

# Local Market Update for January 2024

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



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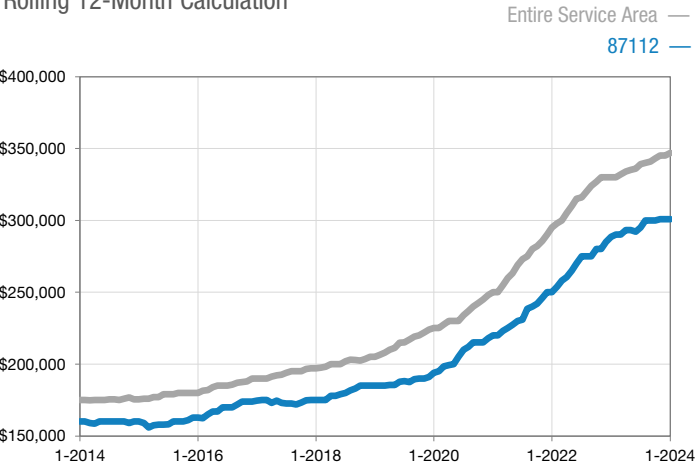
Single-Family Detached	January			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	35	29	- 17.1%	35	29	- 17.1%
Pending Sales	39	36	- 7.7%	39	36	- 7.7%
Closed Sales	38	31	- 18.4%	38	31	- 18.4%
Days on Market Until Sale	28	37	+ 32.1%	28	37	+ 32.1%
Median Sales Price*	\$268,500	\$292,500	+ 8.9%	\$268,500	\$292,500	+ 8.9%
Average Sales Price*	\$314,150	\$316,977	+ 0.9%	\$314,150	\$316,977	+ 0.9%
Percent of List Price Received*	98.0%	99.1%	+ 1.1%	98.0%	99.1%	+ 1.1%
Inventory of Homes for Sale	31	33	+ 6.5%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 28.6%	--	--	--

\* 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		
Key Metrics	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	5	4	- 20.0%	5	4	- 20.0%
Pending Sales	2	4	+ 100.0%	2	4	+ 100.0%
Closed Sales	9	2	- 77.8%	9	2	- 77.8%
Days on Market Until Sale	23	4	- 82.6%	23	4	- 82.6%
Median Sales Price*	\$250,000	\$260,000	+ 4.0%	\$250,000	\$260,000	+ 4.0%
Average Sales Price*	\$246,322	\$260,000	+ 5.6%	\$246,322	\$260,000	+ 5.6%
Percent of List Price Received*	100.3%	100.4%	+ 0.1%	100.3%	100.4%	+ 0.1%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	1.1	0.5	- 54.5%	--	--	--

\* 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.

Median Sales Price - Single-Family Detached  
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.

Median Sales Price - Single-Family Attached  
Rolling 12-Month Calculation

