

Local Market Update for March 2024

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



87102

Single-Family Detached	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
Key Metrics						
New Listings	19	7	- 63.2%	42	34	- 19.0%
Pending Sales	16	7	- 56.3%	36	30	- 16.7%
Closed Sales	12	7	- 41.7%	30	27	- 10.0%
Days on Market Until Sale	41	21	- 48.8%	35	25	- 28.6%
Median Sales Price*	\$222,500	\$225,000	+ 1.1%	\$225,000	\$238,000	+ 5.8%
Average Sales Price*	\$218,542	\$217,200	- 0.6%	\$249,095	\$246,200	- 1.2%
Percent of List Price Received*	100.4%	97.8%	- 2.6%	98.8%	98.1%	- 0.7%
Inventory of Homes for Sale	21	17	- 19.0%	--	--	--
Months Supply of Inventory	2.0	1.9	- 5.0%	--	--	--

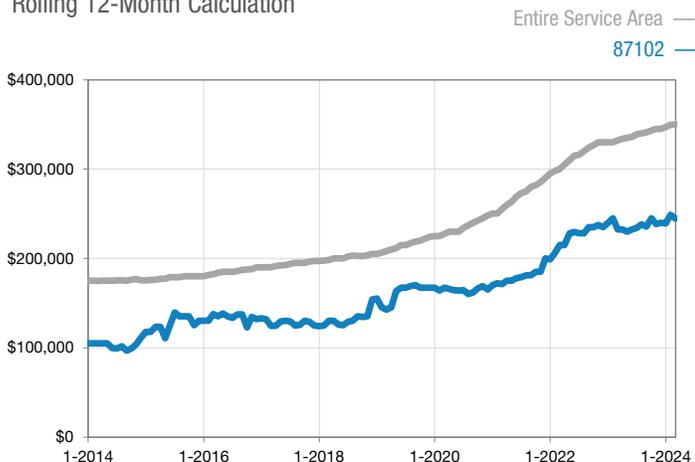
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
Key Metrics						
New Listings	6	5	- 16.7%	17	15	- 11.8%
Pending Sales	10	3	- 70.0%	18	14	- 22.2%
Closed Sales	6	5	- 16.7%	15	12	- 20.0%
Days on Market Until Sale	28	181	+ 546.4%	36	108	+ 200.0%
Median Sales Price*	\$217,500	\$305,000	+ 40.2%	\$235,000	\$270,500	+ 15.1%
Average Sales Price*	\$237,833	\$281,600	+ 18.4%	\$246,733	\$257,417	+ 4.3%
Percent of List Price Received*	99.8%	97.7%	- 2.1%	97.6%	97.1%	- 0.5%
Inventory of Homes for Sale	6	14	+ 133.3%	--	--	--
Months Supply of Inventory	1.3	2.9	+ 123.1%	--	--	--

* 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.

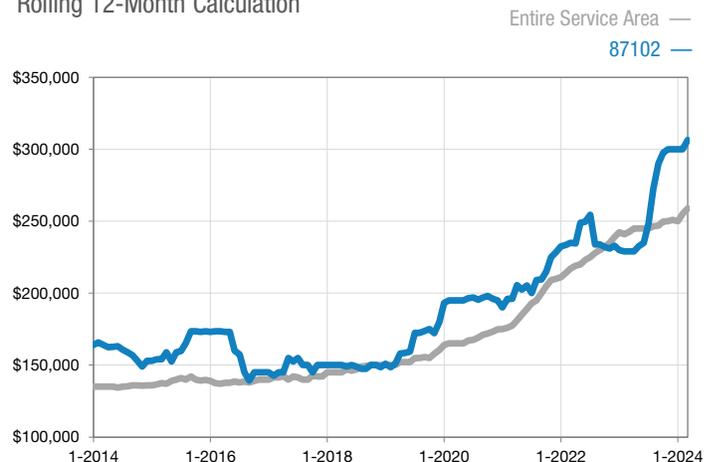
Median Sales Price - Single-Family Detached

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.