

Local Market Update for January 2024

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



Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

Single-Family Detached	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
Key Metrics						
New Listings	17	23	+ 35.3%	17	23	+ 35.3%
Pending Sales	23	28	+ 21.7%	23	28	+ 21.7%
Closed Sales	21	14	- 33.3%	21	14	- 33.3%
Days on Market Until Sale	29	33	+ 13.8%	29	33	+ 13.8%
Median Sales Price*	\$270,000	\$312,000	+ 15.6%	\$270,000	\$312,000	+ 15.6%
Average Sales Price*	\$268,905	\$317,779	+ 18.2%	\$268,905	\$317,779	+ 18.2%
Percent of List Price Received*	97.5%	98.7%	+ 1.2%	97.5%	98.7%	+ 1.2%
Inventory of Homes for Sale	16	22	+ 37.5%	--	--	--
Months Supply of Inventory	0.6	1.0	+ 66.7%	--	--	--

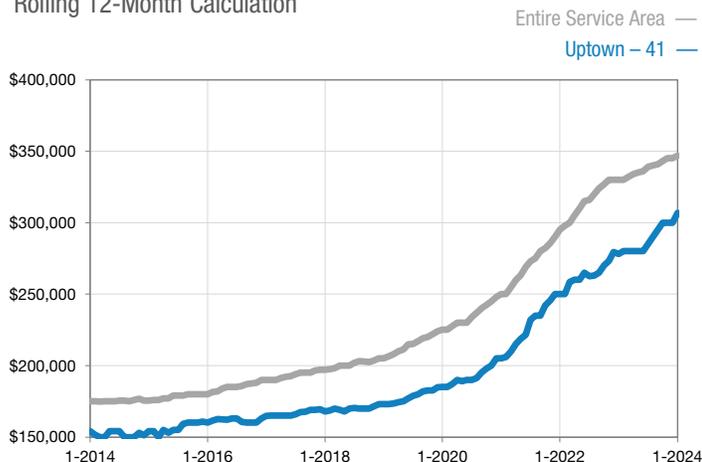
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
Key Metrics						
New Listings	1	3	+ 200.0%	1	3	+ 200.0%
Pending Sales	2	3	+ 50.0%	2	3	+ 50.0%
Closed Sales	3	2	- 33.3%	3	2	- 33.3%
Days on Market Until Sale	21	3	- 85.7%	21	3	- 85.7%
Median Sales Price*	\$165,000	\$135,000	- 18.2%	\$165,000	\$135,000	- 18.2%
Average Sales Price*	\$215,667	\$135,000	- 37.4%	\$215,667	\$135,000	- 37.4%
Percent of List Price Received*	99.5%	95.4%	- 4.1%	99.5%	95.4%	- 4.1%
Inventory of Homes for Sale	1	6	+ 500.0%	--	--	--
Months Supply of Inventory	0.2	1.3	+ 550.0%	--	--	--

* 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.

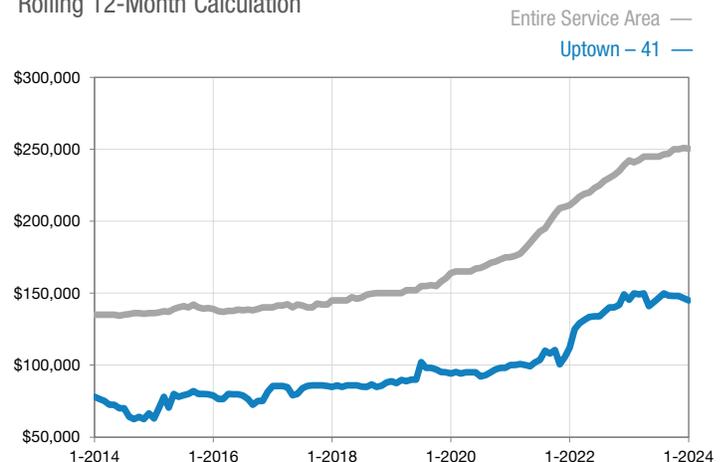
Median Sales Price - Single-Family Detached

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.