

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	34	36	+ 5.9%	34	36	+ 5.9%
Pending Sales	41	43	+ 4.9%	41	43	+ 4.9%
Closed Sales	28	17	- 39.3%	28	17	- 39.3%
Days on Market Until Sale	24	25	+ 4.2%	24	25	+ 4.2%
Median Sales Price*	\$420,250	\$400,000	- 4.8%	\$420,250	\$400,000	- 4.8%
Average Sales Price*	\$532,750	\$475,453	- 10.8%	\$532,750	\$475,453	- 10.8%
Percent of List Price Received*	97.5%	98.6%	+ 1.1%	97.5%	98.6%	+ 1.1%
Inventory of Homes for Sale	41	32	- 22.0%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--

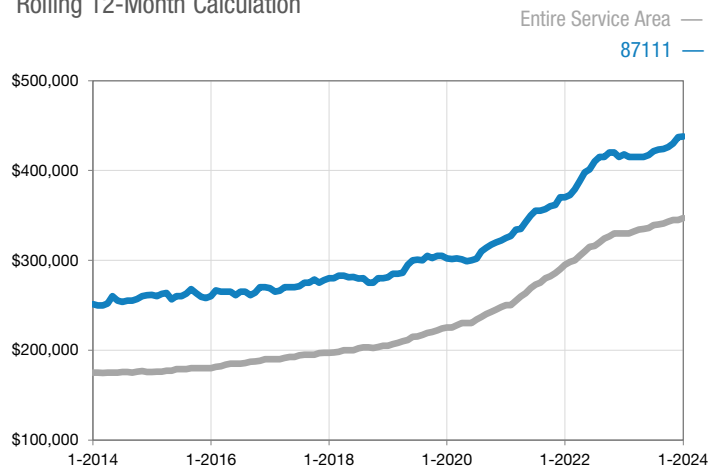
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	January			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	11	10	- 9.1%	11	10	- 9.1%
Pending Sales	14	14	0.0%	14	14	0.0%
Closed Sales	12	10	- 16.7%	12	10	- 16.7%
Days on Market Until Sale	34	24	- 29.4%	34	24	- 29.4%
Median Sales Price*	\$326,250	\$296,500	- 9.1%	\$326,250	\$296,500	- 9.1%
Average Sales Price*	\$339,275	\$302,750	- 10.8%	\$339,275	\$302,750	- 10.8%
Percent of List Price Received*	99.0%	98.9%	- 0.1%	99.0%	98.9%	- 0.1%
Inventory of Homes for Sale	4	12	+ 200.0%	--	--	--
Months Supply of Inventory	0.3	1.0	+ 233.3%	--	--	--

* 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.

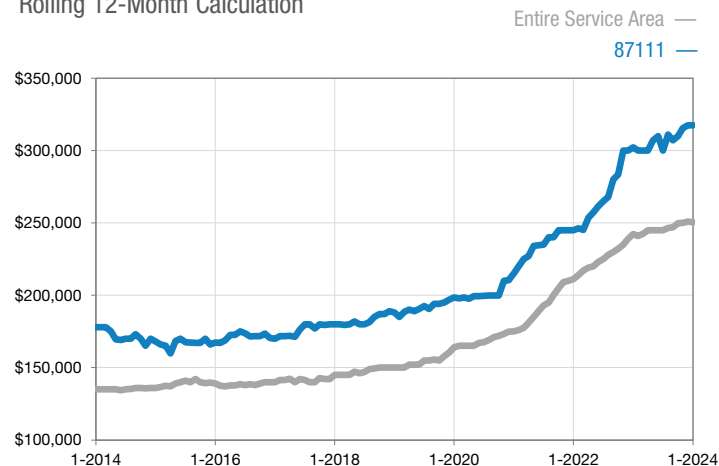
Median Sales Price - Single-Family Detached

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.