

Local Market Update for October 2024

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



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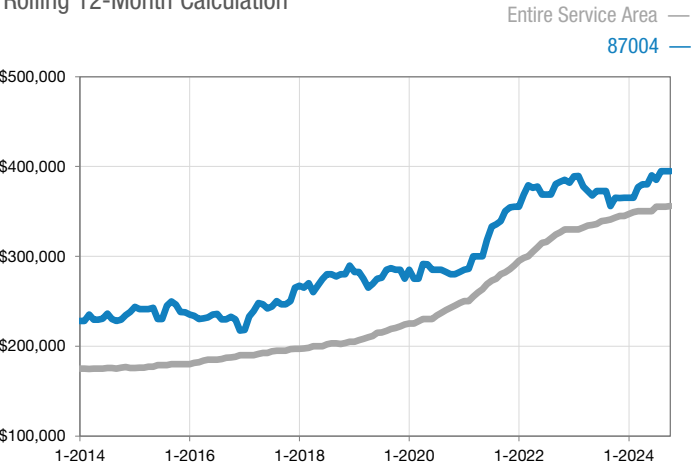
Single-Family Detached	October			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	6	10	+ 66.7%	75	96	+ 28.0%
Pending Sales	7	7	0.0%	62	69	+ 11.3%
Closed Sales	9	6	- 33.3%	57	64	+ 12.3%
Days on Market Until Sale	39	37	- 5.1%	28	33	+ 17.9%
Median Sales Price*	\$460,000	\$401,500	- 12.7%	\$365,000	\$397,500	+ 8.9%
Average Sales Price*	\$439,804	\$367,750	- 16.4%	\$383,083	\$412,233	+ 7.6%
Percent of List Price Received*	98.5%	96.8%	- 1.7%	99.0%	98.7%	- 0.3%
Inventory of Homes for Sale	15	23	+ 53.3%	--	--	--
Months Supply of Inventory	2.5	3.5	+ 40.0%	--	--	--

* 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.

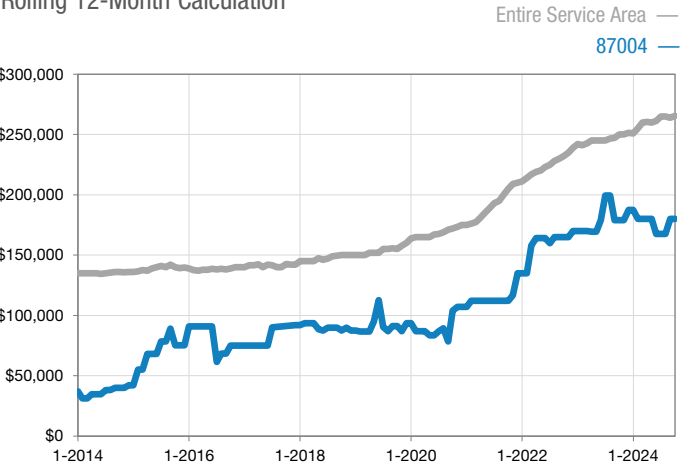
Single-Family Attached	October			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	0	1	--	2	3	+ 50.0%
Pending Sales	0	0	0.0%	2	0	- 100.0%
Closed Sales	0	0	0.0%	2	1	- 50.0%
Days on Market Until Sale	--	--	--	2	2	0.0%
Median Sales Price*	--	--	--	\$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.