Local Market Update for January 2024

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

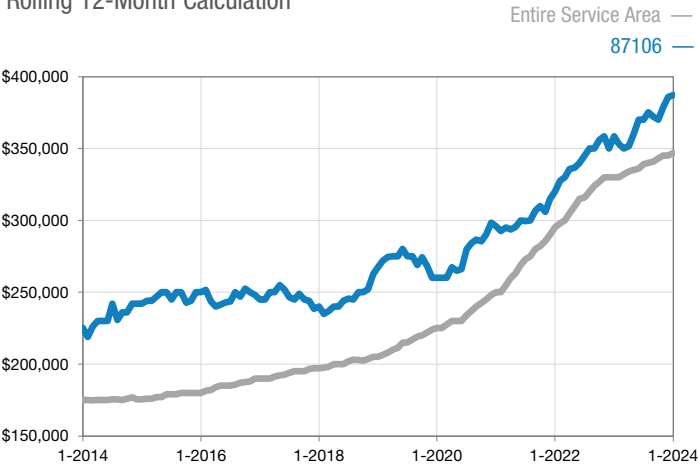**gaar**

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Single-Family Detached

Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	20	12	- 40.0%	20	12	- 40.0%
Pending Sales	12	18	+ 50.0%	12	18	+ 50.0%
Closed Sales	5	13	+ 160.0%	5	13	+ 160.0%
Days on Market Until Sale	15	34	+ 126.7%	15	34	+ 126.7%
Median Sales Price*	$360,000	$428,000	+ 18.9%	$360,000	$428,000	+ 18.9%
Average Sales Price*	$381,466	$394,649	+ 3.5%	$381,466	$394,649	+ 3.5%
Percent of List Price Received*	99.9%	98.4%	- 1.5%	99.9%	98.4%	- 1.5%
Inventory of Homes for Sale	32	19	- 40.6%	--	--	--
Months Supply of Inventory	1.9	1.1	- 42.1%	--	--	--

* 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.
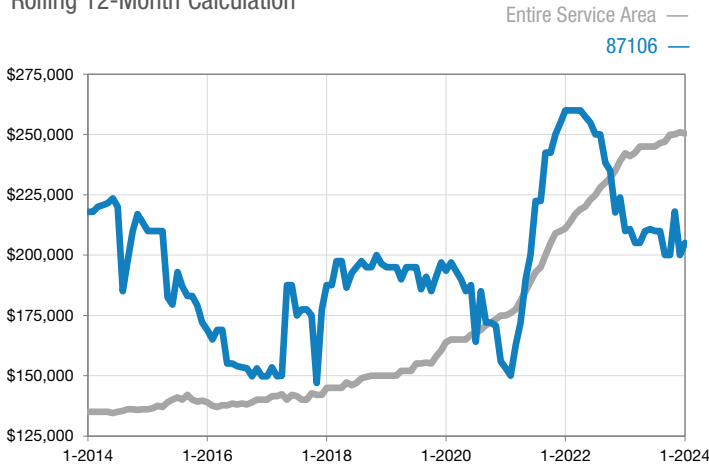
Single-Family Attached

Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	1	4	+ 300.0%	1	4	+ 300.0%
Pending Sales	3	0	- 100.0%	3	0	- 100.0%
Closed Sales	0	1	--	0	1	--
Days on Market Until Sale	--	24	--	--	24	--
Median Sales Price*	--	$230,000	--	--	$230,000	--
Average Sales Price*	--	$230,000	--	--	$230,000	--
Percent of List Price Received*	--	95.8%	--	--	95.8%	--
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	1.0	1.8	+ 80.0%	--	--	--

* 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

Entire Service Area —
87106 —

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

Entire Service Area —
87106 —

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.