

Local Market Update for October 2024

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



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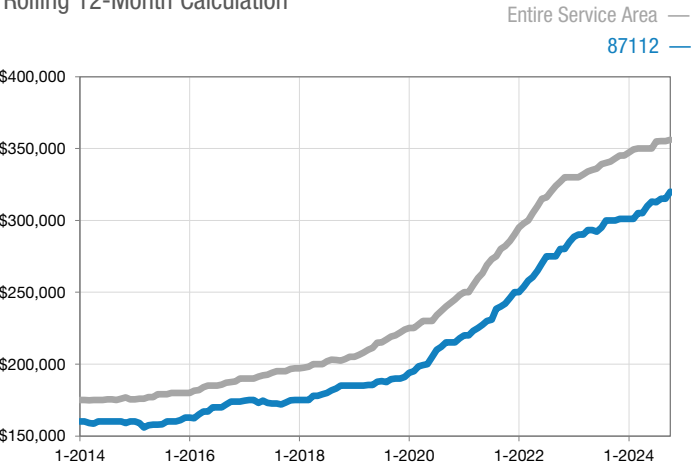
Single-Family Detached	October			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	50	37	- 26.0%	442	473	+ 7.0%
Pending Sales	31	30	- 3.2%	391	369	- 5.6%
Closed Sales	45	39	- 13.3%	397	370	- 6.8%
Days on Market Until Sale	18	31	+ 72.2%	17	25	+ 47.1%
Median Sales Price*	\$305,000	\$334,000	+ 9.5%	\$300,000	\$321,500	+ 7.2%
Average Sales Price*	\$323,544	\$356,815	+ 10.3%	\$325,872	\$347,144	+ 6.5%
Percent of List Price Received*	98.7%	98.7%	0.0%	99.8%	99.1%	- 0.7%
Inventory of Homes for Sale	54	82	+ 51.9%	--	--	--
Months Supply of Inventory	1.4	2.3	+ 64.3%	--	--	--

* 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	October			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	1	3	+ 200.0%	50	51	+ 2.0%
Pending Sales	3	4	+ 33.3%	43	47	+ 9.3%
Closed Sales	5	6	+ 20.0%	48	45	- 6.3%
Days on Market Until Sale	10	18	+ 80.0%	18	15	- 16.7%
Median Sales Price*	\$265,000	\$279,250	+ 5.4%	\$249,500	\$270,000	+ 8.2%
Average Sales Price*	\$266,000	\$293,083	+ 10.2%	\$239,540	\$261,214	+ 9.0%
Percent of List Price Received*	98.3%	98.5%	+ 0.2%	100.5%	99.5%	- 1.0%
Inventory of Homes for Sale	2	6	+ 200.0%	--	--	--
Months Supply of Inventory	0.4	1.4	+ 250.0%	--	--	--

* 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.

Median Sales Price - Single-Family Detached
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.

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

