

Local Market Update for March 2024

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



Uptown – 41

East of I-25, South of Montgomery Blvd NE, West of Wyoming Blvd NE, North of I-40

Single-Family Detached	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
Key Metrics						
New Listings	24	26	+ 8.3%	63	70	+ 11.1%
Pending Sales	18	26	+ 44.4%	67	74	+ 10.4%
Closed Sales	29	23	- 20.7%	70	59	- 15.7%
Days on Market Until Sale	19	23	+ 21.1%	27	33	+ 22.2%
Median Sales Price*	\$282,000	\$277,000	- 1.8%	\$270,000	\$305,000	+ 13.0%
Average Sales Price*	\$275,086	\$304,612	+ 10.7%	\$281,159	\$306,486	+ 9.0%
Percent of List Price Received*	99.6%	99.0%	- 0.6%	98.9%	98.7%	- 0.2%
Inventory of Homes for Sale	18	19	+ 5.6%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--

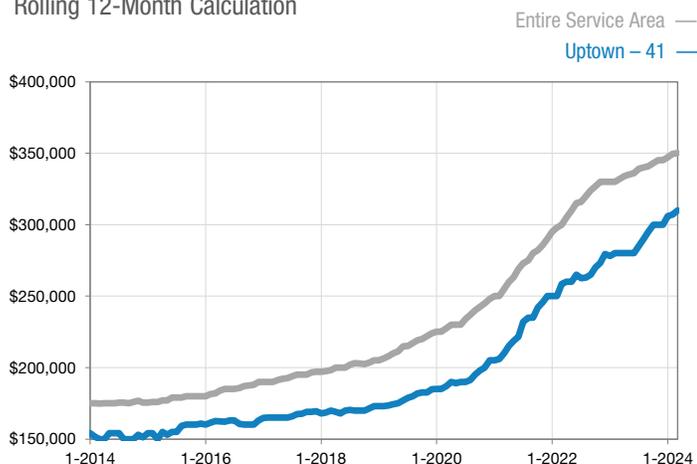
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
Key Metrics						
New Listings	1	7	+ 600.0%	9	13	+ 44.4%
Pending Sales	3	5	+ 66.7%	11	11	0.0%
Closed Sales	3	2	- 33.3%	8	7	- 12.5%
Days on Market Until Sale	10	3	- 70.0%	13	15	+ 15.4%
Median Sales Price*	\$125,000	\$158,750	+ 27.0%	\$158,500	\$128,000	- 19.2%
Average Sales Price*	\$164,333	\$158,750	- 3.4%	\$197,875	\$140,929	- 28.8%
Percent of List Price Received*	98.4%	101.2%	+ 2.8%	98.7%	97.8%	- 0.9%
Inventory of Homes for Sale	0	7	--	--	--	--
Months Supply of Inventory	--	1.6	--	--	--	--

* 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.

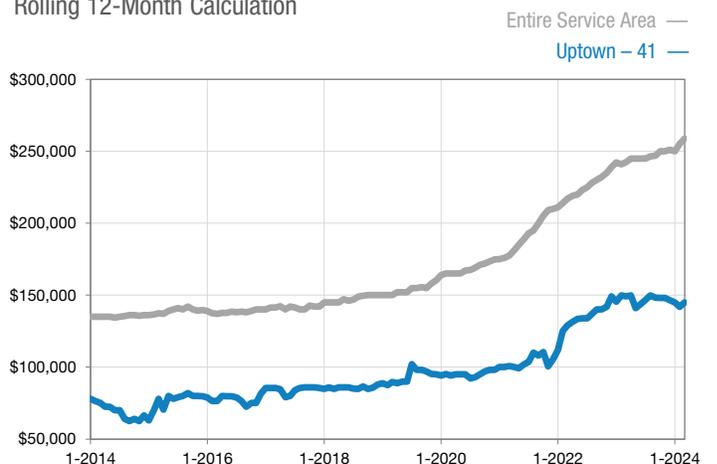
Median Sales Price - Single-Family Detached

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.