

# Local Market Update for March 2024

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



## 87104

Single-Family Detached	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
<b>Key Metrics</b>						
New Listings	2	14	+ 600.0%	15	30	+ 100.0%
Pending Sales	2	8	+ 300.0%	15	21	+ 40.0%
Closed Sales	6	8	+ 33.3%	13	15	+ 15.4%
Days on Market Until Sale	8	19	+ 137.5%	18	18	0.0%
Median Sales Price*	\$392,500	<b>\$455,500</b>	+ 16.1%	\$385,000	<b>\$375,000</b>	- 2.6%
Average Sales Price*	\$504,510	<b>\$532,000</b>	+ 5.4%	\$453,889	<b>\$424,256</b>	- 6.5%
Percent of List Price Received*	99.8%	<b>97.2%</b>	- 2.6%	96.9%	<b>97.0%</b>	+ 0.1%
Inventory of Homes for Sale	5	15	+ 200.0%	--	--	--
Months Supply of Inventory	0.7	2.8	+ 300.0%	--	--	--

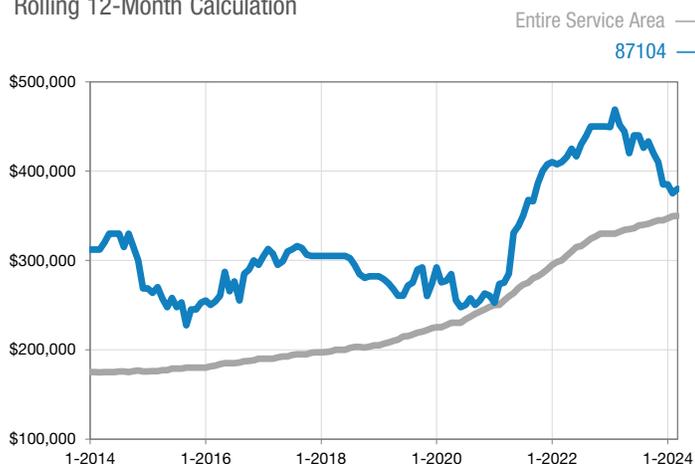
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
<b>Key Metrics</b>						
New Listings	2	3	+ 50.0%	10	8	- 20.0%
Pending Sales	2	3	+ 50.0%	11	7	- 36.4%
Closed Sales	5	1	- 80.0%	10	4	- 60.0%
Days on Market Until Sale	4	5	+ 25.0%	18	9	- 50.0%
Median Sales Price*	\$386,000	<b>\$339,000</b>	- 12.2%	\$352,969	<b>\$250,000</b>	- 29.2%
Average Sales Price*	\$477,387	<b>\$339,000</b>	- 29.0%	\$436,694	<b>\$257,500</b>	- 41.0%
Percent of List Price Received*	101.8%	<b>100.0%</b>	- 1.8%	97.6%	<b>98.5%</b>	+ 0.9%
Inventory of Homes for Sale	0	4	--	--	--	--
Months Supply of Inventory	--	2.1	--	--	--	--

\* 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.

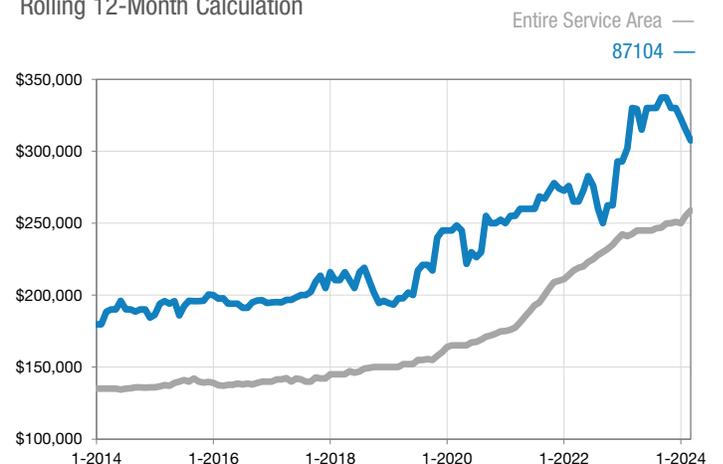
### Median Sales Price - Single-Family Detached

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.