

Local Market Update for January 2024

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



Near North Valley – 101

East of Rio Grande River, South of Montgomery Blvd NE / Montano Rd NE, West of I-25, North of I-40

Single-Family Detached	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
Key Metrics						
New Listings	11	20	+ 81.8%	11	20	+ 81.8%
Pending Sales	12	21	+ 75.0%	12	21	+ 75.0%
Closed Sales	10	7	- 30.0%	10	7	- 30.0%
Days on Market Until Sale	28	27	- 3.6%	28	27	- 3.6%
Median Sales Price*	\$278,750	\$215,000	- 22.9%	\$278,750	\$215,000	- 22.9%
Average Sales Price*	\$294,783	\$285,571	- 3.1%	\$294,783	\$285,571	- 3.1%
Percent of List Price Received*	98.2%	96.7%	- 1.5%	98.2%	96.7%	- 1.5%
Inventory of Homes for Sale	28	33	+ 17.9%	--	--	--
Months Supply of Inventory	1.7	2.3	+ 35.3%	--	--	--

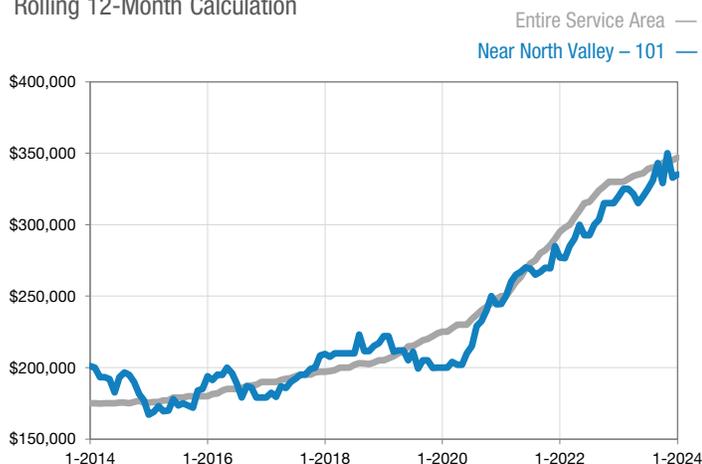
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
Key Metrics						
New Listings	1	5	+ 400.0%	1	5	+ 400.0%
Pending Sales	1	4	+ 300.0%	1	4	+ 300.0%
Closed Sales	2	3	+ 50.0%	2	3	+ 50.0%
Days on Market Until Sale	10	24	+ 140.0%	10	24	+ 140.0%
Median Sales Price*	\$247,000	\$208,000	- 15.8%	\$247,000	\$208,000	- 15.8%
Average Sales Price*	\$247,000	\$208,000	- 15.8%	\$247,000	\$208,000	- 15.8%
Percent of List Price Received*	98.4%	97.6%	- 0.8%	98.4%	97.6%	- 0.8%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	1.2	2.0	+ 66.7%	--	--	--

* 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.

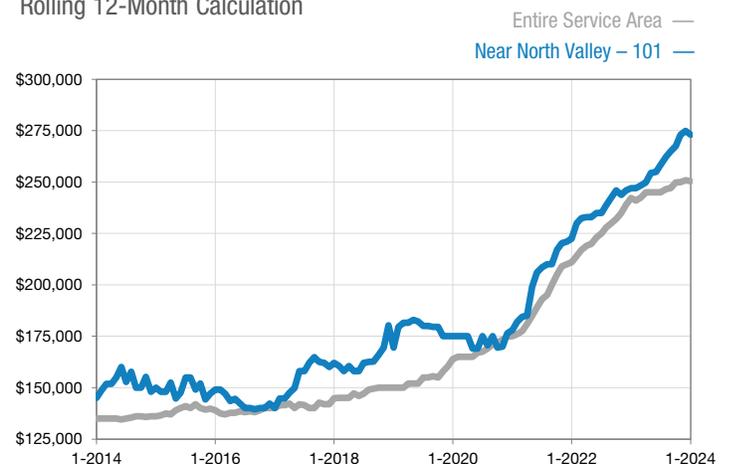
Median Sales Price - Single-Family Detached

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.