

Local Market Update for October 2024

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



Bernalillo / Algodones – 170

East of Rio Rancho Blvd, South of Rio Grande River, West of I-25, North of Sandia Reservation

Single-Family Detached	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	7	12	+ 71.4%	78	104	+ 33.3%
Pending Sales	7	7	0.0%	65	73	+ 12.3%
Closed Sales	9	6	- 33.3%	60	68	+ 13.3%
Days on Market Until Sale	39	37	- 5.1%	31	34	+ 9.7%
Median Sales Price*	\$460,000	\$401,500	- 12.7%	\$369,000	\$412,500	+ 11.8%
Average Sales Price*	\$439,804	\$367,750	- 16.4%	\$390,512	\$419,234	+ 7.4%
Percent of List Price Received*	98.5%	96.8%	- 1.7%	99.0%	98.6%	- 0.4%
Inventory of Homes for Sale	16	27	+ 68.8%	--	--	--
Months Supply of Inventory	2.5	3.9	+ 56.0%	--	--	--

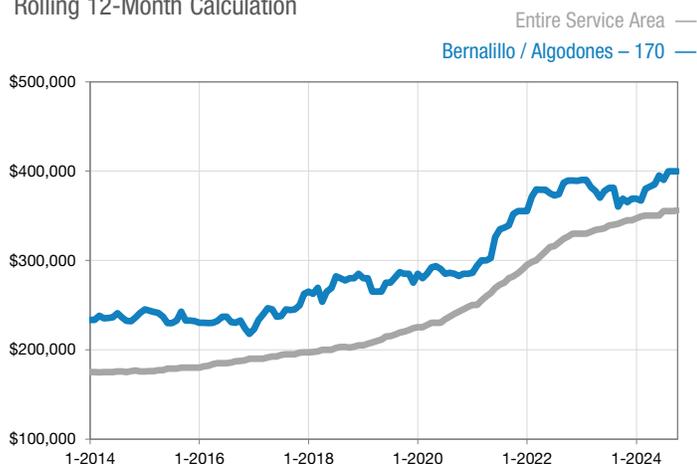
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	0	1	--	2	3	+ 50.0%
Pending Sales	0	0	0.0%	2	0	- 100.0%
Closed Sales	0	0	0.0%	2	1	- 50.0%
Days on Market Until Sale	--	--	--	2	2	0.0%
Median Sales Price*	--	--	--	\$187,450	\$180,000	- 4.0%
Average Sales Price*	--	--	--	\$187,450	\$180,000	- 4.0%
Percent of List Price Received*	--	--	--	101.2%	95.2%	- 5.9%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	--	1.0	--	--	--	--

* 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.

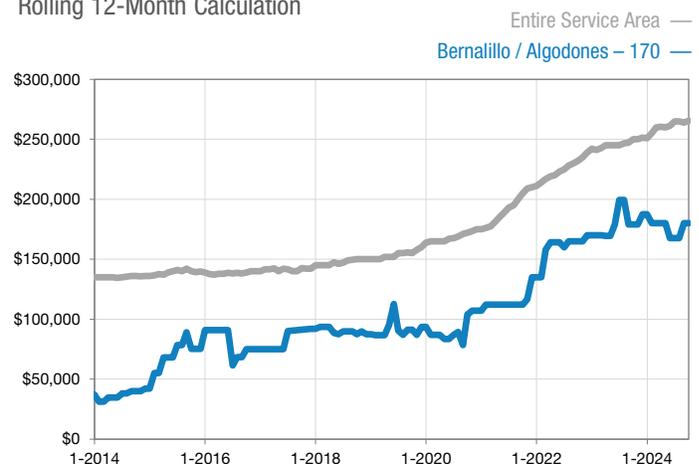
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



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.