

Local Market Update for October 2024

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



87109

Single-Family Detached	October			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	24	26	+ 8.3%	249	249	0.0%
Pending Sales	19	27	+ 42.1%	227	199	- 12.3%
Closed Sales	22	13	- 40.9%	214	190	- 11.2%
Days on Market Until Sale	16	18	+ 12.5%	16	22	+ 37.5%
Median Sales Price*	\$377,500	\$430,500	+ 14.0%	\$394,350	\$400,000	+ 1.4%
Average Sales Price*	\$392,525	\$476,646	+ 21.4%	\$415,552	\$431,522	+ 3.8%
Percent of List Price Received*	98.2%	99.1%	+ 0.9%	99.9%	99.5%	- 0.4%
Inventory of Homes for Sale	27	35	+ 29.6%	--	--	--
Months Supply of Inventory	1.3	1.8	+ 38.5%	--	--	--

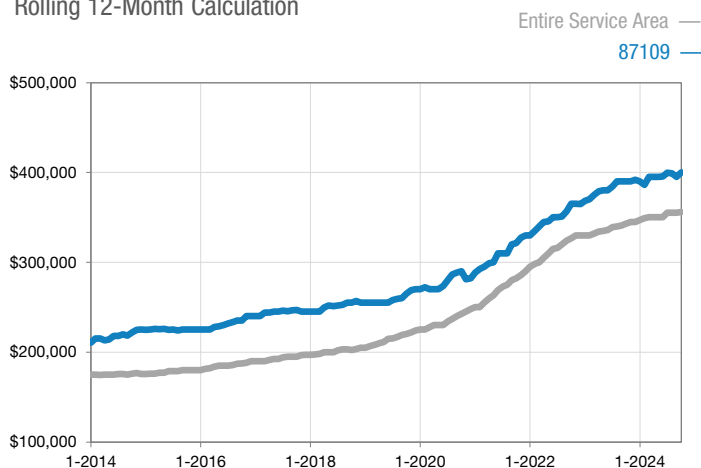
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	7	9	+ 28.6%	114	154	+ 35.1%
Pending Sales	8	9	+ 12.5%	101	122	+ 20.8%
Closed Sales	8	7	- 12.5%	97	118	+ 21.6%
Days on Market Until Sale	18	24	+ 33.3%	15	20	+ 33.3%
Median Sales Price*	\$173,750	\$305,000	+ 75.5%	\$265,000	\$263,000	- 0.8%
Average Sales Price*	\$204,500	\$295,286	+ 44.4%	\$238,866	\$248,227	+ 3.9%
Percent of List Price Received*	97.9%	97.7%	- 0.2%	100.4%	98.5%	- 1.9%
Inventory of Homes for Sale	10	18	+ 80.0%	--	--	--
Months Supply of Inventory	1.1	1.6	+ 45.5%	--	--	--

* 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.

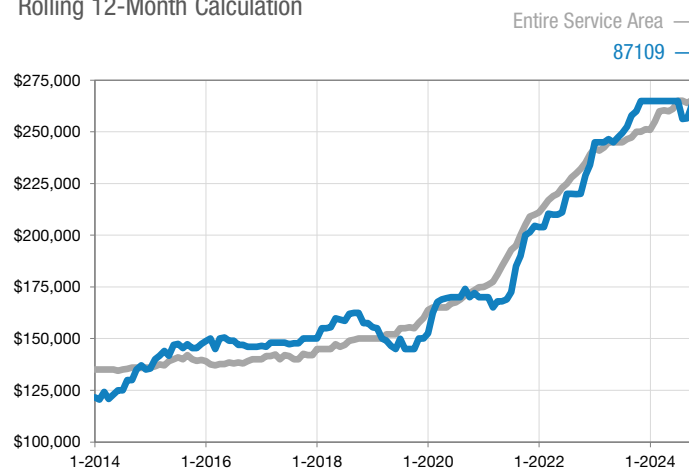
Median Sales Price - Single-Family Detached

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.