

Local Market Update for October 2024

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



87121

| Single-Family Detached | October | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2023 | 2024 | Percent Change | Thru 10-2023 | Thru 10-2024 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 61 | 47 | - 23.0% | 617 | 678 | + 9.9% |
| Pending Sales | 48 | 47 | - 2.1% | 534 | 581 | + 8.8% |
| Closed Sales | 59 | 57 | - 3.4% | 521 | 573 | + 10.0% |
| Days on Market Until Sale | 20 | 27 | + 35.0% | 18 | 27 | + 50.0% |
| Median Sales Price* | \$272,000 | \$306,000 | + 12.5% | \$269,900 | \$291,000 | + 7.8% |
| Average Sales Price* | \$279,933 | \$312,012 | + 11.5% | \$276,038 | \$297,395 | + 7.7% |
| Percent of List Price Received* | 101.0% | 99.1% | - 1.9% | 100.4% | 99.7% | - 0.7% |
| Inventory of Homes for Sale | 93 | 97 | + 4.3% | -- | -- | -- |
| Months Supply of Inventory | 1.8 | 1.7 | - 5.6% | -- | -- | -- |

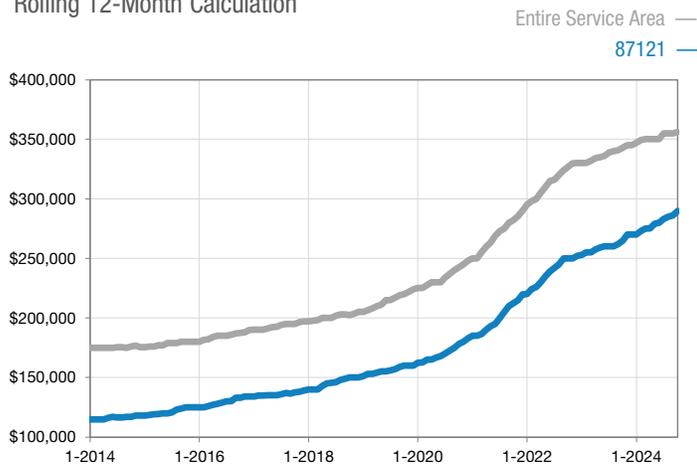
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Single-Family Attached | October | | | Year to Date | | |
|---------------------------------|---------|------------------|----------------|--------------|------------------|----------------|
| | 2023 | 2024 | Percent Change | Thru 10-2023 | Thru 10-2024 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 0 | 5 | -- | 5 | 17 | + 240.0% |
| Pending Sales | 0 | 1 | -- | 8 | 11 | + 37.5% |
| Closed Sales | 0 | 1 | -- | 8 | 10 | + 25.0% |
| Days on Market Until Sale | -- | 1 | -- | 21 | 6 | - 71.4% |
| Median Sales Price* | -- | \$200,000 | -- | \$209,500 | \$227,500 | + 8.6% |
| Average Sales Price* | -- | \$200,000 | -- | \$215,750 | \$209,350 | - 3.0% |
| Percent of List Price Received* | -- | 100.0% | -- | 102.0% | 98.1% | - 3.8% |
| Inventory of Homes for Sale | 1 | 4 | + 300.0% | -- | -- | -- |
| Months Supply of Inventory | 0.8 | 2.7 | + 237.5% | -- | -- | -- |

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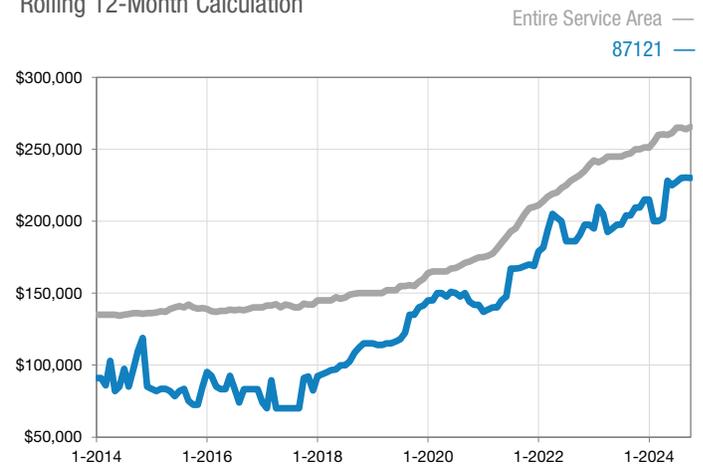
Median Sales Price - Single-Family Detached

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.