Local Market Update for January 2024

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

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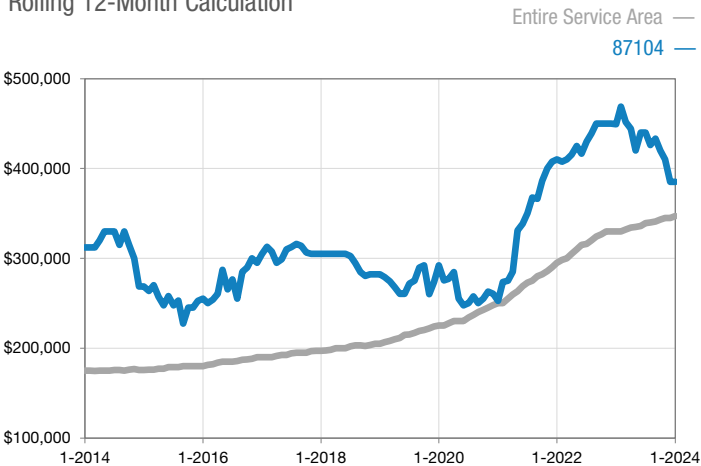
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Single-Family Detached

Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	4	7	+ 75.0%	4	7	+ 75.0%
Pending Sales	5	5	0.0%	5	5	0.0%
Closed Sales	2	2	0.0%	2	2	0.0%
Days on Market Until Sale	60	27	- 55.0%	60	27	- 55.0%
Median Sales Price*	$234,750	$265,420	+ 13.1%	$234,750	$265,420	+ 13.1%
Average Sales Price*	$234,750	$265,420	+ 13.1%	$234,750	$265,420	+ 13.1%
Percent of List Price Received*	87.2%	94.9%	+ 8.8%	87.2%	94.9%	+ 8.8%
Inventory of Homes for Sale	5	11	+ 120.0%	--	--	--
Months Supply of Inventory	0.6	2.2	+ 266.7%	--	--	--

* 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.
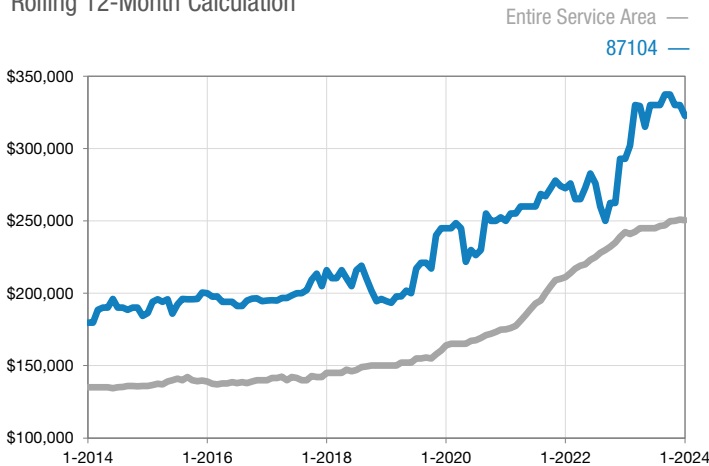
Single-Family Attached

Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	4	4	0.0%	4	4	0.0%
Pending Sales	3	2	- 33.3%	3	2	- 33.3%
Closed Sales	1	1	0.0%	1	1	0.0%
Days on Market Until Sale	112	3	- 97.3%	112	3	- 97.3%
Median Sales Price*	$330,000	$191,000	- 42.1%	$330,000	$191,000	- 42.1%
Average Sales Price*	$330,000	$191,000	- 42.1%	$330,000	$191,000	- 42.1%
Percent of List Price Received*	86.9%	96.0%	+ 10.5%	86.9%	96.0%	+ 10.5%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	0.8	2.8	+ 250.0%	--	--	--

* 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

Entire Service Area —
87104 —

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

Entire Service Area —
87104 —

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.