

Local Market Update for March 2024

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



Northeast Heights – 50

East of Wyoming Blvd NE, South of Montgomery Blvd NE, West of Tramway Blvd, North of Central Ave

Single-Family Detached	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	54	88	+ 63.0%	135	195	+ 44.4%
Pending Sales	42	75	+ 78.6%	142	170	+ 19.7%
Closed Sales	53	54	+ 1.9%	145	142	- 2.1%
Days on Market Until Sale	25	14	- 44.0%	26	25	- 3.8%
Median Sales Price*	\$275,000	\$297,500	+ 8.2%	\$275,000	\$285,000	+ 3.6%
Average Sales Price*	\$282,827	\$313,828	+ 11.0%	\$282,199	\$301,716	+ 6.9%
Percent of List Price Received*	99.5%	100.1%	+ 0.6%	98.7%	99.0%	+ 0.3%
Inventory of Homes for Sale	35	65	+ 85.7%	--	--	--
Months Supply of Inventory	0.6	1.1	+ 83.3%	--	--	--

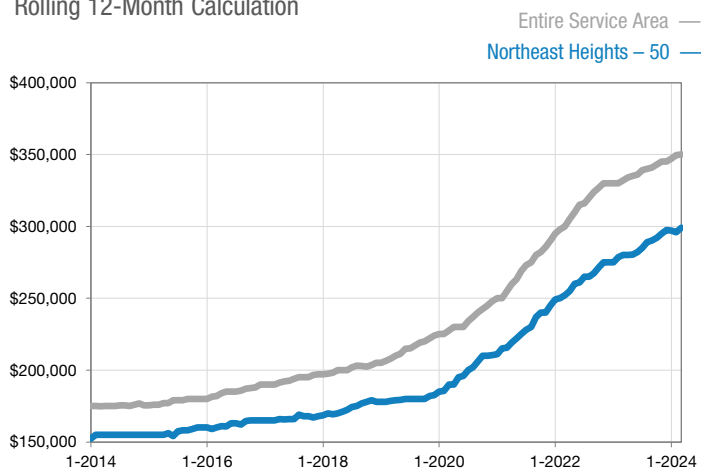
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	15	6	- 60.0%	26	23	- 11.5%
Pending Sales	11	8	- 27.3%	24	25	+ 4.2%
Closed Sales	9	11	+ 22.2%	21	21	0.0%
Days on Market Until Sale	7	11	+ 57.1%	19	16	- 15.8%
Median Sales Price*	\$245,000	\$269,000	+ 9.8%	\$245,000	\$255,000	+ 4.1%
Average Sales Price*	\$215,000	\$249,000	+ 15.8%	\$227,852	\$247,900	+ 8.8%
Percent of List Price Received*	99.5%	99.8%	+ 0.3%	99.0%	100.1%	+ 1.1%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
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.

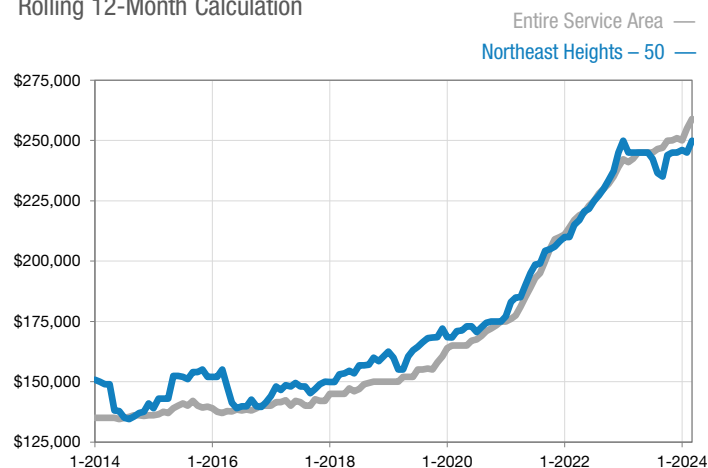
Median Sales Price - Single-Family Detached

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.