

# Local Market Update for January 2024

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



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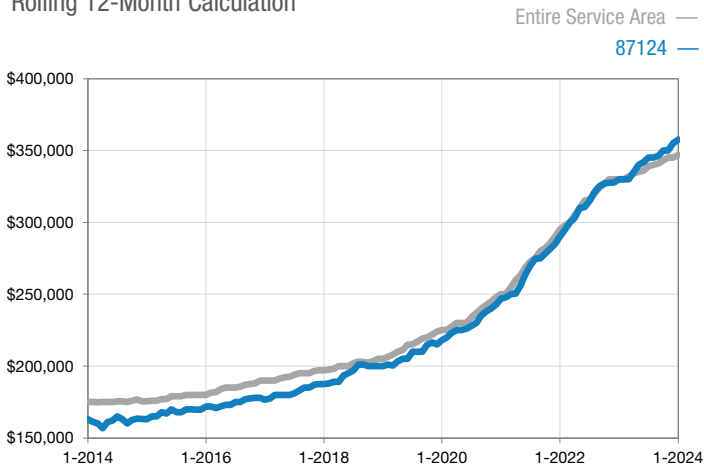
Single-Family Detached	January			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	46	79	+ 71.7%	46	79	+ 71.7%
Pending Sales	57	73	+ 28.1%	57	73	+ 28.1%
Closed Sales	47	44	- 6.4%	47	44	- 6.4%
Days on Market Until Sale	42	38	- 9.5%	42	38	- 9.5%
Median Sales Price*	\$330,000	\$349,750	+ 6.0%	\$330,000	\$349,750	+ 6.0%
Average Sales Price*	\$347,248	\$381,192	+ 9.8%	\$347,248	\$381,192	+ 9.8%
Percent of List Price Received*	97.8%	98.4%	+ 0.6%	97.8%	98.4%	+ 0.6%
Inventory of Homes for Sale	65	114	+ 75.4%	--	--	--
Months Supply of Inventory	0.9	1.9	+ 111.1%	--	--	--

\* 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.

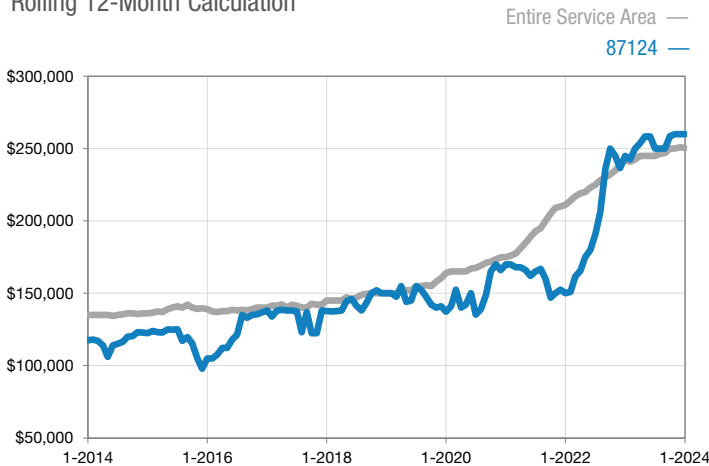
Single-Family Attached	January			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	10	10	0.0%	10	10	0.0%
Pending Sales	7	13	+ 85.7%	7	13	+ 85.7%
Closed Sales	6	5	- 16.7%	6	5	- 16.7%
Days on Market Until Sale	24	18	- 25.0%	24	18	- 25.0%
Median Sales Price*	\$249,353	\$183,000	- 26.6%	\$249,353	\$183,000	- 26.6%
Average Sales Price*	\$249,284	\$222,400	- 10.8%	\$249,284	\$222,400	- 10.8%
Percent of List Price Received*	98.1%	98.8%	+ 0.7%	98.1%	98.8%	+ 0.7%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--

\* 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.