

# Local Market Update for October 2024

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



## 87104

Single-Family Detached	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
<b>Key Metrics</b>						
New Listings	7	17	+ 142.9%	72	115	+ 59.7%
Pending Sales	6	13	+ 116.7%	50	79	+ 58.0%
Closed Sales	7	8	+ 14.3%	48	67	+ 39.6%
Days on Market Until Sale	19	45	+ 136.8%	27	36	+ 33.3%
Median Sales Price*	\$263,500	<b>\$397,750</b>	+ 50.9%	\$392,500	<b>\$380,000</b>	- 3.2%
Average Sales Price*	\$258,857	<b>\$514,313</b>	+ 98.7%	\$475,150	<b>\$471,723</b>	- 0.7%
Percent of List Price Received*	92.3%	100.9%	+ 9.3%	97.9%	98.1%	+ 0.2%
Inventory of Homes for Sale	14	33	+ 135.7%	--	--	--
Months Supply of Inventory	3.0	4.5	+ 50.0%	--	--	--

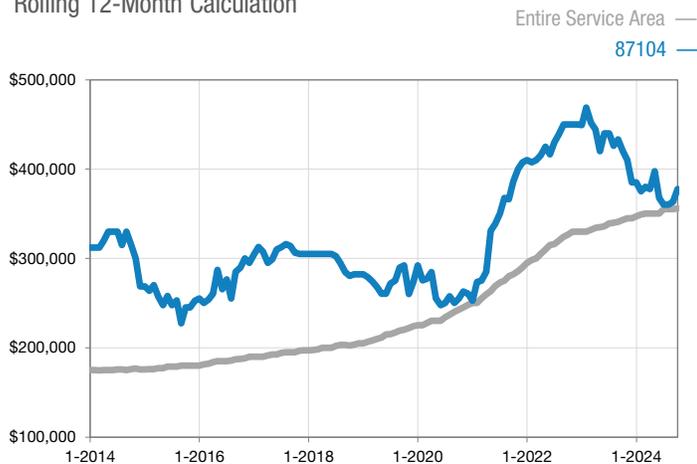
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
<b>Key Metrics</b>						
New Listings	2	4	+ 100.0%	27	25	- 7.4%
Pending Sales	2	2	0.0%	24	17	- 29.2%
Closed Sales	2	0	- 100.0%	24	16	- 33.3%
Days on Market Until Sale	33	--	--	16	16	0.0%
Median Sales Price*	\$280,000	--	--	\$330,000	<b>\$320,750</b>	- 2.8%
Average Sales Price*	\$280,000	--	--	\$375,605	<b>\$326,188</b>	- 13.2%
Percent of List Price Received*	102.4%	--	--	99.7%	98.4%	- 1.3%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	1.3	2.5	+ 92.3%	--	--	--

\* 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.

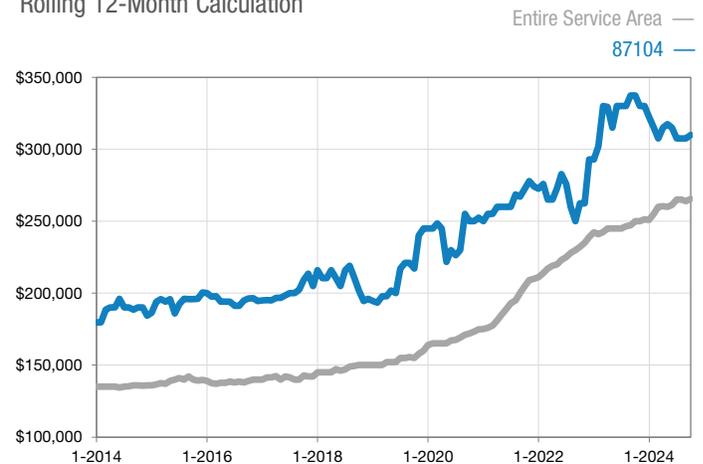
### Median Sales Price - Single-Family Detached

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.