

Local Market Update for January 2024

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



87102

Single-Family Detached	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
Key Metrics						
New Listings	14	14	0.0%	14	14	0.0%
Pending Sales	13	16	+ 23.1%	13	16	+ 23.1%
Closed Sales	9	9	0.0%	9	9	0.0%
Days on Market Until Sale	30	37	+ 23.3%	30	37	+ 23.3%
Median Sales Price*	\$280,000	\$249,000	- 11.1%	\$280,000	\$249,000	- 11.1%
Average Sales Price*	\$308,428	\$222,222	- 28.0%	\$308,428	\$222,222	- 28.0%
Percent of List Price Received*	96.9%	94.8%	- 2.2%	96.9%	94.8%	- 2.2%
Inventory of Homes for Sale	24	16	- 33.3%	--	--	--
Months Supply of Inventory	2.2	1.6	- 27.3%	--	--	--

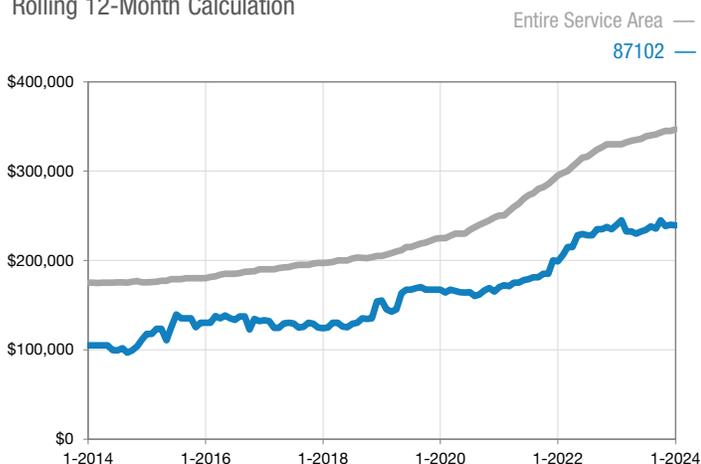
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
Key Metrics						
New Listings	5	6	+ 20.0%	5	6	+ 20.0%
Pending Sales	6	7	+ 16.7%	6	7	+ 16.7%
Closed Sales	3	2	- 33.3%	3	2	- 33.3%
Days on Market Until Sale	23	38	+ 65.2%	23	38	+ 65.2%
Median Sales Price*	\$179,000	\$194,500	+ 8.7%	\$179,000	\$194,500	+ 8.7%
Average Sales Price*	\$197,667	\$194,500	- 1.6%	\$197,667	\$194,500	- 1.6%
Percent of List Price Received*	93.5%	98.7%	+ 5.6%	93.5%	98.7%	+ 5.6%
Inventory of Homes for Sale	12	15	+ 25.0%	--	--	--
Months Supply of Inventory	2.6	2.9	+ 11.5%	--	--	--

* 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.

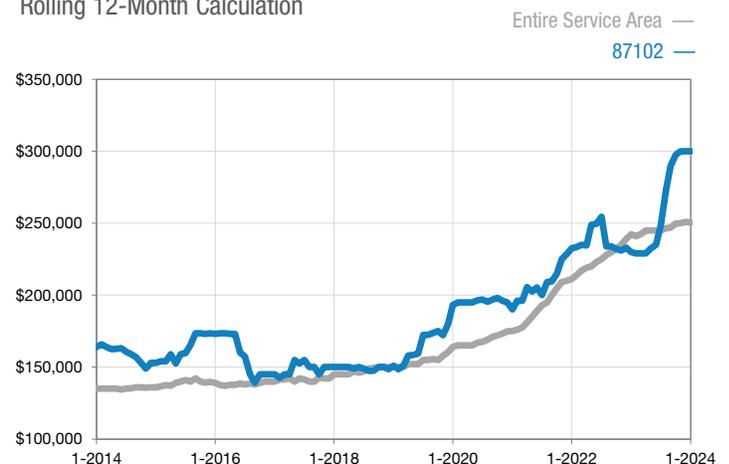
Median Sales Price - Single-Family Detached

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.