

Local Market Update for March 2024

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



87107

Single-Family Detached	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	20	22	+ 10.0%	56	62	+ 10.7%
Pending Sales	12	23	+ 91.7%	42	60	+ 42.9%
Closed Sales	15	13	- 13.3%	42	40	- 4.8%
Days on Market Until Sale	102	65	- 36.3%	64	46	- 28.1%
Median Sales Price*	\$405,406	\$340,434	- 16.0%	\$361,600	\$335,000	- 7.4%
Average Sales Price*	\$596,185	\$386,933	- 35.1%	\$463,637	\$382,937	- 17.4%
Percent of List Price Received*	98.0%	98.3%	+ 0.3%	98.1%	97.6%	- 0.5%
Inventory of Homes for Sale	58	48	- 17.2%	--	--	--
Months Supply of Inventory	3.3	2.7	- 18.2%	--	--	--

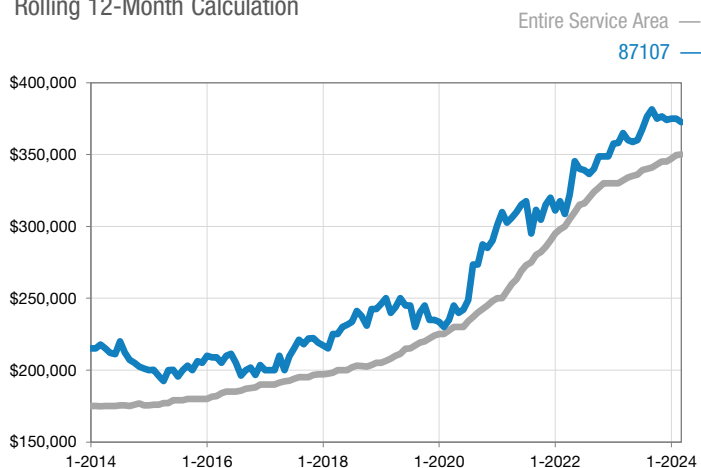
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	0	1	--	8	10	+ 25.0%
Pending Sales	1	5	+ 400.0%	8	11	+ 37.5%
Closed Sales	6	5	- 16.7%	9	11	+ 22.2%
Days on Market Until Sale	10	15	+ 50.0%	9	25	+ 177.8%
Median Sales Price*	\$233,250	\$296,000	+ 26.9%	\$220,000	\$269,900	+ 22.7%
Average Sales Price*	\$240,333	\$358,380	+ 49.1%	\$237,333	\$297,991	+ 25.6%
Percent of List Price Received*	100.9%	97.9%	- 3.0%	100.3%	97.9%	- 2.4%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	--	--	--	--	--

* 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.

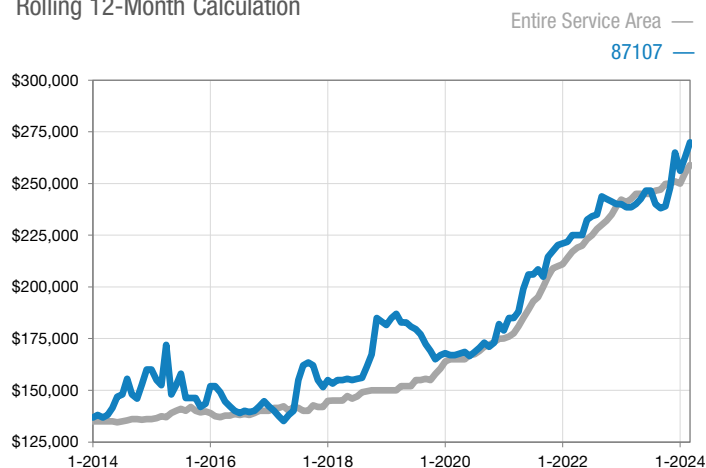
Median Sales Price - Single-Family Detached

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.