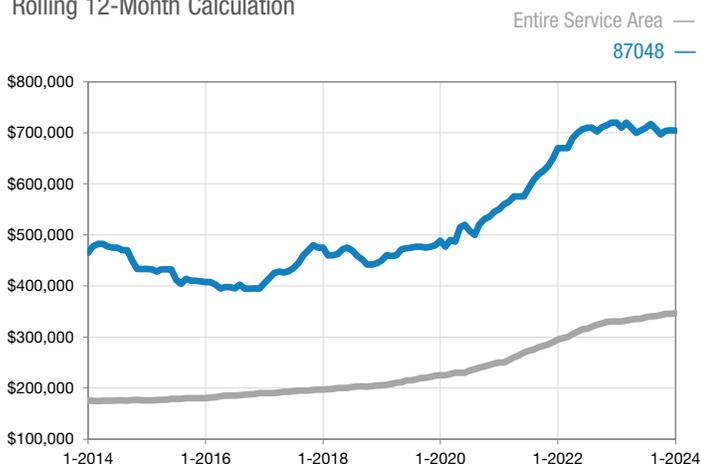
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
Key Metrics						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	1	1	0.0%	1	1	0.0%
Days on Market Until Sale	3	123	+ 4000.0%	3	123	+ 4000.0%
Median Sales Price*	\$480,000	\$455,000	- 5.2%	\$480,000	\$455,000	- 5.2%
Average Sales Price*	\$480,000	\$455,000	- 5.2%	\$480,000	\$455,000	- 5.2%
Percent of List Price Received*	98.4%	101.2%	+ 2.8%	98.4%	101.2%	+ 2.8%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.8	--	--	--	--

* 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.

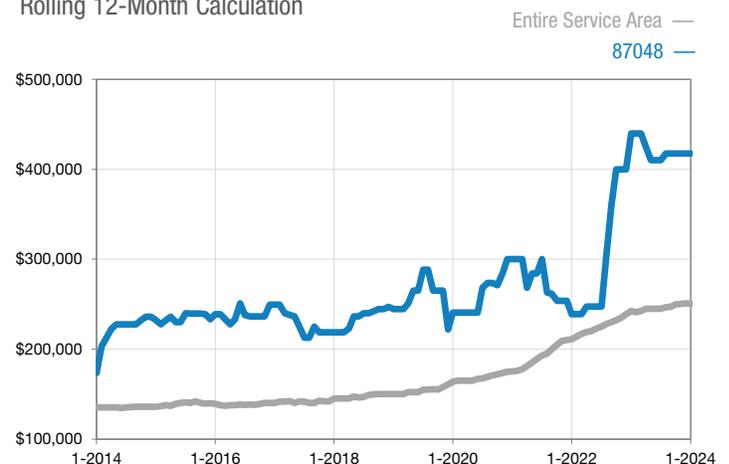
Median Sales Price - Single-Family Detached

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.