

Local Market Update for March 2024

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



87108

Single-Family Detached	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
Key Metrics						
New Listings	22	23	+ 4.5%	62	58	- 6.5%
Pending Sales	18	20	+ 11.1%	53	48	- 9.4%
Closed Sales	16	11	- 31.3%	49	41	- 16.3%
Days on Market Until Sale	22	5	- 77.3%	31	23	- 25.8%
Median Sales Price*	\$262,500	\$280,000	+ 6.7%	\$260,000	\$280,000	+ 7.7%
Average Sales Price*	\$271,768	\$334,273	+ 23.0%	\$278,389	\$303,294	+ 8.9%
Percent of List Price Received*	99.6%	102.0%	+ 2.4%	99.9%	99.3%	- 0.6%
Inventory of Homes for Sale	21	22	+ 4.8%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--

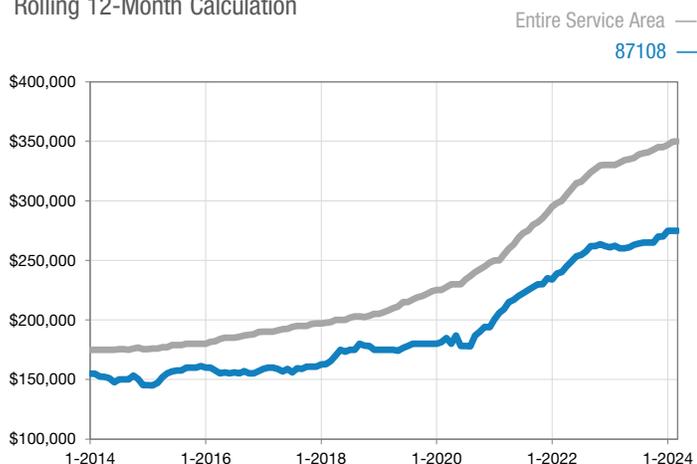
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
Key Metrics						
New Listings	1	3	+ 200.0%	12	8	- 33.3%
Pending Sales	1	2	+ 100.0%	6	9	+ 50.0%
Closed Sales	4	2	- 50.0%	6	9	+ 50.0%
Days on Market Until Sale	4	6	+ 50.0%	9	72	+ 700.0%
Median Sales Price*	\$249,000	\$260,000	+ 4.4%	\$218,250	\$295,000	+ 35.2%
Average Sales Price*	\$270,125	\$260,000	- 3.7%	\$215,250	\$267,389	+ 24.2%
Percent of List Price Received*	97.5%	100.0%	+ 2.6%	97.6%	96.8%	- 0.8%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	1.9	1.9	0.0%	--	--	--

* 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.

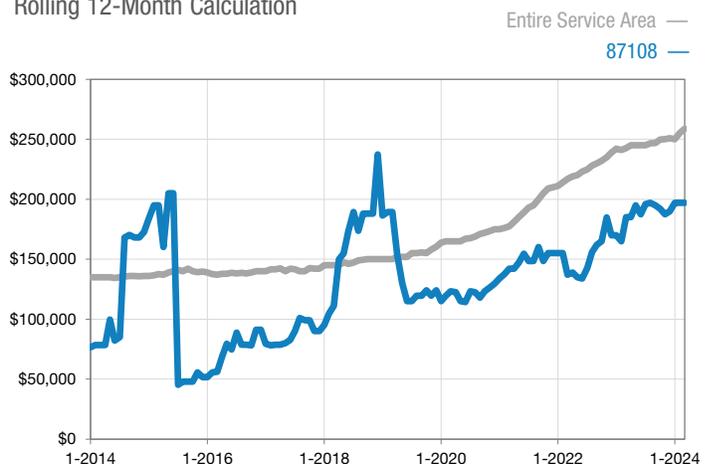
Median Sales Price - Single-Family Detached

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.