Local Market Update for January 2024

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

gaar

UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached

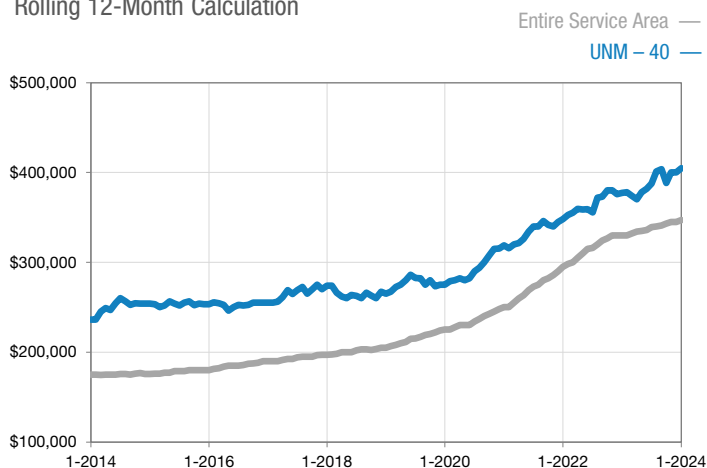| Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	13	14	+ 7.7%	13	14	+ 7.7%
Pending Sales	5	14	+ 180.0%	5	14	+ 180.0%
Closed Sales	6	11	+ 83.3%	6	11	+ 83.3%
Days on Market Until Sale	10	35	+ 250.0%	10	35	+ 250.0%
Median Sales Price*	$337,500	$415,000	+ 23.0%	$337,500	$415,000	+ 23.0%
Average Sales Price*	$364,983	$496,173	+ 35.9%	$364,983	$496,173	+ 35.9%
Percent of List Price Received*	99.0%	98.2%	- 0.8%	99.0%	98.2%	- 0.8%
Inventory of Homes for Sale	18	17	- 5.6%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--

* 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

Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	--	1.8	--	--	--	--

* 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.
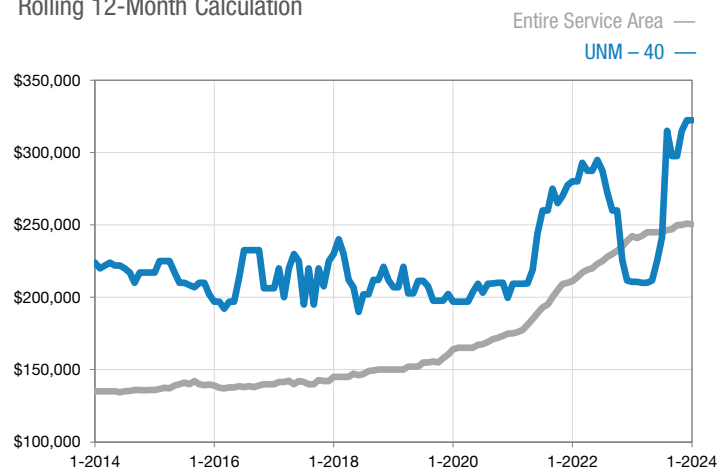
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
UNM – 40 —

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

Entire Service Area —
UNM – 40 —

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.