

Local Market Update for March 2024

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



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Single-Family Detached	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	25	29	+ 16.0%	74	71	- 4.1%
Pending Sales	16	26	+ 62.5%	64	73	+ 14.1%
Closed Sales	22	23	+ 4.5%	67	58	- 13.4%
Days on Market Until Sale	32	17	- 46.9%	29	29	0.0%
Median Sales Price*	\$320,000	\$250,000	- 21.9%	\$280,000	\$262,000	- 6.4%
Average Sales Price*	\$341,028	\$269,732	- 20.9%	\$299,153	\$282,626	- 5.5%
Percent of List Price Received*	95.1%	101.8%	+ 7.0%	98.4%	100.0%	+ 1.6%
Inventory of Homes for Sale	36	32	- 11.1%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--

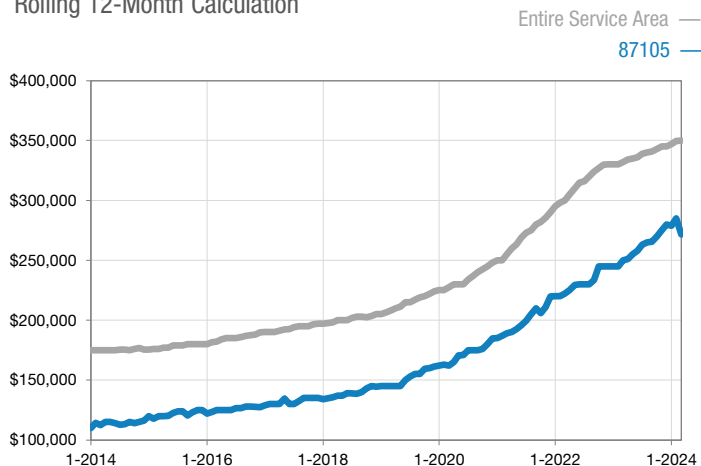
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	2	0	- 100.0%	4	7	+ 75.0%
Pending Sales	2	1	- 50.0%	7	7	0.0%
Closed Sales	3	4	+ 33.3%	5	4	- 20.0%
Days on Market Until Sale	38	7	- 81.6%	33	7	- 78.8%
Median Sales Price*	\$172,000	\$212,500	+ 23.5%	\$172,000	\$212,500	+ 23.5%
Average Sales Price*	\$192,000	\$201,000	+ 4.7%	\$175,600	\$201,000	+ 14.5%
Percent of List Price Received*	100.3%	102.4%	+ 2.1%	98.5%	102.4%	+ 4.0%
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.

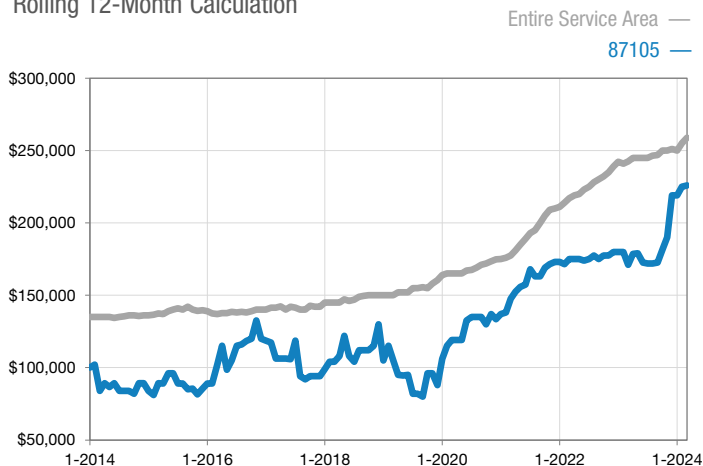
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.