

Local Market Update for October 2024

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



Downtown Area – 80

East of Rio Grande River, South of I-40, East of I-25, North of Cesar Chavez

Single-Family Detached	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	13	12	- 7.7%	140	136	- 2.9%
Pending Sales	4	6	+ 50.0%	106	86	- 18.9%
Closed Sales	6	5	- 16.7%	109	84	- 22.9%
Days on Market Until Sale	20	26	+ 30.0%	31	32	+ 3.2%
Median Sales Price*	\$301,750	\$289,900	- 3.9%	\$285,000	\$300,000	+ 5.3%
Average Sales Price*	\$313,083	\$378,180	+ 20.8%	\$348,707	\$343,589	- 1.5%
Percent of List Price Received*	96.7%	103.9%	+ 7.4%	98.7%	97.1%	- 1.6%
Inventory of Homes for Sale	26	42	+ 61.5%	--	--	--
Months Supply of Inventory	2.6	4.9	+ 88.5%	--	--	--

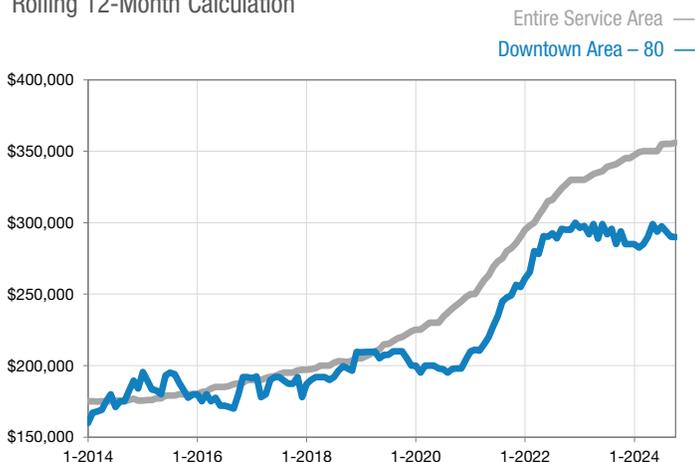
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	6	11	+ 83.3%	89	71	- 20.2%
Pending Sales	6	4	- 33.3%	77	49	- 36.4%
Closed Sales	6	4	- 33.3%	75	46	- 38.7%
Days on Market Until Sale	28	82	+ 192.9%	28	56	+ 100.0%
Median Sales Price*	\$307,500	\$242,000	- 21.3%	\$323,000	\$284,500	- 11.9%
Average Sales Price*	\$272,833	\$258,850	- 5.1%	\$309,329	\$282,800	- 8.6%
Percent of List Price Received*	96.3%	98.4%	+ 2.2%	98.5%	97.6%	- 0.9%
Inventory of Homes for Sale	13	20	+ 53.8%	--	--	--
Months Supply of Inventory	1.7	4.5	+ 164.7%	--	--	--

* 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.

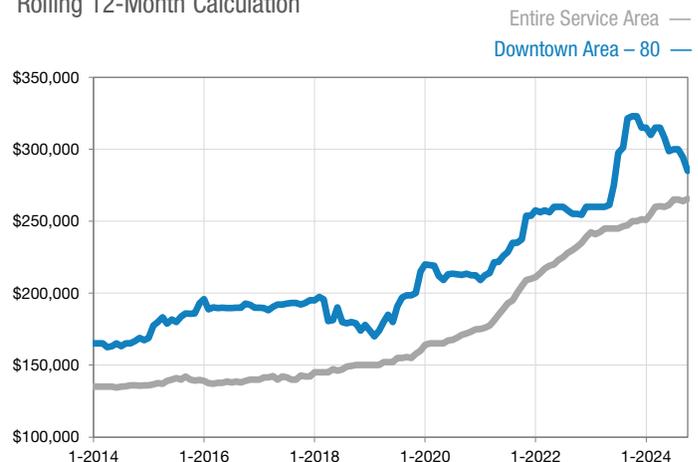
Median Sales Price - Single-Family Detached

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.