

Local Market Update for October 2024

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



South Socorro – 621

La Joya Wildlife Area South of Rio Salado

Single-Family Detached

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	4	2	- 50.0%	46	58	+ 26.1%
Pending Sales	0	2	--	35	42	+ 20.0%
Closed Sales	5	5	0.0%	39	45	+ 15.4%
Days on Market Until Sale	50	64	+ 28.0%	71	52	- 26.8%
Median Sales Price*	\$150,000	\$206,000	+ 37.3%	\$180,000	\$190,000	+ 5.6%
Average Sales Price*	\$207,300	\$211,200	+ 1.9%	\$181,897	\$209,016	+ 14.9%
Percent of List Price Received*	87.8%	99.8%	+ 13.7%	93.7%	95.8%	+ 2.2%
Inventory of Homes for Sale	18	22	+ 22.2%	--	--	--
Months Supply of Inventory	4.5	5.2	+ 15.6%	--	--	--

* 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.

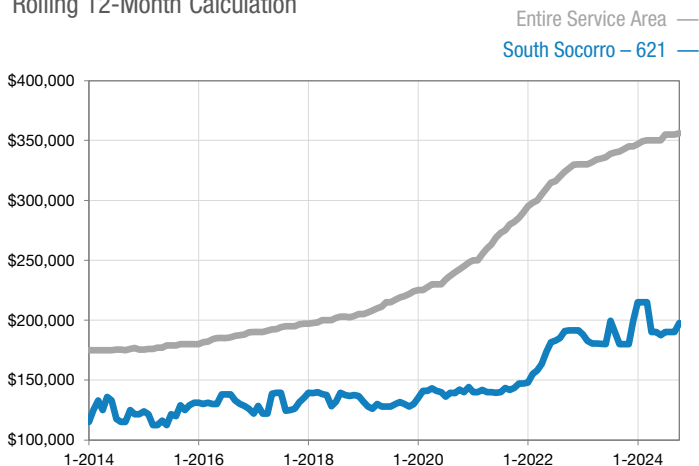
Single-Family Attached

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	1	0	- 100.0%	3	3	0.0%
Pending Sales	1	0	- 100.0%	3	3	0.0%
Closed Sales	1	0	- 100.0%	2	2	0.0%
Days on Market Until Sale	14	--	--	11	4	- 63.6%
Median Sales Price*	\$133,000	--	--	\$148,000	\$195,000	+ 31.8%
Average Sales Price*	\$133,000	--	--	\$148,000	\$195,000	+ 31.8%
Percent of List Price Received*	95.0%	--	--	96.9%	100.0%	+ 3.2%
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.

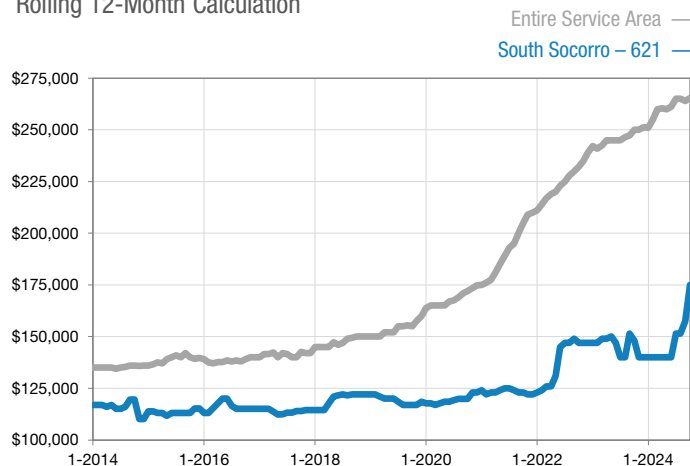
Median Sales Price - Single-Family Detached

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.