

Local Market Update for March 2024

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



UNM – 40

East of I-25, South of I-40, West of San Mateo Blvd NE, North of Central Ave

Single-Family Detached	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
Key Metrics						
New Listings	19	20	+ 5.3%	48	48	0.0%
Pending Sales	15	16	+ 6.7%	38	41	+ 7.9%
Closed Sales	18	9	- 50.0%	30	30	0.0%
Days on Market Until Sale	24	36	+ 50.0%	20	35	+ 75.0%
Median Sales Price*	\$340,000	\$377,000	+ 10.9%	\$350,625	\$422,500	+ 20.5%
Average Sales Price*	\$359,173	\$437,525	+ 21.8%	\$367,417	\$462,454	+ 25.9%
Percent of List Price Received*	98.2%	98.7%	+ 0.5%	98.4%	98.1%	- 0.3%
Inventory of Homes for Sale	15	20	+ 33.3%	--	--	--
Months Supply of Inventory	1.1	1.4	+ 27.3%	--	--	--

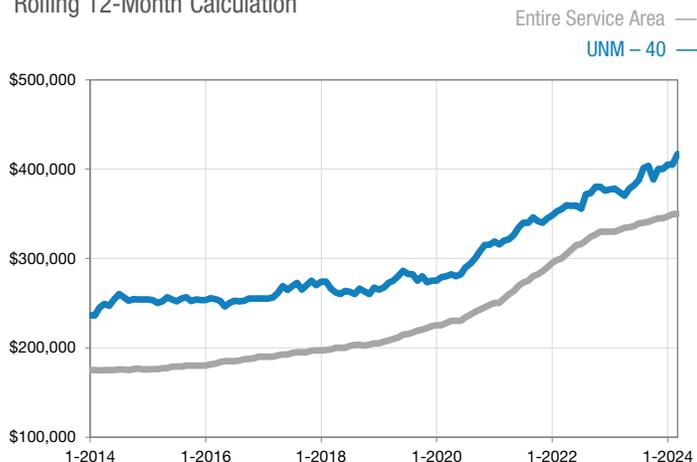
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
Key Metrics						
New Listings	3	1	- 66.7%	4	1	- 75.0%
Pending Sales	2	0	- 100.0%	3	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	7	--	--	7	--	--
Median Sales Price*	\$315,000	--	--	\$315,000	--	--
Average Sales Price*	\$315,000	--	--	\$315,000	--	--
Percent of List Price Received*	98.4%	--	--	98.4%	--	--
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.6	1.7	+ 183.3%	--	--	--

* 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.

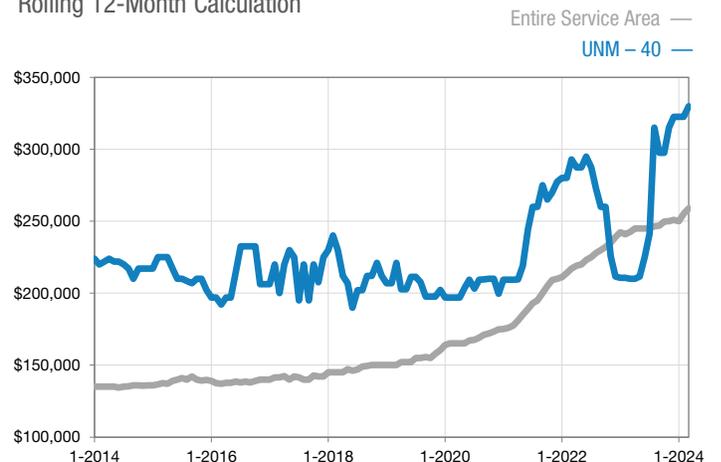
Median Sales Price - Single-Family Detached

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.