

Local Market Update for March 2024

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



87113

Single-Family Detached	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
Key Metrics						
New Listings	19	13	- 31.6%	43	27	- 37.2%
Pending Sales	12	8	- 33.3%	33	20	- 39.4%
Closed Sales	14	3	- 78.6%	28	18	- 35.7%
Days on Market Until Sale	13	12	- 7.7%	19	19	0.0%
Median Sales Price*	\$401,500	\$537,000	+ 33.7%	\$401,500	\$481,080	+ 19.8%
Average Sales Price*	\$427,846	\$523,667	+ 22.4%	\$442,084	\$488,274	+ 10.4%
Percent of List Price Received*	99.5%	100.7%	+ 1.2%	99.2%	99.8%	+ 0.6%
Inventory of Homes for Sale	17	20	+ 17.6%	--	--	--
Months Supply of Inventory	1.2	2.1	+ 75.0%	--	--	--

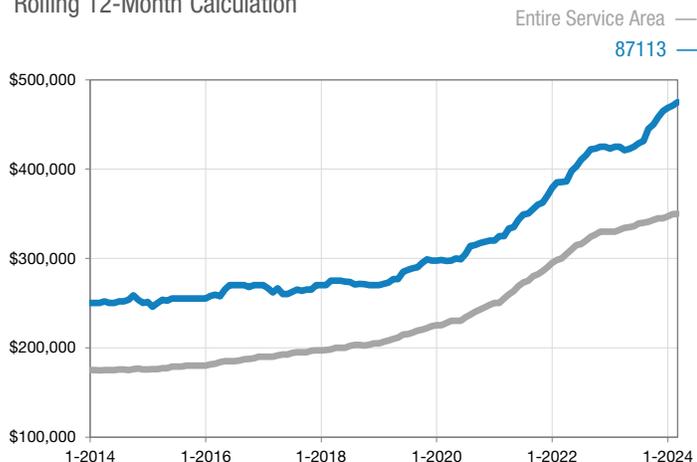
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
Key Metrics						
New Listings	2	3	+ 50.0%	4	4	0.0%
Pending Sales	2	3	+ 50.0%	2	4	+ 100.0%
Closed Sales	0	1	--	0	2	--
Days on Market Until Sale	--	1	--	--	1	--
Median Sales Price*	--	\$266,000	--	--	\$258,000	--
Average Sales Price*	--	\$266,000	--	--	\$258,000	--
Percent of List Price Received*	--	106.4%	--	--	103.2%	--
Inventory of Homes for Sale	2	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.

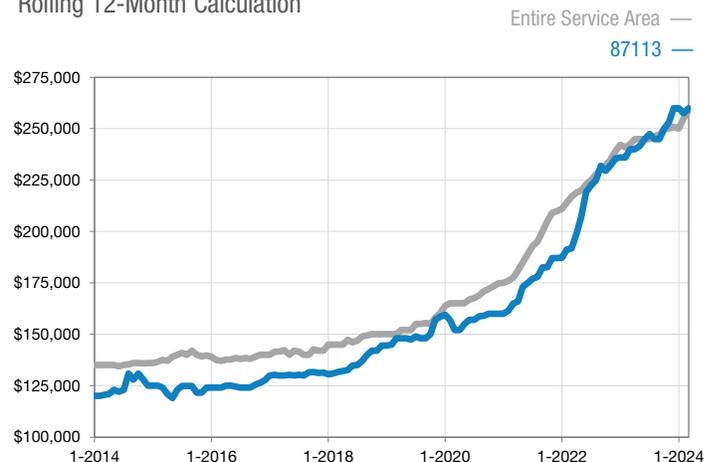
Median Sales Price - Single-Family Detached

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.