

Local Market Update for March 2024

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



North Valley – 100

East of Rio Grande River, South of Alameda Blvd NE, West of I-25, North of Montano Rd

Single-Family Detached	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	15	18	+ 20.0%	45	39	- 13.3%
Pending Sales	11	13	+ 18.2%	32	34	+ 6.3%
Closed Sales	13	7	- 46.2%	22	24	+ 9.1%
Days on Market Until Sale	60	46	- 23.3%	57	36	- 36.8%
Median Sales Price*	\$390,000	\$375,000	- 3.8%	\$400,000	\$397,500	- 0.6%
Average Sales Price*	\$670,308	\$458,639	- 31.6%	\$636,119	\$460,672	- 27.6%
Percent of List Price Received*	99.1%	97.0%	- 2.1%	97.3%	98.0%	+ 0.7%
Inventory of Homes for Sale	33	40	+ 21.2%	--	--	--
Months Supply of Inventory	2.6	3.7	+ 42.3%	--	--	--

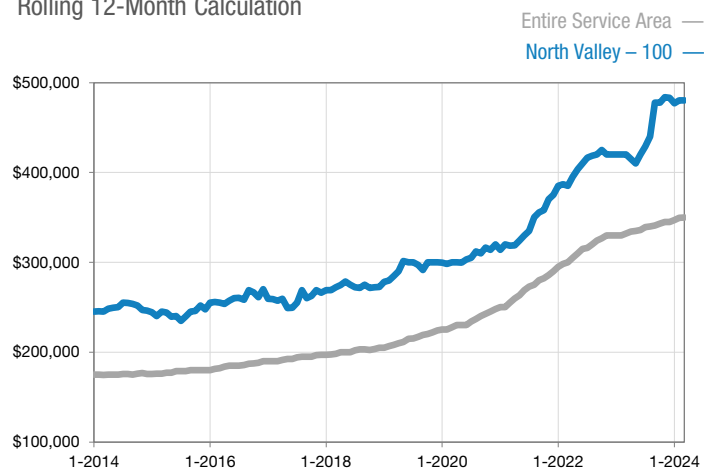
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	2	5	+ 150.0%	7	8	+ 14.3%
Pending Sales	2	5	+ 150.0%	4	7	+ 75.0%
Closed Sales	1	1	0.0%	2	5	+ 150.0%
Days on Market Until Sale	0	1	--	2	2	0.0%
Median Sales Price*	\$198,500	\$266,000	+ 34.0%	\$199,250	\$250,000	+ 25.5%
Average Sales Price*	\$198,500	\$266,000	+ 34.0%	\$199,250	\$255,400	+ 28.2%
Percent of List Price Received*	107.3%	106.4%	- 0.8%	103.6%	99.8%	- 3.7%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.2	--	--	--	--	--

* 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.

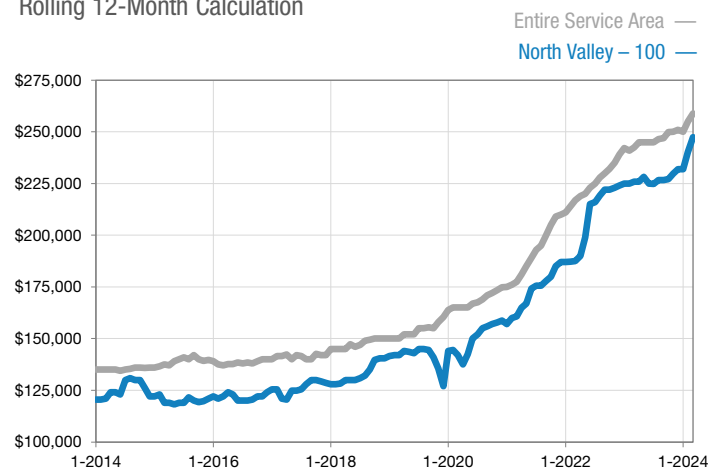
Median Sales Price - Single-Family Detached

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.