

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		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	16	24	+ 50.0%	16	24	+ 50.0%
Pending Sales	15	24	+ 60.0%	15	24	+ 60.0%
Closed Sales	13	7	- 46.2%	13	7	- 46.2%
Days on Market Until Sale	33	25	- 24.2%	33	25	- 24.2%
Median Sales Price*	\$295,000	\$280,000	- 5.1%	\$295,000	\$280,000	- 5.1%
Average Sales Price*	\$382,880	\$317,286	- 17.1%	\$382,880	\$317,286	- 17.1%
Percent of List Price Received*	98.3%	96.9%	- 1.4%	98.3%	96.9%	- 1.4%
Inventory of Homes for Sale	61	52	- 14.8%	--	--	--
Months Supply of Inventory	3.2	3.0	- 6.3%	--	--	--

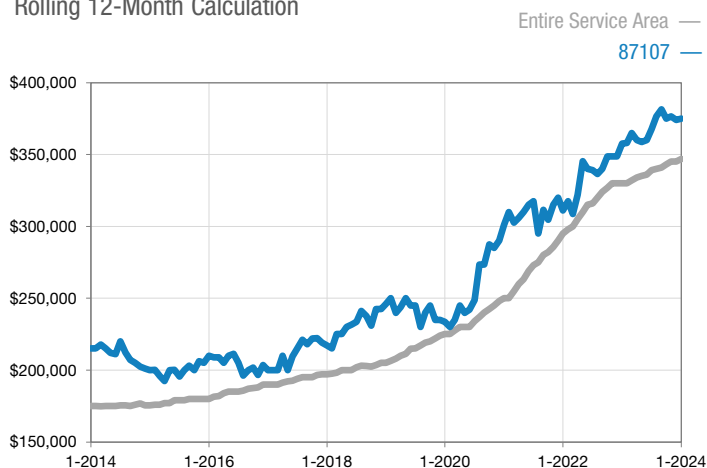
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	4	5	+ 25.0%	4	5	+ 25.0%
Pending Sales	1	3	+ 200.0%	1	3	+ 200.0%
Closed Sales	2	4	+ 100.0%	2	4	+ 100.0%
Days on Market Until Sale	10	18	+ 80.0%	10	18	+ 80.0%
Median Sales Price*	\$247,000	\$227,500	- 7.9%	\$247,000	\$227,500	- 7.9%
Average Sales Price*	\$247,000	\$239,625	- 3.0%	\$247,000	\$239,625	- 3.0%
Percent of List Price Received*	98.4%	97.8%	- 0.6%	98.4%	97.8%	- 0.6%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 14.3%	--	--	--

* 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.

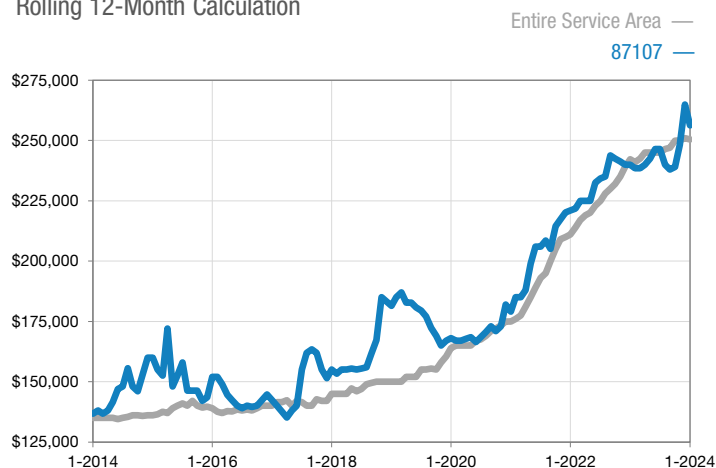
Median Sales Price - Single-Family Detached

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.