

Local Market Update for March 2024

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



87122

Single-Family Detached	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	41	24	- 41.5%	72	60	- 16.7%
Pending Sales	26	19	- 26.9%	55	60	+ 9.1%
Closed Sales	20	21	+ 5.0%	44	50	+ 13.6%
Days on Market Until Sale	23	48	+ 108.7%	30	42	+ 40.0%
Median Sales Price*	\$567,500	\$675,000	+ 18.9%	\$677,000	\$692,000	+ 2.2%
Average Sales Price*	\$639,819	\$737,225	+ 15.2%	\$726,376	\$817,527	+ 12.5%
Percent of List Price Received*	100.1%	98.1%	- 2.0%	98.5%	98.0%	- 0.5%
Inventory of Homes for Sale	31	25	- 19.4%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.0%	--	--	--

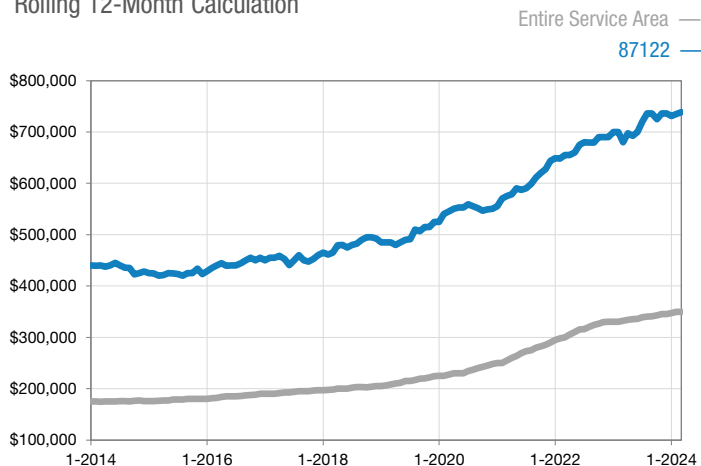
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	1	1	0.0%	2	2	0.0%
Pending Sales	1	1	0.0%	2	1	- 50.0%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Days on Market Until Sale	0	--	--	6	49	+ 716.7%
Median Sales Price*	\$275,000	--	--	\$287,950	\$370,000	+ 28.5%
Average Sales Price*	\$275,000	--	--	\$287,950	\$370,000	+ 28.5%
Percent of List Price Received*	91.7%	--	--	106.1%	92.7%	- 12.6%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	0.7	--	--	--	--

* 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.

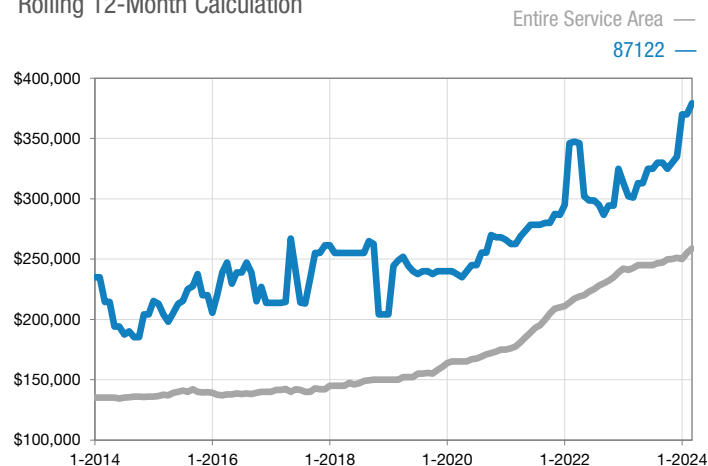
Median Sales Price - Single-Family Detached

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.