

Local Market Update for January 2024

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



UNM South – 42

East of I-25, South of Central Ave, West of San Mateo Blvd NE, North of Kirtland AFB

Single-Family Detached	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
Key Metrics						
New Listings	14	8	- 42.9%	14	8	- 42.9%
Pending Sales	14	9	- 35.7%	14	9	- 35.7%
Closed Sales	6	10	+ 66.7%	6	10	+ 66.7%
Days on Market Until Sale	26	35	+ 34.6%	26	35	+ 34.6%
Median Sales Price*	\$282,000	\$401,500	+ 42.4%	\$282,000	\$401,500	+ 42.4%
Average Sales Price*	\$307,667	\$400,089	+ 30.0%	\$307,667	\$400,089	+ 30.0%
Percent of List Price Received*	100.5%	98.3%	- 2.2%	100.5%	98.3%	- 2.2%
Inventory of Homes for Sale	22	18	- 18.2%	--	--	--
Months Supply of Inventory	1.6	1.4	- 12.5%	--	--	--

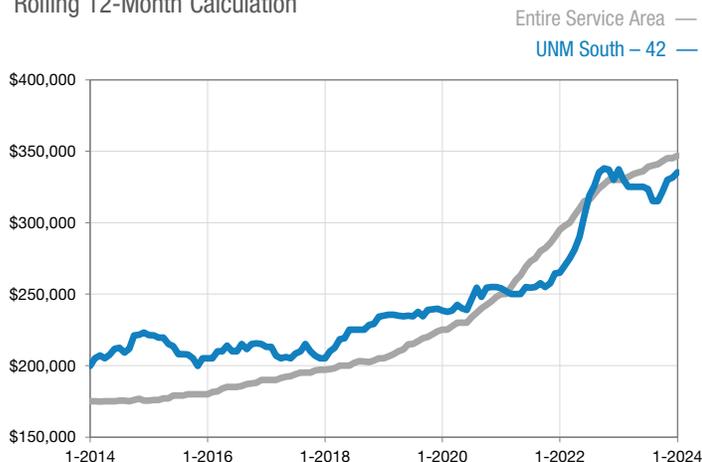
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
Key Metrics						
New Listings	3	5	+ 66.7%	3	5	+ 66.7%
Pending Sales	3	3	0.0%	3	3	0.0%
Closed Sales	1	3	+ 200.0%	1	3	+ 200.0%
Days on Market Until Sale	36	60	+ 66.7%	36	60	+ 66.7%
Median Sales Price*	\$134,000	\$390,000	+ 191.0%	\$134,000	\$390,000	+ 191.0%
Average Sales Price*	\$134,000	\$340,000	+ 153.7%	\$134,000	\$340,000	+ 153.7%
Percent of List Price Received*	99.3%	96.7%	- 2.6%	99.3%	96.7%	- 2.6%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--

* 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.

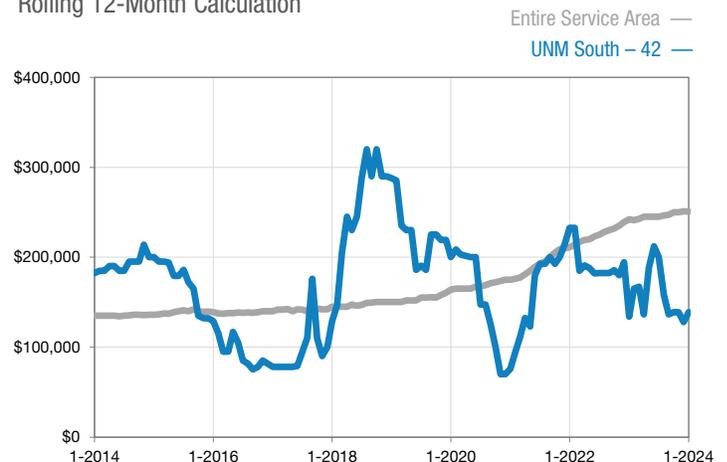
Median Sales Price - Single-Family Detached

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.