

Local Market Update for October 2024

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



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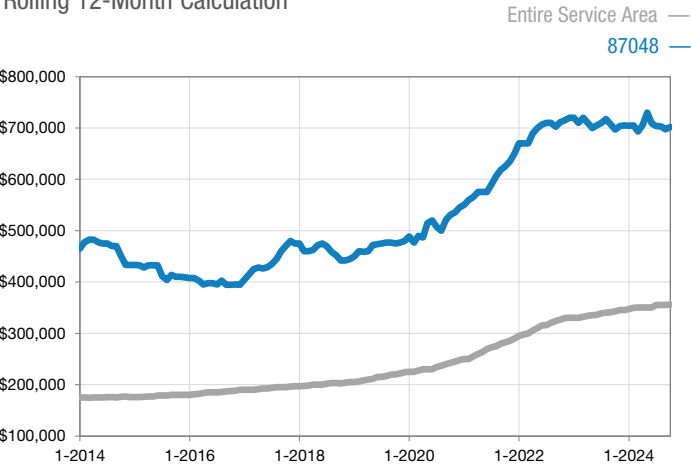
Single-Family Detached	October			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	11	9	- 18.2%	109	119	+ 9.2%
Pending Sales	11	15	+ 36.4%	93	91	- 2.2%
Closed Sales	7	10	+ 42.9%	85	77	- 9.4%
Days on Market Until Sale	50	43	- 14.0%	53	50	- 5.7%
Median Sales Price*	\$685,000	\$722,500	+ 5.5%	\$705,000	\$693,000	- 1.7%
Average Sales Price*	\$670,200	\$777,650	+ 16.0%	\$797,739	\$759,529	- 4.8%
Percent of List Price Received*	100.5%	99.2%	- 1.3%	97.8%	98.6%	+ 0.8%
Inventory of Homes for Sale	18	22	+ 22.2%	--	--	--
Months Supply of Inventory	2.1	2.7	+ 28.6%	--	--	--

* 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	October			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	0	0	0.0%	6	7	+ 16.7%
Pending Sales	0	1	--	3	4	+ 33.3%
Closed Sales	0	0	0.0%	4	4	0.0%
Days on Market Until Sale	--	--	--	6	76	+ 1166.7%
Median Sales Price*	--	--	--	\$417,500	\$442,500	+ 6.0%
Average Sales Price*	--	--	--	\$416,250	\$447,500	+ 7.5%
Percent of List Price Received*	--	--	--	99.6%	100.9%	+ 1.3%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 6.7%	--	--	--

* 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



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.

Median Sales Price - Single-Family Attached
Rolling 12-Month Calculation

