

# Local Market Update for March 2024

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



## 87107

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	20	<b>22</b>	+ 10.0%	56	<b>62</b>	+ 10.7%
Pending Sales	12	<b>23</b>	+ 91.7%	42	<b>60</b>	+ 42.9%
Closed Sales	15	<b>13</b>	- 13.3%	42	<b>40</b>	- 4.8%
Days on Market Until Sale	102	<b>65</b>	- 36.3%	64	<b>46</b>	- 28.1%
Median Sales Price*	\$405,406	<b>\$340,434</b>	- 16.0%	\$361,600	<b>\$335,000</b>	- 7.4%
Average Sales Price*	\$596,185	<b>\$386,933</b>	- 35.1%	\$463,637	<b>\$382,937</b>	- 17.4%
Percent of List Price Received*	98.0%	<b>98.3%</b>	+ 0.3%	98.1%	<b>97.6%</b>	- 0.5%
Inventory of Homes for Sale	58	<b>48</b>	- 17.2%	--	--	--
Months Supply of Inventory	3.3	<b>2.7</b>	- 18.2%	--	--	--

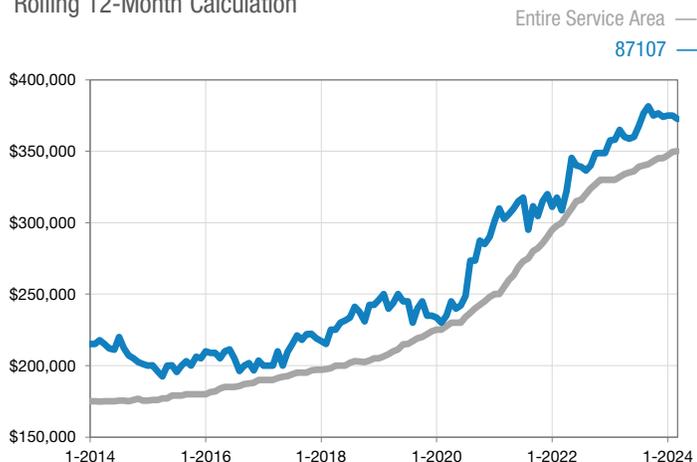
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	0	<b>1</b>	--	8	<b>10</b>	+ 25.0%
Pending Sales	1	<b>5</b>	+ 400.0%	8	<b>11</b>	+ 37.5%
Closed Sales	6	<b>5</b>	- 16.7%	9	<b>11</b>	+ 22.2%
Days on Market Until Sale	10	<b>15</b>	+ 50.0%	9	<b>25</b>	+ 177.8%
Median Sales Price*	\$233,250	<b>\$296,000</b>	+ 26.9%	\$220,000	<b>\$269,900</b>	+ 22.7%
Average Sales Price*	\$240,333	<b>\$358,380</b>	+ 49.1%	\$237,333	<b>\$297,991</b>	+ 25.6%
Percent of List Price Received*	100.9%	<b>97.9%</b>	- 3.0%	100.3%	<b>97.9%</b>	- 2.4%
Inventory of Homes for Sale	3	<b>0</b>	- 100.0%	--	--	--
Months Supply of Inventory	0.8	--	--	--	--	--

\* 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.

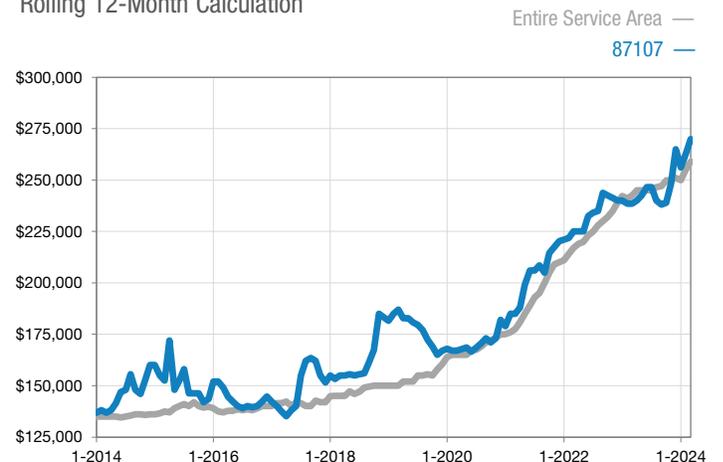
### Median Sales Price - Single-Family Detached

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.