

Local Market Update for March 2024

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



87114

Single-Family Detached	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
Key Metrics						
New Listings	81	78	- 3.7%	198	234	+ 18.2%
Pending Sales	62	79	+ 27.4%	203	210	+ 3.4%
Closed Sales	75	67	- 10.7%	174	166	- 4.6%
Days on Market Until Sale	37	23	- 37.8%	32	31	- 3.1%
Median Sales Price*	\$340,000	\$360,000	+ 5.9%	\$340,000	\$365,000	+ 7.4%
Average Sales Price*	\$354,943	\$373,076	+ 5.1%	\$366,258	\$378,176	+ 3.3%
Percent of List Price Received*	99.4%	99.1%	- 0.3%	99.6%	99.4%	- 0.2%
Inventory of Homes for Sale	64	68	+ 6.3%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--

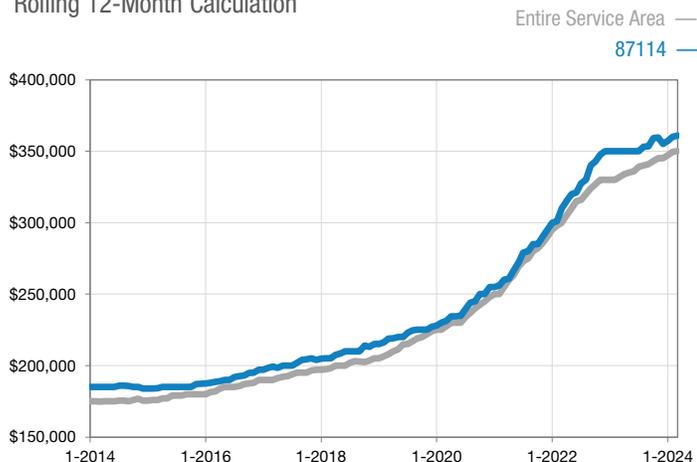
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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%	5	7	+ 40.0%
Pending Sales	0	3	--	4	4	0.0%
Closed Sales	2	1	- 50.0%	5	2	- 60.0%
Days on Market Until Sale	27	8	- 70.4%	26	6	- 76.9%
Median Sales Price*	\$251,250	\$213,000	- 15.2%	\$253,750	\$215,500	- 15.1%
Average Sales Price*	\$251,250	\$213,000	- 15.2%	\$256,250	\$215,500	- 15.9%
Percent of List Price Received*	103.8%	99.6%	- 4.0%	100.3%	100.5%	+ 0.2%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	0.6	0.5	- 16.7%	--	--	--

* 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.

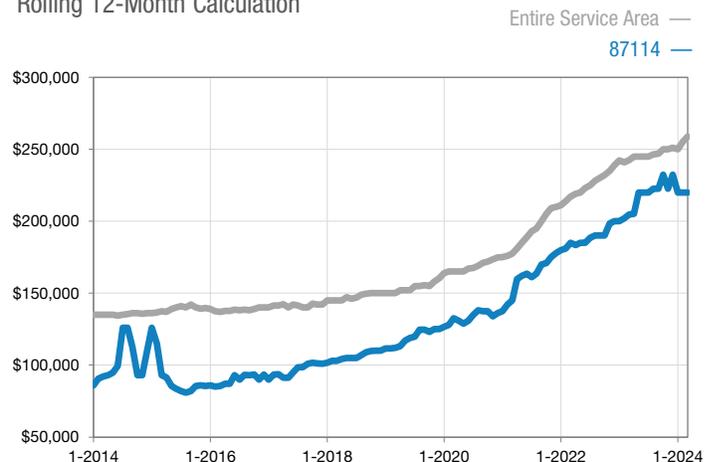
Median Sales Price - Single-Family Detached

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.