

# Local Market Update for March 2024

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



## 87112

Single-Family Detached	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
<b>Key Metrics</b>						
New Listings	44	<b>61</b>	+ 38.6%	105	<b>128</b>	+ 21.9%
Pending Sales	36	<b>48</b>	+ 33.3%	110	<b>112</b>	+ 1.8%
Closed Sales	39	<b>36</b>	- 7.7%	107	<b>99</b>	- 7.5%
Days on Market Until Sale	26	<b>16</b>	- 38.5%	29	<b>27</b>	- 6.9%
Median Sales Price*	\$295,000	<b>\$317,000</b>	+ 7.5%	\$290,000	<b>\$300,000</b>	+ 3.4%
Average Sales Price*	\$312,572	<b>\$339,778</b>	+ 8.7%	\$313,468	<b>\$333,048</b>	+ 6.2%
Percent of List Price Received*	99.7%	<b>99.4%</b>	- 0.3%	98.5%	<b>98.5%</b>	0.0%
Inventory of Homes for Sale	27	<b>45</b>	+ 66.7%	--	--	--
Months Supply of Inventory	0.6	<b>1.2</b>	+ 100.0%	--	--	--

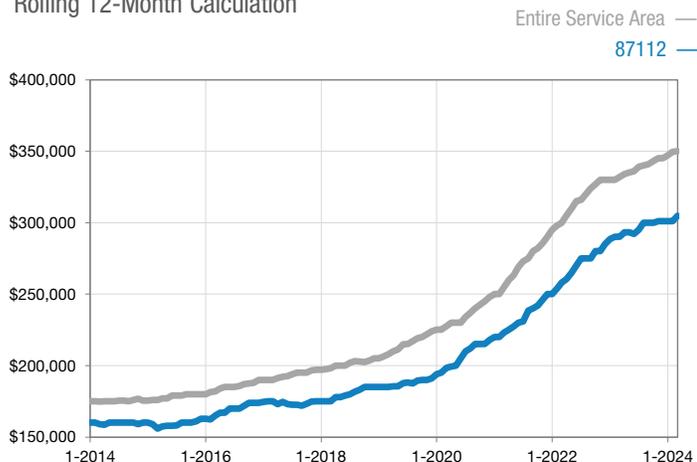
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
<b>Key Metrics</b>						
New Listings	8	<b>3</b>	- 62.5%	18	<b>12</b>	- 33.3%
Pending Sales	7	<b>3</b>	- 57.1%	14	<b>14</b>	0.0%
Closed Sales	9	<b>6</b>	- 33.3%	19	<b>13</b>	- 31.6%
Days on Market Until Sale	18	<b>8</b>	- 55.6%	24	<b>19</b>	- 20.8%
Median Sales Price*	\$245,000	<b>\$269,500</b>	+ 10.0%	\$249,000	<b>\$245,000</b>	- 1.6%
Average Sales Price*	\$230,917	<b>\$243,000</b>	+ 5.2%	\$236,850	<b>\$229,462</b>	- 3.1%
Percent of List Price Received*	99.2%	<b>99.8%</b>	+ 0.6%	99.6%	<b>99.7%</b>	+ 0.1%
Inventory of Homes for Sale	5	<b>0</b>	- 100.0%	--	--	--
Months Supply of Inventory	0.9	--	--	--	--	--

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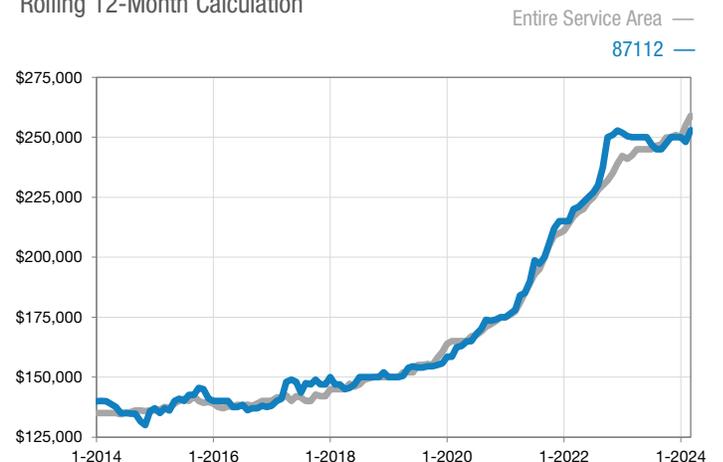
### Median Sales Price - Single-Family Detached

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.