

Local Market Update for March 2024

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



Fairgrounds – 70

East of San Mateo Blvd NE, South of I-40, West of Wyoming Blvd NE, North of Central Ave

Single-Family Detached

Key Metrics	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	9	18	+ 100.0%	30	41	+ 36.7%
Pending Sales	9	13	+ 44.4%	25	30	+ 20.0%
Closed Sales	8	5	- 37.5%	18	21	+ 16.7%
Days on Market Until Sale	18	18	0.0%	28	21	- 25.0%
Median Sales Price*	\$276,000	\$305,000	+ 10.5%	\$253,159	\$296,000	+ 16.9%
Average Sales Price*	\$268,413	\$300,200	+ 11.8%	\$260,090	\$278,138	+ 6.9%
Percent of List Price Received*	100.1%	100.1%	0.0%	100.5%	98.3%	- 2.2%
Inventory of Homes for Sale	10	19	+ 90.0%	--	--	--
Months Supply of Inventory	0.9	1.8	+ 100.0%	--	--	--

* 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.

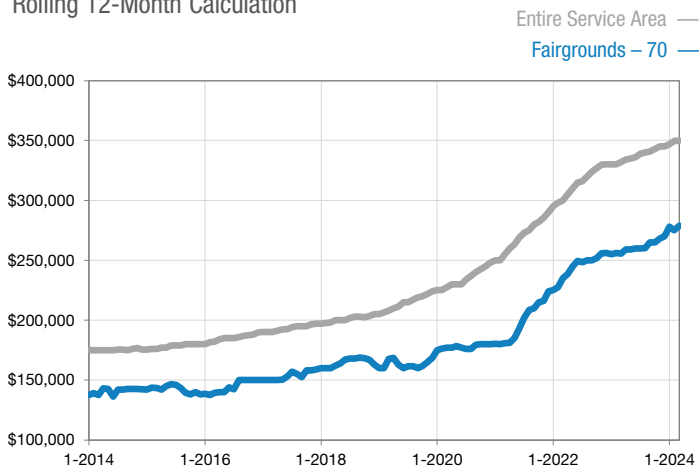
Single-Family Attached

Key Metrics	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	0	1	--	4	3	- 25.0%
Pending Sales	0	1	--	2	3	+ 50.0%
Closed Sales	2	2	0.0%	2	2	0.0%
Days on Market Until Sale	2	4	+ 100.0%	2	4	+ 100.0%
Median Sales Price*	\$249,000	\$240,000	- 3.6%	\$249,000	\$240,000	- 3.6%
Average Sales Price*	\$249,000	\$240,000	- 3.6%	\$249,000	\$240,000	- 3.6%
Percent of List Price Received*	100.0%	99.4%	- 0.6%	100.0%	99.4%	- 0.6%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.1	--	--	--	--	--

* 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.

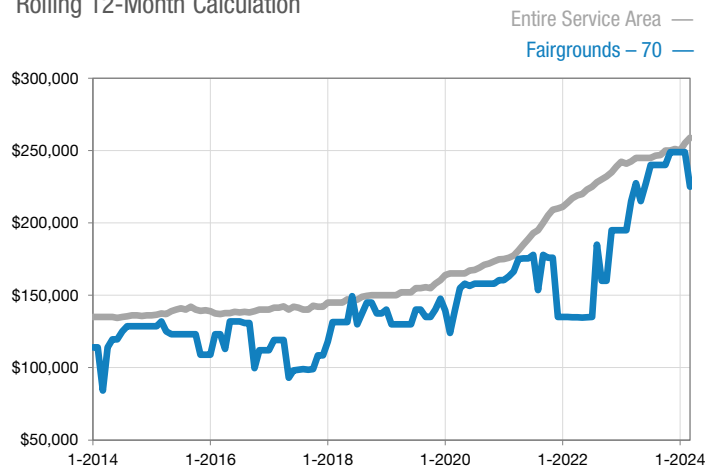
Median Sales Price - Single-Family Detached

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.