

Local Market Update for January 2024

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



87112

| Single-Family Detached | January | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2023 | 2024 | Percent Change | Thru 1-2023 | Thru 1-2024 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 35 | 29 | - 17.1% | 35 | 29 | - 17.1% |
| Pending Sales | 39 | 36 | - 7.7% | 39 | 36 | - 7.7% |
| Closed Sales | 38 | 31 | - 18.4% | 38 | 31 | - 18.4% |
| Days on Market Until Sale | 28 | 37 | + 32.1% | 28 | 37 | + 32.1% |
| Median Sales Price* | \$268,500 | \$292,500 | + 8.9% | \$268,500 | \$292,500 | + 8.9% |
| Average Sales Price* | \$314,150 | \$316,977 | + 0.9% | \$314,150 | \$316,977 | + 0.9% |
| Percent of List Price Received* | 98.0% | 99.1% | + 1.1% | 98.0% | 99.1% | + 1.1% |
| Inventory of Homes for Sale | 31 | 33 | + 6.5% | -- | -- | -- |
| Months Supply of Inventory | 0.7 | 0.9 | + 28.6% | -- | -- | -- |

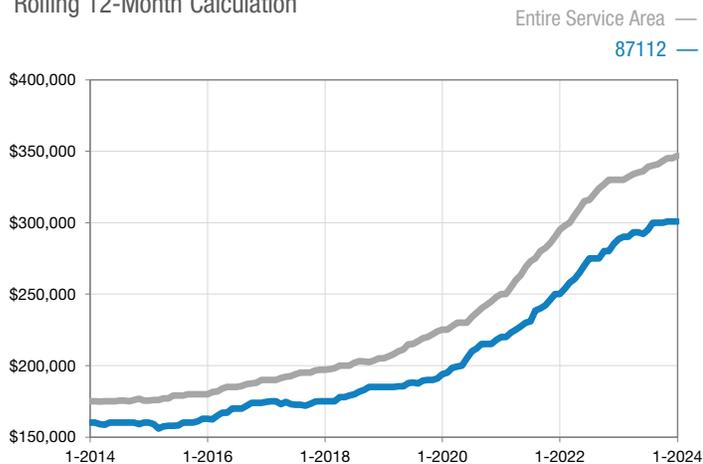
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | January | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2023 | 2024 | Percent Change | Thru 1-2023 | Thru 1-2024 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 5 | 4 | - 20.0% | 5 | 4 | - 20.0% |
| Pending Sales | 2 | 4 | + 100.0% | 2 | 4 | + 100.0% |
| Closed Sales | 9 | 2 | - 77.8% | 9 | 2 | - 77.8% |
| Days on Market Until Sale | 23 | 4 | - 82.6% | 23 | 4 | - 82.6% |
| Median Sales Price* | \$250,000 | \$260,000 | + 4.0% | \$250,000 | \$260,000 | + 4.0% |
| Average Sales Price* | \$246,322 | \$260,000 | + 5.6% | \$246,322 | \$260,000 | + 5.6% |
| Percent of List Price Received* | 100.3% | 100.4% | + 0.1% | 100.3% | 100.4% | + 0.1% |
| Inventory of Homes for Sale | 6 | 2 | - 66.7% | -- | -- | -- |
| Months Supply of Inventory | 1.1 | 0.5 | - 54.5% | -- | -- | -- |

* 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.

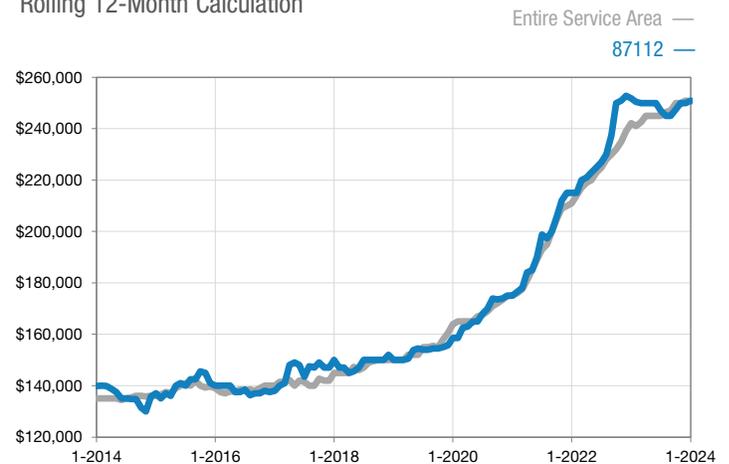
Median Sales Price - Single-Family Detached

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.