

Local Market Update for January 2024

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



Academy West – 32

East of I-25, South of Paseo del Norte Blvd NE, West of Wyoming Blvd NE, North of Montgomery Blvd NE

Single-Family Detached	January			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	13	10	- 23.1%	13	10	- 23.1%
Pending Sales	20	10	- 50.0%	20	10	- 50.0%
Closed Sales	7	9	+ 28.6%	7	9	+ 28.6%
Days on Market Until Sale	19	20	+ 5.3%	19	20	+ 5.3%
Median Sales Price*	\$330,000	\$399,000	+ 20.9%	\$330,000	\$399,000	+ 20.9%
Average Sales Price*	\$317,214	\$386,599	+ 21.9%	\$317,214	\$386,599	+ 21.9%
Percent of List Price Received*	97.2%	99.4%	+ 2.3%	97.2%	99.4%	+ 2.3%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	0.7	0.5	- 28.6%	--	--	--

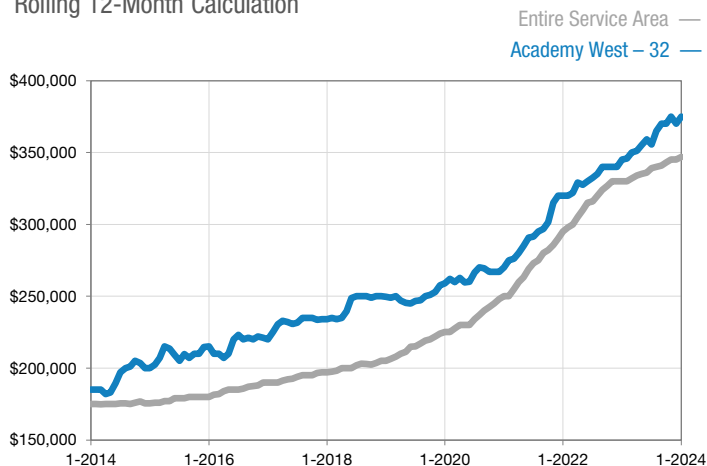
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	13	7	- 46.2%	13	7	- 46.2%
Pending Sales	12	16	+ 33.3%	12	16	+ 33.3%
Closed Sales	1	10	+ 900.0%	1	10	+ 900.0%
Days on Market Until Sale	3	28	+ 833.3%	3	28	+ 833.3%
Median Sales Price*	\$200,000	\$215,000	+ 7.5%	\$200,000	\$215,000	+ 7.5%
Average Sales Price*	\$200,000	\$210,150	+ 5.1%	\$200,000	\$210,150	+ 5.1%
Percent of List Price Received*	105.3%	97.7%	- 7.2%	105.3%	97.7%	- 7.2%
Inventory of Homes for Sale	11	5	- 54.5%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--

* 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.

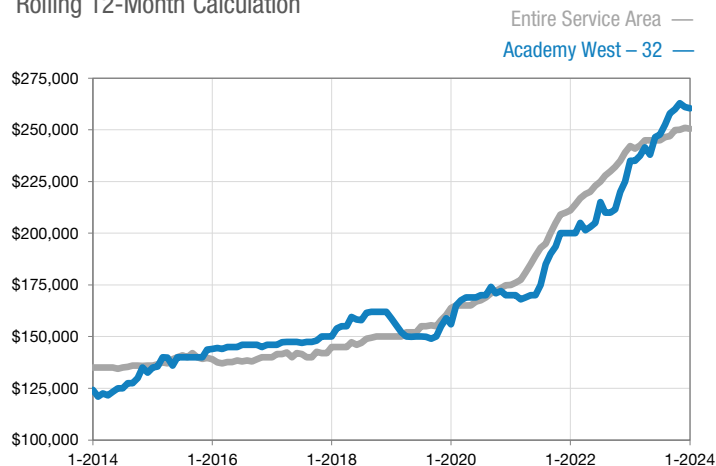
Median Sales Price - Single-Family Detached

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.