Local Market Update for March 2024

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

gaar

Zuzax, Tijeras – 240

North of Tijeras, South of Frost Rd, East of Gutierrez Canyon, West of Hwy 217

Single-Family Detached

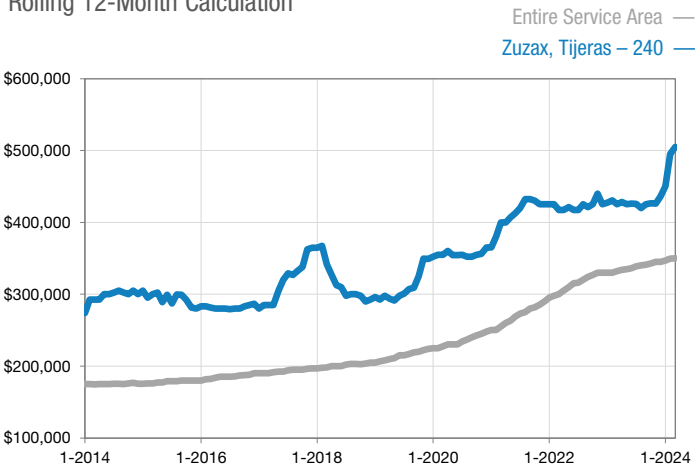| Key Metrics	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	8	11	+ 37.5%	15	23	+ 53.3%
Pending Sales	7	11	+ 57.1%	11	20	+ 81.8%
Closed Sales	2	6	+ 200.0%	9	15	+ 66.7%
Days on Market Until Sale	9	22	+ 144.4%	35	51	+ 45.7%
Median Sales Price*	$355,000	$579,900	+ 63.4%	$405,000	$595,812	+ 47.1%
Average Sales Price*	$355,000	$582,467	+ 64.1%	$474,333	$589,551	+ 24.3%
Percent of List Price Received*	98.2%	99.2%	+ 1.0%	97.9%	96.7%	- 1.2%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--

* 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.

Single-Family Attached

Key Metrics	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
Inventory of Homes for Sale	0	0	0.0%	--	--	--
Months Supply of Inventory	--	--	--	--	--	--

* 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.
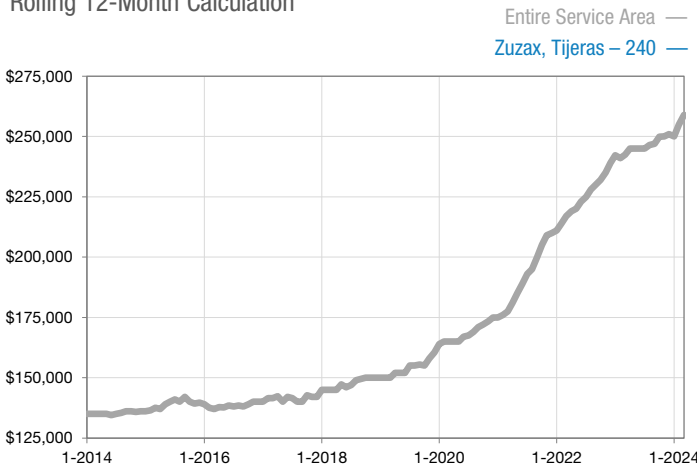
Median Sales Price - Single-Family Detached
Rolling 12-Month Calculation

Entire Service Area —
Zuzax, Tijeras – 240 —

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

Entire Service Area —
Zuzax, Tijeras – 240 —

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.