

Local Market Update for January 2024

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



87109

Single-Family Detached	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
Key Metrics						
New Listings	18	18	0.0%	18	18	0.0%
Pending Sales	27	17	- 37.0%	27	17	- 37.0%
Closed Sales	10	14	+ 40.0%	10	14	+ 40.0%
Days on Market Until Sale	23	32	+ 39.1%	23	32	+ 39.1%
Median Sales Price*	\$356,250	\$381,750	+ 7.2%	\$356,250	\$381,750	+ 7.2%
Average Sales Price*	\$359,050	\$384,242	+ 7.0%	\$359,050	\$384,242	+ 7.0%
Percent of List Price Received*	97.2%	98.0%	+ 0.8%	97.2%	98.0%	+ 0.8%
Inventory of Homes for Sale	13	16	+ 23.1%	--	--	--
Months Supply of Inventory	0.6	0.8	+ 33.3%	--	--	--

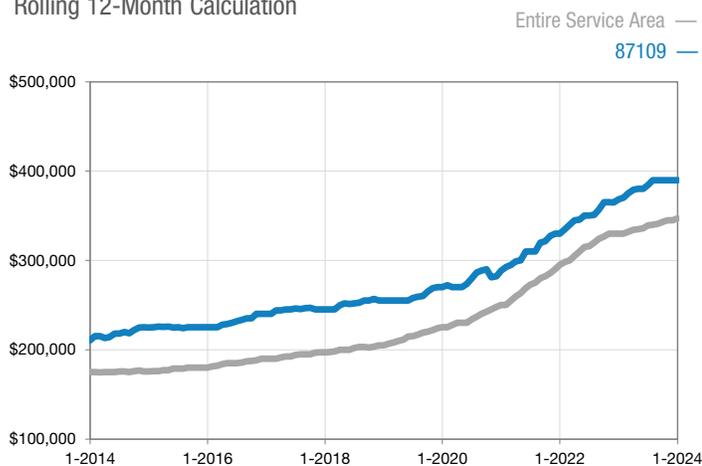
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
Key Metrics						
New Listings	13	8	- 38.5%	13	8	- 38.5%
Pending Sales	13	16	+ 23.1%	13	16	+ 23.1%
Closed Sales	2	10	+ 400.0%	2	10	+ 400.0%
Days on Market Until Sale	24	23	- 4.2%	24	23	- 4.2%
Median Sales Price*	\$252,500	\$252,500	0.0%	\$252,500	\$252,500	0.0%
Average Sales Price*	\$252,500	\$230,200	- 8.8%	\$252,500	\$230,200	- 8.8%
Percent of List Price Received*	103.5%	97.2%	- 6.1%	103.5%	97.2%	- 6.1%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--

* 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.

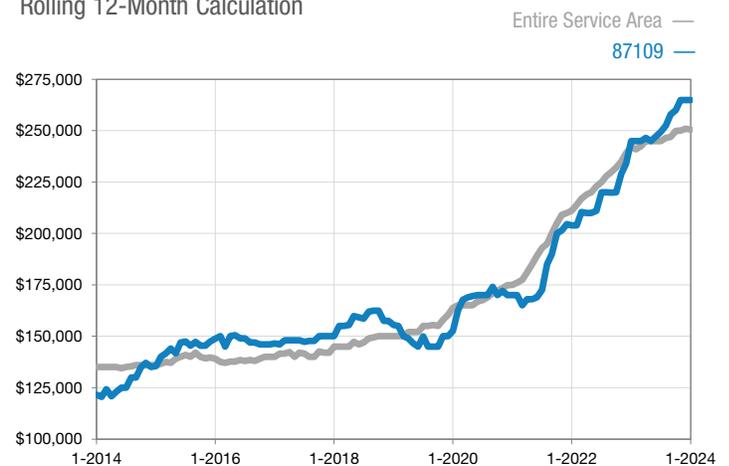
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.