Local Market Update for January 2024

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

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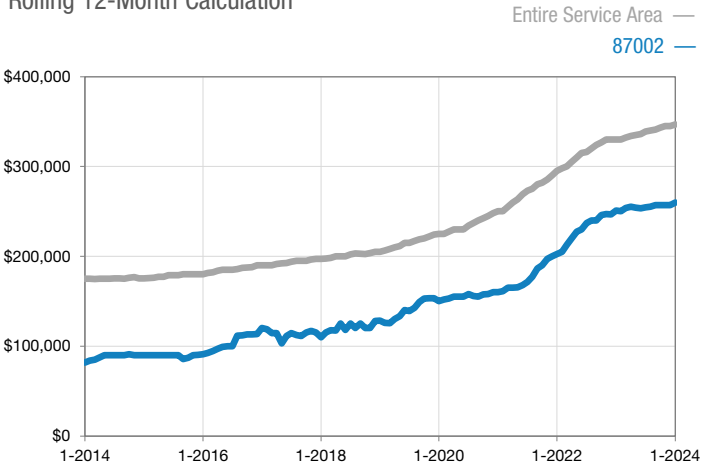
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Single-Family Detached	January			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	16	19	+ 18.8%	16	19	+ 18.8%
Pending Sales	24	23	- 4.2%	24	23	- 4.2%
Closed Sales	14	17	+ 21.4%	14	17	+ 21.4%
Days on Market Until Sale	41	55	+ 34.1%	41	55	+ 34.1%
Median Sales Price*	$249,500	$280,000	+ 12.2%	$249,500	$280,000	+ 12.2%
Average Sales Price*	$264,171	$287,612	+ 8.9%	$264,171	$287,612	+ 8.9%
Percent of List Price Received*	98.0%	97.5%	- 0.5%	98.0%	97.5%	- 0.5%
Inventory of Homes for Sale	46	42	- 8.7%	--	--	--
Months Supply of Inventory	2.3	2.1	- 8.7%	--	--	--

* 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.
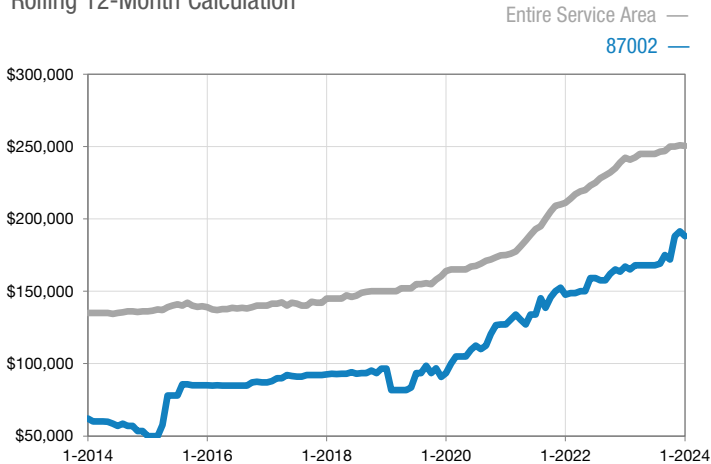
Single-Family Attached	January			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	4	2	- 50.0%	4	2	- 50.0%
Pending Sales	2	1	- 50.0%	2	1	- 50.0%
Closed Sales	0	1	--	0	1	--
Days on Market Until Sale	--	23	--	--	23	--
Median Sales Price*	--	$185,000	--	--	$185,000	--
Average Sales Price*	--	$185,000	--	--	$185,000	--
Percent of List Price Received*	--	97.9%	--	--	97.9%	--
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.3	0.6	- 53.8%	--	--	--

* 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

Entire Service Area —
87002 —

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

Entire Service Area —
87002 —

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.