

Local Market Update for January 2024

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



Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

Single-Family Detached	January			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	12	12	0.0%	12	12	0.0%
Pending Sales	14	14	0.0%	14	14	0.0%
Closed Sales	9	9	0.0%	9	9	0.0%
Days on Market Until Sale	42	33	- 21.4%	42	33	- 21.4%
Median Sales Price*	\$288,850	\$285,000	- 1.3%	\$288,850	\$285,000	- 1.3%
Average Sales Price*	\$310,928	\$237,538	- 23.6%	\$310,928	\$237,538	- 23.6%
Percent of List Price Received*	93.9%	94.6%	+ 0.7%	93.9%	94.6%	+ 0.7%
Inventory of Homes for Sale	25	16	- 36.0%	--	--	--
Months Supply of Inventory	1.9	1.5	- 21.1%	--	--	--

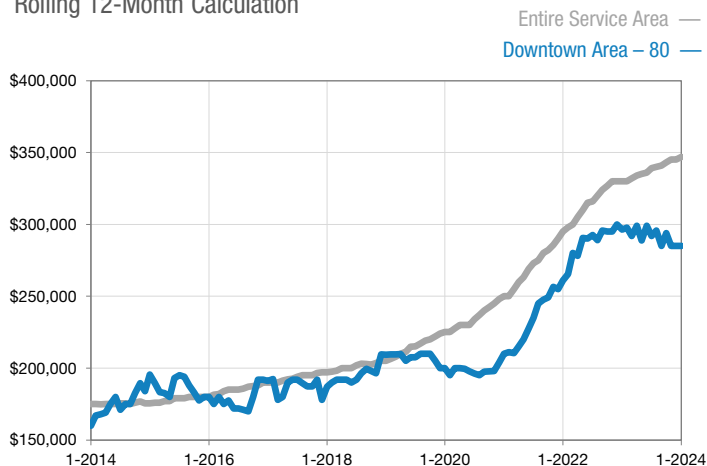
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	9	8	- 11.1%	9	8	- 11.1%
Pending Sales	8	7	- 12.5%	8	7	- 12.5%
Closed Sales	4	2	- 50.0%	4	2	- 50.0%
Days on Market Until Sale	45	38	- 15.6%	45	38	- 15.6%
Median Sales Price*	\$229,500	\$194,500	- 15.3%	\$229,500	\$194,500	- 15.3%
Average Sales Price*	\$230,750	\$194,500	- 15.7%	\$230,750	\$194,500	- 15.7%
Percent of List Price Received*	91.8%	98.7%	+ 7.5%	91.8%	98.7%	+ 7.5%
Inventory of Homes for Sale	14	18	+ 28.6%	--	--	--
Months Supply of Inventory	2.2	2.7	+ 22.7%	--	--	--

* 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.

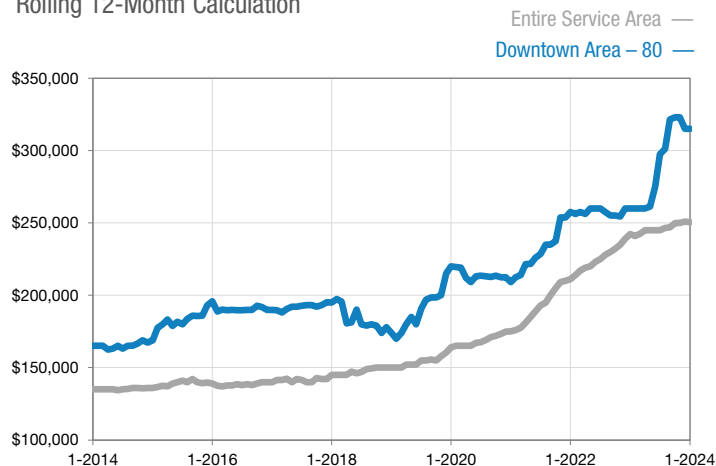
Median Sales Price - Single-Family Detached

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.