

# Local Market Update for October 2024

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



## Los Chavez – 740

North of I-25 Bypass, South of Miller Rd, East of I-25, West of Rio Grande River

Single-Family Detached	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	5	3	- 40.0%	55	39	- 29.1%
Pending Sales	1	4	+ 300.0%	28	32	+ 14.3%
Closed Sales	3	2	- 33.3%	29	28	- 3.4%
Days on Market Until Sale	34	46	+ 35.3%	30	97	+ 223.3%
Median Sales Price*	\$300,000	<b>\$424,950</b>	+ 41.7%	\$285,000	<b>\$354,000</b>	+ 24.2%
Average Sales Price*	\$298,333	<b>\$424,950</b>	+ 42.4%	\$321,655	<b>\$380,211</b>	+ 18.2%
Percent of List Price Received*	98.9%	<b>98.4%</b>	- 0.5%	98.6%	<b>98.2%</b>	- 0.4%
Inventory of Homes for Sale	17	16	- 5.9%	--	--	--
Months Supply of Inventory	6.4	5.0	- 21.9%	--	--	--

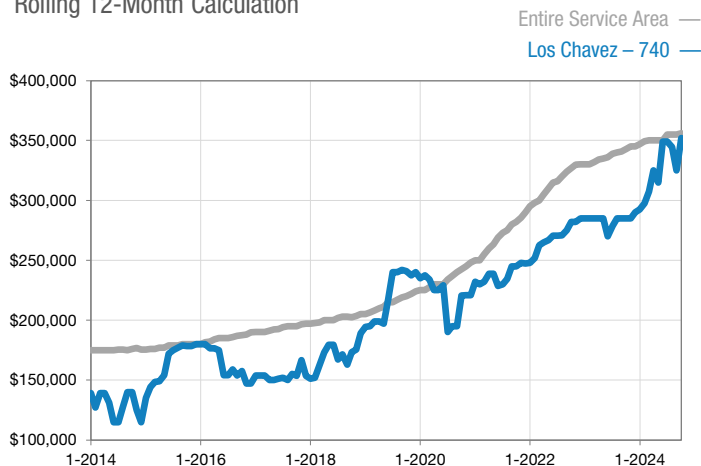
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Single-Family Attached	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	--	--	--	--	--	--
Median Sales Price*	--	--	--	--	--	--
Average Sales Price*	--	--	--	--	--	--
Percent of List Price Received*	--	--	--	--	--	--
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.

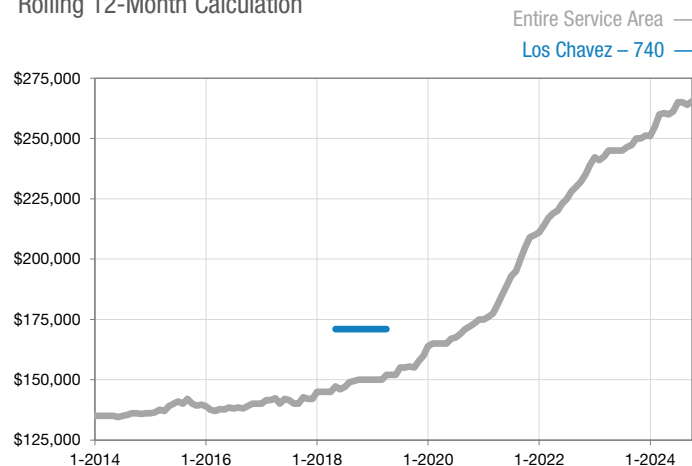
### Median Sales Price - Single-Family Detached

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.