

Local Market Update for October 2024

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



East Los Lunas, Tome, Valencia – 711

North of Patricio Dr, South of Valencia Rd, East of Rio Grande River, West of La Ladera Rd

Single-Family Detached	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	5	4	- 20.0%	47	56	+ 19.1%
Pending Sales	2	3	+ 50.0%	33	36	+ 9.1%
Closed Sales	0	5	--	31	34	+ 9.7%
Days on Market Until Sale	--	59	--	56	54	- 3.6%
Median Sales Price*	--	\$595,599	--	\$450,000	\$409,950	- 8.9%
Average Sales Price*	--	\$622,720	--	\$440,547	\$468,731	+ 6.4%
Percent of List Price Received*	--	98.6%	--	98.3%	97.7%	- 0.6%
Inventory of Homes for Sale	15	16	+ 6.7%	--	--	--
Months Supply of Inventory	4.4	4.8	+ 9.1%	--	--	--

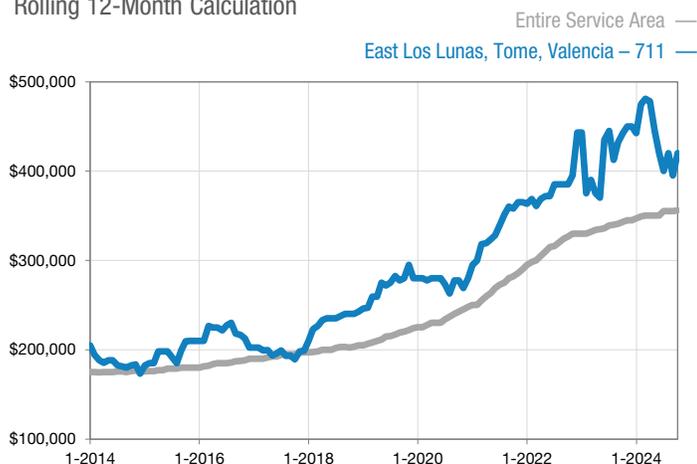
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
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.

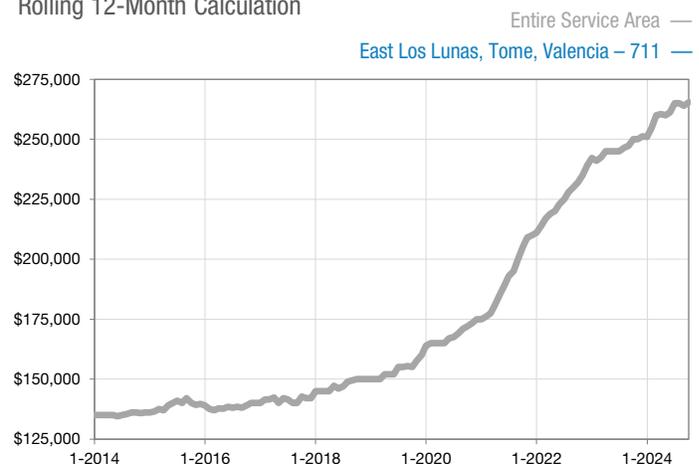
Median Sales Price - Single-Family Detached

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.