

Local Market Update for January 2024

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



Northwest Heights – 110

East of Paseo del Volcan, South of Paseo del Norte Blvd NE, West of Coors Blvd NW / Rio Grande River, North of Unser Blvd NW

Single-Family Detached	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
Key Metrics						
New Listings	48	47	- 2.1%	48	47	- 2.1%
Pending Sales	39	40	+ 2.6%	39	40	+ 2.6%
Closed Sales	37	28	- 24.3%	37	28	- 24.3%
Days on Market Until Sale	32	55	+ 71.9%	32	55	+ 71.9%
Median Sales Price*	\$398,645	\$428,063	+ 7.4%	\$398,645	\$428,063	+ 7.4%
Average Sales Price*	\$414,589	\$433,989	+ 4.7%	\$414,589	\$433,989	+ 4.7%
Percent of List Price Received*	100.2%	98.1%	- 2.1%	100.2%	98.1%	- 2.1%
Inventory of Homes for Sale	80	82	+ 2.5%	--	--	--
Months Supply of Inventory	1.4	1.8	+ 28.6%	--	--	--

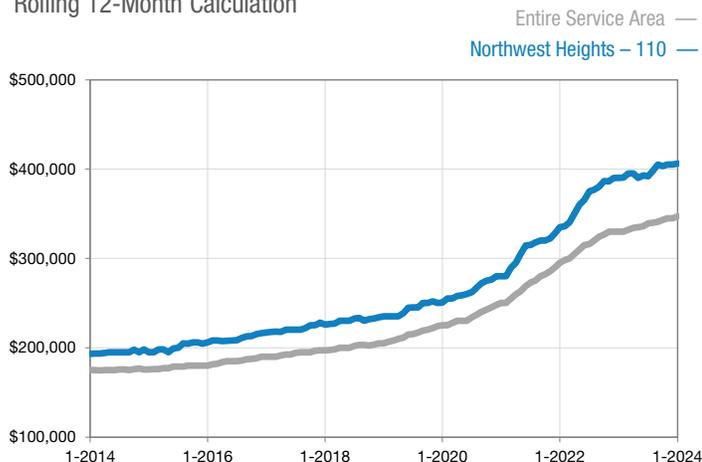
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
Key Metrics						
New Listings	2	0	- 100.0%	2	0	- 100.0%
Pending Sales	3	3	0.0%	3	3	0.0%
Closed Sales	2	2	0.0%	2	2	0.0%
Days on Market Until Sale	11	37	+ 236.4%	11	37	+ 236.4%
Median Sales Price*	\$232,500	\$332,000	+ 42.8%	\$232,500	\$332,000	+ 42.8%
Average Sales Price*	\$232,500	\$332,000	+ 42.8%	\$232,500	\$332,000	+ 42.8%
Percent of List Price Received*	93.2%	98.2%	+ 5.4%	93.2%	98.2%	+ 5.4%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.3	0.5	+ 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.

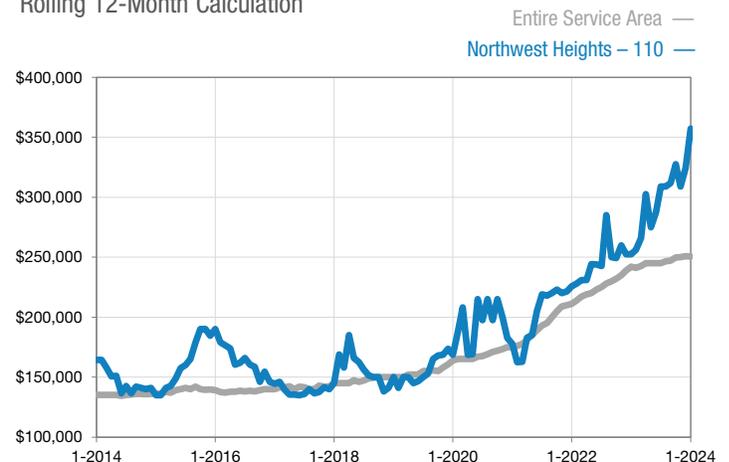
Median Sales Price - Single-Family Detached

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.